

Application Form

Organization Information

An informational webinar about this application is available to watch.

The rubric that will be used to score this proposal can be downloaded [here](#).

If you would like to complete this application first in Microsoft Word, you may download a Word version [here](#). Please pay attention to character limits.

Brief Project Descriptor

Please briefly describe this organization's request.

Organization Name*

RISE Development Corporation (Revitalizing *Investing *Strengthening *Enhancing = RISE)

Project Name*

Please choose a short name to identify this project within the grant portal:

Ed White Hospital

EIN*

81-2805123

Incorporation Year*

What year did your organization incorporate? This will be the year listed on your determination letter from the Internal Revenue Service.

2016

Mission Statement*

What is your organization's mission statement?

To create more affordable rental housing options in the Greater St. Petersburg region through new construction or the renovation of existing multi-family properties.

Unique Entity ID (SAM)

Please provide your organization's Unique Entity ID number. This is a specific number used by the federal government to identify your organization. **This is different from a DUNS number, which the federal government no longer uses.**

If you do not have a Unique Entity ID number, you can create an account on SAM.gov and apply for one here (it is free and may take 3-4 days for approval): <https://sam.gov/content/home>

This field is optional as to not stop a qualifying organization from applying. HOWEVER, a Unique Entity ID number will be required if your organization is approved for a grant. Your organization should apply for a number now if it does not yet have one.

Character Limit: 12

P1F7AMPHR8R5

Annual Operating Budget*

Please provide the amount of your annual operating budget (expenditures only) for your entire organization.

\$3,048,736.00

Amount Requested*

The maximum grant amount is \$500,000.

\$500,000.00

Does the total project cost exceed the amount your organization is requesting?*

Please note: Answering "Yes" will cause additional questions to load later in this application.

Examples

ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$150,000 for certain equipment, and will seek other funding and donations for the remaining \$20,000 of the playground. ABC Childcare would select "Yes" for this question.

Better Tomorrow, a mental health provider, is looking to expand their counseling center by two rooms to meet increased service demand arising from the pandemic. Better Tomorrow has secured \$25,000 in private contributions, and wants to request the remaining \$125,000 in this grant. Better Tomorrow would select "Yes" for this question.

DBE Food Pantry is seeking funding a new HVAC unit for their pantry, and is requesting \$40,000 from PCF to cover the entire cost. DBE Food Pantry would select "No" for this question.

No

Rent vs. Own*

Does your organization rent or own the property for which you are proposing modifications?

Own

Parent Non-Profit/Subsidiaries:*

If your organization has a parent non-profit that has multiple subsidiaries, will multiple subsidiaries be applying in this process?

Example

Better Tomorrow is the parent non-profit of three organizations. Two of those organizations want to apply in this process. Both would select "Yes" on this question.

No

Request Specifics

Pinellas County Priority Areas*

For Round 2 of this funding process, the ARPA Nonprofit Capital Project Fund is prioritizing organizations that offer programming, and whose capital purchase is related to, the following areas:

- Individuals with Disabilities
- Food Security
- Specialized Healthcare
 - o Mental Health
 - o Dental Care
 - o Substance Use Disorders
- Housing

Not offering programming in these areas does not disqualify you from applying. However, this prioritization will result in 10 bonus points being awarded to eligible requests when scored.

Does your organization and its proposed capital purchase fit into one of these areas?

Yes

Programming Background*

Please describe the programming your organization offers to the community and the length of time it has been doing so. What does your organization **do** and **how long** has it been doing it?

If you have indicated above that your programming and proposed purchase fit into the priority areas for this funding round, please be sure to describe the relevant programming.

RISE Development Corporation (RISE) was created in 2016 to provide affordable rental housing options in the Greater St. Petersburg area through new construction or the renovation of existing properties. In 2017, RISE purchased Jordan Park Apartments, consisting of 237 family units, from St. Pete. Housing Authority in

order to expand and redevelop the property. Four years later, in Dec. 2021, the \$93 million dollar project closed using LITHC, tax exempt bonds, conventional financing, and City CRA funds. This project enabled our organization to offer 266 newly renovated, affordable housing units (for tenants earning 60% or below AMI) located in the southern portion of St. Petersburg, FL. Currently, RISE is working to further affordable housing opportunities in our community through the development of 71 units serving low-income seniors. In conjunction with the St. Petersburg Housing Authority, this project would create a new senior living community located in what was formerly the Ed White Hospital. This mixed income development will consist of 14 units at 80% or below AMI, 14 units at 60% or below AMI, and 43 units at 30% or below AMI for a grand total of 71 elderly affordable units.

Additional priority areas should be highlighted in this proposal for a new senior midrise. Individuals with disabilities will be served as RISE senior units are automatically built with accommodations, such as bathrooms fitted with grab bars, visit able, and walkable apartments. In addition, social services programming is provided by St Petersburg Housing Authority's department of social services, which provides recurring senior programming, case management, and targeted interventions for seniors. SPHA will reduce food insecurity through this project as a food pantry and mmeals on wheels will be available onsite. Specialized health care needs will also be addressed through medical and dental services brought on site in partnership with Evara Health.

Community Need*

Please describe the community need that exists for your programming. If you are able to cite quantitative, local data, that will strengthen your proposal.

With the historic rise in housing costs driven by the pandemic and skyrocketing rent increases in the private market, St. Petersburg has been identified as a community experiencing an affordable housing crisis (Pinellas Eviction Diversion Program, 2020). Lack of housing has been identified as one of St. Petersburg's most urgent challenges, with lawmakers citing it as a threat to the state's economy (ABC News 2021). During the first year of the pandemic, St. Petersburg saw a 25% increase in the cost of living, resulting in a trend of residents of all ages being forced out. As a result, the city has seen workforce shortages across many industries including education, retail, health services and manufacturing, with studies showing there are only 50 available workers for every 100 open jobs.

By 2021, Pinellas County lost nearly half of its units renting for \$1,000 or less, with the greatest impact on seniors (Shimberg Center for Housing Studies, 2023).

RISE Development Corporation in partnership with the Housing Authority of the City St. Petersburg (SPHA) is addressing the housing crisis by developing new affordable units, expanding rental assistance opportunities for vulnerable populations, and expanding social services programs. Listed below are specifics regarding the Housing Authority opening various waiting lists during the COVID-19 pandemic:

* The SPHA opened their Housing Choice Voucher waiting list from 2-1-2021 to 2-4-2021. During those four days 13,225 applications were submitted and 4,832 were for one person households.

* SPHA opened Jordan Park Family units waiting list for RISE Development from 2-7-22 to 2-10-22. During those 4 days 3,370 applications were submitted for 206 multi-family units of which 981 were for single person households.

* SPHA opened the Legacy at Jordan Park Project Based waiting list for RISE Development from 2-21-23 to 2-23-23 during those 3 days 454 applications were submitted for the 60 unit elderly mid-rise building.

Negative Economic Impact*

The following question is the keystone of a strong application in this process. If your organization cannot demonstrate a negative economic impact from the pandemic, your application will not qualify for committee review. If you are uncertain about what constitutes negative economic impact or how to demonstrate it, please

contact PCF staff for technical assistance.

The more quantifiable your negative economic impact is, whether it be fiscal losses/pressures or increased service demand, the stronger your answer will be. Use numbers whenever possible. The more specific your evidence, the better.

Describe your organization's negative economic impact arising from the COVID-19 pandemic. Examples could include:

- A reduction in revenue from 2019 to 2020
- Inflationary pressures
- Increases in demand for services that have not been compensated for through new revenue
- The use of reserves for unbudgeted expenses since the onset of the pandemic, and such use of reserves has prevented the purchase of capital assets
- A need for capital assets to offset community need for which your organization does not have the resources to purchase due to the negative economic harm from the pandemic
- A need for additional capital assets to adapt operations to accommodate health and safety guidelines by the CDC
- Growth in restricted pandemic-related revenue that does not permit capital asset acquisition

The COVID19 pandemic had a significant negative impact on RISE Development Corporation, as seen through three main areas: inflationary pressures, a need for capital assets to offset community need, and an increase in demand for services that have not been compensated adequately through HUD revenue.

First, the cost of conducting business has increased exponentially due to multiple pandemic-related factors. Inflation in St. Petersburg has risen 9.6% as of Feb. 2022 (Attachment -A), interest rates are at their highest in 22 years (Attachment B), and construction costs rose 17% in 2021 and an additional 10% in 2022. Due to pandemic-caused supply chain issues, increased labor costs, increased material costs, and interest rate increases, the overall construction budget for these units increased from \$23 million to \$32 million dollars, resulting in a \$9 million dollar loss.

Second, the historic rise in housing costs driven by the pandemic brought unparalleled rental increases in Pinellas County, rental prices have almost double over the span of four years. The resulting negative economic impact for our Housing Choice Voucher (HCV) program from these increases is unprecedented due of the size of our program, which has over 3,400 participants. These changes are illustrated by data showing SPHA average per units cost (PUC) for the HCV program, which ranged between \$679.05 and \$686.85 for the years 2016 through 2019, a 1% increase over three years. In contrast, in 2020, the average PUC rose to \$791.03, rose again to \$879.40 in 2021, to \$935.80 in 2022, and finally to \$1,071.99 during 2023, an increase of 175% in just four years. (Attachment C).

Finally, skyrocketing rent increases in the private market were combined with mandates on landlords who were unable to proceed with evictions, exacerbating the shortage of affordable housing in Pinellas County; for those landlords willing to forgo high rent opportunities and rent to affordable housing tenants, many could not as rental units weren't available due to eviction moratoriums. To help offset this housing phenomenon, HUD raised Small Area Fair Market Rents (SAFMR) over the past five years. For example, the SAFMR for a one-bedroom in zip code 33701 in 2020 was \$890 per month, which increased in 2021 (\$940 per month), 2022 (\$1,020 per month), 2023 (\$1,320 per month), and 2024 (\$1,570 per month) (Attachment D). While rate increases can assist voucher holders get into otherwise unattainable apartments, the rates are approximately two years behind and therefore are still lagging 18 months behind current rental rates in St. Petersburg. For example, the 30% increase from 2022 to 2023 is due solely to 2021 actual rental rates collected/reported to HUD.

Negative Economic Impact - Uploads

You have the option to upload supporting documentation regarding negative economic impact. However, please limit your upload to no more than five pages. Word, Excel, JPG and PDF files are accepted.

Attachment Negative Impact.pdf

Pandemic Relief Funding*

Please describe all government pandemic relief funding your organization has received since the onset of the pandemic (March 2020). This includes but is not limited to the Pinellas CARES Nonprofit Partnership Fund, other ARPA funding, PPP (Paycheck Protection Program), and Community Block Development Grants specifically targeting COVID-19 relief.

Explain why or how this pandemic-relief funding has not alleviated the negative economic impact you have described above. Potential reasons include expiration dates on certain funding, inflationary pressures, restrictions prohibiting capital expenditures, or the funding simply not being enough to remedy the harm you've indicated above. **The more concrete your numbers, the better.**

If you have not received government relief funding for your organization since the onset of the pandemic, write "No pandemic relief funding received" below.

No pandemic relief funding received by RISE Development Corporation.

Proposal Description*

The American Rescue Plan Act requires a request that is reasonable and proportional to the level of negative economic impact your organization experienced. This means the request you describe below should not be greater than the economic harm your organization has suffered.

Please describe your project proposal and address the following:

- What project will be undertaken with these funds?
- What is the estimated lifespan of the project/property improvement?
- How does it address the negative economic harm you described in the previous question?

The proposal description with the support of grant funding will allow this capital project to construct 71 affordable housing units for low to extremely low income seniors, where seniors will be provided with a safe, affordable and decent place to live, be provided with supportive services, and have direct access to RISE and SPHA's administrative headquarters.

To facilitate this project, in partnership with the St. Petersburg Housing Authority, RISE Development Corporation is renovating the former Ed White Hospital, a 121,000 square foot facility. This building will incorporate the Housing Authority's Central "Main" office and 71 affordable housing elderly units for individuals earning 80% AMI or below (14 units), 60% AMI or below (14 units) and 30% AMI or below (43 units). The estimated affordability period for these units are at a minimum forty (40) years. Due to the raising costs of materials and labor in the construction trade the anticipated project renovation budget changed from approximately \$25 million to \$32 million since the acquisition of Ed White.

Economic harm that RISE Development Corp. experienced during the pandemic has limited our ability to address the ballooning need we see in St. Petersburg for affordable housing. Funds from this grant will enable us to develop 71 units which will provide safe, affordable housing for seniors for decades to come.

This will directly impact St. Petersburg residents who experience the impacts of extreme poverty and who are some of the most vulnerable individuals in our community.

Number Served*

How many people will directly benefit from this capital purchase annually?

74

Unduplicated vs. Duplicated*

Is the number indicated above duplicated or unduplicated?

Duplicated: A client is counted each time they access services

Unduplicated: A client is counted once, regardless of the number of times they access services

Example: ABC Food Bank operates two mobile food pantries, one in Clearwater and one in St. Petersburg. Taylor, a Pinellas County resident, goes to both food pantries. If ABC Food Bank counts Taylor's visit TWICE, it is **duplicated**. If ABC Food Bank counts Taylor's visit ONCE, it is **unduplicated**.

Unduplicated

Other (Explanation Required)*

If you selected "Other" in the previous question, please explain how your organization determined the number of clients that will benefit from the proposed capital project.

None

Organizational Sustainability*

How does this project contribute to the long-term sustainability of your organization and the work it does? That is, what impact will this project have on your organization and/or its clients over the long-term?

Examples include increased service capacity, reduced cost of delivering services over time, higher-quality or more equitable service delivery, and increased lifespan/quality of property.

Quantifiable numbers will strengthen your answer.

This project contributes to the long-term sustainability of RISE Development Corporation in partnership with the Housing Authority of the City St. Petersburg (SPHA) by addressing the current housing crisis, developing new affordable units, expanding rental assistance opportunities for vulnerable populations, and expanding social services programs due to the location of SPHA's social services department. SPHA's social services department is located on-site.

The impact of this property for our clients will increase service capacity of affordable housing in St. Petersburg for the next forty (40) years. This means at a minimum, seventy-one (71) elderly families will have a safe, decent, and affordable place to sleep at night without fear that their building will be bought out and turned into market rate units.

Project Specifics

Permits*

Please describe any permits necessary for the successful completion of this proposed project. Be sure to include any permits already obtained or in progress, and/or what the timeline is to acquire permits.

Permits

- Phase 1: Building Permit currently in review. Architect/Engineers responded to a second round of plan reviewer comments on 9/18/2023, and are expecting approval within 30-60 days (approval Nov 2023).
- Phase 2: Building Permit drawings are currently being completed and will be uploaded to the City to begin the review process in Early November. Due to the size of the project and current review times from the City the anticipated timeline for permit review is 4-6 months (approval April 2024 at the latest).

Plan Set*

Do you have a plan set for this project?

A plan set refers to the "batch" of plans, drawings, prints, files, etc., that you receive from an architect that explains what needs to be built, how, and where. **Not all qualifying projects in this process require a plan set.**

If you answer Yes, you should upload the Plan Set in the question below.

Yes

Plan Set Upload

If you answered "Yes" above, please upload the Plan Set here. If you have trouble with file size limitations, please reach out to Rose Cervantes at rcervantes@pinellascf.org. If you have any narrative to accompany the plan set, you may write it below.

PDF files are permitted.

2112 SPHA Ed White Reno_01 ARCH_Rev 01_20230630.pdf

The plans uploaded and in permitting currently include interior building demolition, new roofs, and central office space (Phase I). The unit design plans are 60 percentage complete and should be finalized in late October 2023 (Phase II).

Construction Schedule/Timeline*

Given a spending deadline of December 31, 2026, give a detailed and **realistic construction schedule**/timeline as to how this large capital project will be executed and completed. If there are phases to this project, indicate so in the narrative below. If you specified that permits were needed for this project above, ensure you include the acquisition time in the schedule.

Please include the following:

1. How the timeline/schedule was developed, and by whom.

2. Timeline of planning and execution. Please include start and end dates by month and year. For example, April 2023 - June 2023.

Example:

Better Tomorrow is proposing the expansion of their counseling center. This requires a 2-month planning phase, one month to obtain all necessary permits, and four months to build. Better Tomorrow would list each phase, a brief description of what takes place in each phase, and an estimated start and completion date for each phase, and an explanation of how the schedule was developed.

Construction Schedule/Timeline

- Timelines outlined below are developed by Wannemacher Jensen Architects, this estimated schedule may vary due to permit review periods and general contractor's start date. It is projected that all work for SPHA Ed White Renovation will be completed well before the December 31, 2026 deadline.
- **Phase 1:** Wannemacher Jensen Architects is anticipating permit approval within 30-60 days (Nov 2023) – see information under permitting section above. Once LEMA Construction (G.C.) has this permit in-hand, it is expected that construction for this Phase 1 will take 9 months (Nov 2023-Aug 2024). LEMA Construction to verify their construction schedule as it relates to Phase 1 work. **(Today – August 2024)**
 - Phase 1 scope includes interior demolition for entire building in preparation for Phase 2 work, and new construction renovation for SPHA Administration office on south half of Level 1.
- **Phase 2:** Wannemacher Jensen Architects is currently completing their construction documents package for permit review and bidding. Permit submission will be early Nov 2023, with approval projected in Spring 2024 (April 2024 at the latest) – see information under permitting section above. Bidding for Phase 2 will take place concurrently with the permitting process, and once the selected G.C. has this permit in-hand, it is expected that construction for this Phase 2 will take 12 months (April 2024 - April 2025). LEMA Construction to verify their construction schedule as it relates to Phase 1 work. **(Today –April 2025)**
 - Phase 2 scope includes limited demolition and new interior, exterior, and site renovation construction for new affordable senior housing, amenity spaces, and property management office to complete the work on the full building.

Team Leadership*

Please describe the following:

1. The team and leaders that will be overseeing this proposed project.
2. Their relationship to your organization
3. Their role in this project
4. Whether or not they have overseen similar projects

As President and CEO of both RISE and the St. Petersburg Housing Authority, Michael Lundy leads a dynamic team of housing professionals, managing over 400 public and affordable housing units and over 3700 Housing Choice Vouchers. Michael is a seasoned housing professional with over four (4) decades of affordable housing management and real estate development experience. Over the years, he has led teams to renovate and/or build over 1400 affordable housing units and assist over a hundred families move up and out of subsidized housing.

The St. Petersburg Housing Authority (SPHA) will serve as the management company. SPHA, the leading affordable housing provider in St. Petersburg, serves approximately 4,000 low-income households annually. SPHA was founded in 1937 to provide decent, safe, and affordable housing and has grown to be respected as a regional leader for successful housing and community development and the advancement of resident self-sufficiency. Katrina Weekly, SPHA's Director of Asset Management, will lead management of the Ed White Senior Apartments. Katrina has more than twenty years of experience in property management and public

housing and has obtained numerous certifications including CS-PHM (Certified Specialist - Public Housing Manager), Accredited Residential Manager, IREM (Institute of Real Estate Management, Quadel Tax Credit Certification, Fair Housing, Grace Hill.

Founded in 1992, Wannemacher Jensen Architects, Inc. (WJA) is an interdisciplinary architecture firm that creates engaging spaces for working, living, learning and playing. WJA is a regional leader in municipal, corporate, and recreation architecture. Kelsi Thrasher, WJA Associate Architect and Project Manager will lead architectural work on the project. Kelsi has prior experience as both project manager and project architect and her achievements include awards as a finalist in the Roma Tre Workshop and the CSI Competition as well as participation in the Elia Zenghelis Masterclass.

Dudley Ventures ("DV") is an investment and advisory services firm focused on utilizing tax credit financing to assist in the acquisition and development of real estate and other income producing assets in low-income communities. DV has raised over \$2B in debt and equity with large financial institutions, middle-market banks and family-offices. James D. Howard, Jr. is the founder, principal shareholder and Chief Executive Officer of Dudley Ventures and was founded in 1996.

Geographic Impact and Priority Populations

The ARPA Nonprofit Capital Project Fund seeks to offset the negative economic impact Pinellas nonprofits faced due to the COVID-19 pandemic. Organizations who serve disproportionately impacted communities will be considered as serving a priority population. There are several ways to determine if your clients were disproportionately impacted.

Examples of disproportionately impacted communities include those who meet at least one of the following descriptions:

- Low- and moderate-income household and communities
- Households that qualify for federal assistance programs, such as SNAP and TANF
- Historically marginalized communities (BIPOC communities, persons with disabilities, LGTBQ+, religious minorities, and other communities that fit in the Equity definition provided on the ARPA website and application)
- Organization located or serve households within a Qualified Census Tract (QCTs)
 - Defined by U.S. Department of Housing and Urban Development (HUD)
 - To assess if your organization serves or is headquartered in a QCT, use this link. In the top right-hand corner, choose the state of Florida and Pinellas County. Then on the left-hand side of the screen, click the box next to "Color QCT Qualified Tracts." The QCT zones are denoted in purple. You can also map your address by adding it into the address box at the top to see if your location is inside the zones.

Benefits and Geography of Project*

Please describe how the communities/clients that will benefit from this capital purchase, and how they were disproportionately impacted by the pandemic according to the examples above.

RISE Developments sole purpose is to serve low and moderate income households. If fact, all of the residents served by RISE Development Corporation are at or below 80% AMI which means RISE's tenants are also eligible for other federal assistance programs such as SNAP, Medicaid, and/or Medicare.

Currently, Pinellas County is the most densely populated county in south central Florida, and has the second highest poverty rate. County leaders have identified rental unit scarcity particularly severe for the elderly

population and by 2021, Pinellas County lost nearly half of its units renting for \$1,000 or less, with the greatest impact on seniors and particularly seniors of color (Shimberg Center for Housing Studies, 2023). Seniors were disproportionately impacted by COVID as adults over 65 represent 80% of the hospitalizations which occurred during COVID. Of these, seniors in minority communities had worse health outcomes and demonstrated disproportionate housing emergencies. Seniors are disproportionately impacted by medical and medication expenses, and with ballooning rent and limitations of a fixed income, low income seniors are extremely vulnerable to homelessness.

Agencies serving St. Petersburg showed record highs for requests for support for seniors during the pandemic, and demonstrated new trends for needs for housing (WUSF, 2022). Currently in St. Petersburg, there is a high rate of seniors impacted by COVID who are homeless, at risk of homelessness, or living in unsafe, unsanitary conditions. This capital purchase will bring long term housing solutions for the most vulnerable seniors living in St. Petersburg as RISE Development Corp. in conjunction with SPHA will attain a 20 year Housing Assistance Payment (HAP) contract for Project Based Vouchers (PBV) with a mandatory 20 year renewal contract. This HAP contract will ensure that the 71 affordable units at Ed White remain so for a minimum of 40 years. This building will bring seniors in the community together where they can support one another as well as receive supportive services. They will be located close to other community resources and located directly at a covered bus stop. In addition, many community organizations who serve seniors will be able to provide services on site due to space available at Ed White including meals on wheels and specialized health care through medical and dental services brought on site in partnership with Evara Health.

Headquarters Location*

Please provide your organization's headquarters address as it appears on your Sunbiz account. To check your registration with Sunbiz, you may search their database.

2001 Gandy Blvd. North, St. Petersburg, FL 33702

Project Location*

Please provide the address or intersection where the property being modified is.

2331 9 Avenue North, St. Petersburg, FL 33702

Community Connection

PCF understands the value of authentic and diverse representation in philanthropy and in Pinellas County. To this end, we ask demographic and representation questions to gauge the human impact your organization has on the communities you serve.

PCF has generalized the demographic data questions more than it has in other processes because of the public nature of this process. PCF understands that identity disclosure can be a sensitive matter and wants to respect your organization's board and staff. If your organization feels comfortable sharing more detailed demographic information, it may do so in the "Community Representation and Connection" section.

Community Representation and Connection*

Describe how your organization is representative of, or has authentic connections to, the community your proposal seeks to serve. You can list other community-based organizations that work on programming with you

and/or list examples of your work within this community.

If your staff, board, executive leadership, or long-term volunteers have personal identities or experiences that allow for a meaningful connection with your clients, please feel free to describe this connection below. When possible, please use internal data or specific details to describe how your organization is representative and connected to the communities you serve.

Our community partners and relationships are critical to the work we do at through RISE and in partnership with SPHA, and we prioritize working together as a community rather than in silos. We work closely with community programs for a diverse group of our residents, including seniors, families, and youth. We also work closely with partners to assist community members who are looking for resources. Some of our close community partners are the Campbell Park Resource Center, United Way Suncoast, Pinellas Urban League, Area Agency on Aging, Metropolitan Ministries, Hope Villages of America, Habitat for Humanity, Neighborhood Home Solutions, Homeless Leadership Alliance, Job Corps, St. Petersburg College, Pinellas Technical Center, Tampa Bay Watch, behavioral health organizations, banks, realtors, churches, and many more. Many community businesses donate their time and resources to the benefit of our residents at our monthly events, while other community leaders serve on panels for workshops and to extend mentorship. One recent example of collaboration is that we sponsored both RISE and SPHA residents to complete a Doula Training that a local organization held, empowering residents to build a valuable career as well as contribute to the improvement of infant and maternal health in our community. We work with community organizations to help families in times of need. For example, recently, homeless seniors were assisted by the Area Agency on Aging with security deposit support so that they could move into our newest senior housing the Legacy at Jordan Park. Our teams also collaborate with other organizations so that St. Petersburg residents can receive services in a holistic manner, and we attend community events so that residents in other programs can learn about housing resources.

We have many team members who have personal identities and experiences that allow for meaningful connections with our clients. For example, we have a team member who has experienced homelessness, and she regularly helps those who are at risk or currently experiencing homelessness to successfully navigate the path to stability. We have several team members who were single teenage mothers, others who have experienced trauma and domestic violence, and many who have navigated economic hardship. Our team members provide not only valuable resources and advocacy, but join our participants with compassion and deep understanding of what it takes to overcome hardship and challenges.

Board Membership*

Do your board members consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Executive Level Leadership Team*

Does your executive leadership team consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)

- Neurodiverse/physically disabled

BIPOC

CEO/Executive Director*

Does your CEO/Executive Director consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disable

BIPOC

Financial Overview

BIDS MUST BE DATED JULY 5, 2023 OR LATER.

- The file attached below should contain current, verifiable bids, estimates, or price lists [from your potential vendor(s)]. *Please ensure there is a date noted on the bid or some annotation as to when when you obtained these estimates/bids.*
- If your project costs LESS than \$75,000, you must upload TWO verifiable bids or estimates for the proposed project.
- If your project is EQUAL TO or MORE THAN \$75,000, you must upload THREE verifiable bids or estimates for your proposed project.
- If you have already selected a contractor for this process and do not have multiple bids to upload, please ensure you answer the narrative questions below thoroughly.

Bid/Estimate #1*

PDF files are accepted.

Lema Proposal_CA.pdf

Bid/Estimate #2

PDF files are accepted.

20230803090343457.pdf

Bid/Estimate #3

PDF files are accepted.

Selected Contractor*

If you have not yet selected a contractor and have uploaded multiple bids above, please write N/A below or you will not be able to submit your application.

If your organization has already selected a contractor for this proposed capital project, please describe the process through which this contractor was chosen, and be sure to answer:

1. Was there a competitive bid process? That is, were multiple bids collected in order to evaluate multiple contractors? Describe this process (names of contractors, number of bids collected, prices, and why the contractor was chosen).
2. What personnel members at your organization selected the contractor?
3. Has a contract been executed with this contractor? **If yes, upload the contract here. If no, please describe the status of contract.**

If a contractor has already been selected AND a competitive bidding process was not used, the project will lose points.

IFB_23-003-B_Ed White Renovations Phase 1_Solicitation ONLY.pdf

The competitive bid process was an Invitation for Bid (IFB) as required by HUD. Two bids were received: Lema Construction, \$8,818,576.00 and WJC Create, \$9,076,312.00 and according to HUD procurement guidelines for an IFB solicitation two bids are required and the lowest most responsive, responsible bidder is awarded the contract.

A 3rd party Architectural & Engineering firm reviewed the bids received for responsiveness and selected the lowest responsible and responsive bidder per IFB guidelines. Next, the Director of Procurement, the CFO, and the CEO recommended to the Board of Commissioners to award this construction bid to LEMA construction on August 24, 2023. The Board approved award of this contract to LEMA for \$8,818,576.

Currently, a contract has not been signed because RISE/SPHA are awaiting permit approval from the City before executing the contract.

See the attached solicitation which was advertised in newspaper, SPHA/RISE website, and SPHA social media outlets.

Minority/Woman-Owned Business

Is your selected contractor, or the bid you are going to choose if funded, one of the following:

- Small-business enterprise (SBE)
- Disadvantaged business enterprise (DBE)
- Minority and/or woman-owned business (MWBE)

No

Related Parties*

Are any of the contractors/vendors that have provided bids/estimates a related party to your organization?

Examples of Related Parties

- A board member that owns the contracting company that provided a bid

- The relative of a director, officer, or executive team member owns a company that provided an estimate
- The CEO of the applying organization has a financial interest in the construction company providing a bid

If yes, identify the vendor and describe the relationship.

If no, write "No related parties below."

No related parties

Budget Detail*

Please upload a clear, easily readable budget that breaks out costs for this proposed project. Ensure that it is clear what portion would be paid for through this grant funding and what would be paid for from other sources. **Be sure that the budget includes 10-20% for contingencies and any costs related to performance and payment bonds for construction projects.**

If you are going to request the permitted indirect cost of up to 5%, please be sure this is represented in your budget.

An example budget is available here.

If you have additional notes to add to your budget summary, you may do so in the text box below.

PDF and Excel files are allowed.

Simple source and use 9-2023 Pinellas Community Grant.pdf

Please let me know if you have any questions regarding the attached budget because this is an extremely large affordable housing development project.

Other Funding Sources*

Please describe any other funding that your organization has applied for or obtained for this project. This includes but is not limited to Community Development Block Grants (CDBG), local government grants (including Tourist Development Council funding), foundation grants, and donors (you do not need to disclose donor identities, simply amount raised that is allocated to this project). This includes any matching grants or in-kind contributions you may have obtained.

If none, please explain why no additional funding sources have been pursued.

Please be sure all funding sources below are represented in the "Applicant Match" column in the Budget Summary you have uploaded above.

The Ed White project currently has \$18,906,506 of firmly committed funds made up of the following:
 SPHA \$4,868,192, Acquisition Loan (Valley Bank) \$4,100,000, City of St. Petersburg (Penny for Pinellas) \$3,000,000, Federal Home Loan Bank (NY) \$1,000,000, and City of St. Petersburg ARPA Funds \$5,938,314

Commercial Loan \$11,920,000:

Construction/Permanent Debt - Valley Bank \$11,920,000 (this loan will be finalized once a general contractor is chosen for Phase II).

New Market Tax Credits \$4,980,000

Currently under contract with Dudley Ventures, a leader in the New Market Tax Credit Industry, who will act as the owner representative on this project. New Market Tax Credits can be issued once the deal has a

general contractor and is permit ready. This anticipates \$25,000,000 million in eligible basis costs to generate the \$4,980,000 in tax credits.

Additional Funds Applied for totaling \$1,250,000:

\$750,000 from the Federal Home Loan Bank of Pittsburgh (FHLBank) and has recently commenced a feasibility review of the Ed White project.

\$500,000 Pinellas Community Foundation - current application for ARPA Capital Funds.

Changes in Operating Costs*

Please answer this question based on the descriptions below:

- If this project **increases** ongoing operational costs (programmatic, operating maintenance or other costs), how will you compensate for the difference?
- If this project **decreases** ongoing operating costs, how will it do so?
- If this project **does not affect** operating costs, please note so below.

Does not affect operating costs.

Fund Management Capacity*

Please describe your organization's capacity to manage these potential ARPA funds in terms of fiscal management and financial infrastructure.

This includes, but is not limited to, the use of accounting software that can track a general ledger and multiple accounts and the ability to work on a reimbursement-basis.

The inability to handle a reimbursement-based grant does not disqualify your organization from applying.

SPHA in partnership RISE Development utilizes the Authority staff to oversee all operations. This includes an annual budget for RISE of \$3 million dollars and SPHA \$51 million with the majority of funds coming from HUD via grants or annual contributions contract. Therefore, RISE staff (SPHA) has the where with all too financially manage this grant.

In addition, RISE Development Corporation utilizes HAB/MRI software that tracks the general ledger and allows the accounting department to keep track of expenses on a reimbursement basis. This software is specific to Housing Authorities and has the ability to use multiple funds and/or account numbers for tracking purposes.

Corrective and Investigative Action/Grant Recall*

In the past three (3) years, has your organization had any of the following occur:

1. Been under legal investigation by a local, state, or federal institution?
2. Been placed on a corrective action plan by a funder?
3. Had grant funding recalled by a funder?

If yes, please describe the investigation, corrective action plan and/or grant recall, and the current status of such incidents. If no, write "N/A"

N/A

Organization Documentation

Please reach out to PCF staff if you have trouble uploading the files below. We are able to assist with file conversion and file compression.

Organization Budget*

Please upload your most recent, board-approved organizational budget for this fiscal year. PDF and Excel documents are accepted.

2023 RISE Budget Revised.pdf

Board of Directors List*

Please upload a current list of members of your organization's Board of Directors. Excel, Word, and PDF formats are acceptable.

RISE Board of Directors Information - Grant Application..pdf

IRS Form 990*

Please upload a PDF copy of your most recently submitted IRS Form 990.

If Form 990 from your most recent fiscal year is delayed or you have received an extension, please explain in the text space below. You may also explain if you don't have a Form 990 due to organization type. You should still upload the most recent publicly available 990.

If you file a Form 990-EZ and do not have anything to attach, please note so below.

2023_09_25_15_23_33.pdf

Please see attached exemption letter from the IRS. regarding filing a 990 form.

Most Recent Financial Statements

Upload a PDF version of your most recent financial statements. If you have audited financial statements, please upload the most recently conducted audit. If you do not have a recent audit, please explain why.

RISE Development Final 2021.pdf

I will upload the July 2023 Financial Statements in "Additional Upload" area. The 2022 is currently being audited with the Housing Authority of the City of St. Petersburg. I can provide a draft at this time.

Insurance

Evidence of Insurance Coverage*

Grantees of the ARPA Nonprofit Capital Project Fund will be required to maintain appropriate insurance related to your operations and this project. PCF will determine whether this coverage is appropriate.

Please upload evidence of insurance.

If your organization does not have evidence of insurance coverage, please provide an explanation as to why.

RISE Certificates.pdf

During the development process of Jordan Park, insurance needs changed for RISE Development Corporation (RISE) because the ownership of Jordan Park changed from RISE to Jordan Park, LLC. Currently, RISE Development Corporation is in the process of attaining general liability, directors and officers, and crime insurance. This process takes at least 30 days. Attached are Certificates of Insurance for Housing Authority of the City of St. Petersburg and Jordan Park, LLC with RISE Development Corporation listed as a certificate holder.

Insurance Requirement*

If you are awarded a contract from the ARPA Nonprofit Capital Project Fund, you will be required to list Pinellas Community Foundation as an additional insured through your general liability insurance or other appropriate coverages for the duration of the contract. If you would like to check with your insurance carrier on how to do this, here is the information about PCF you will need:

Pinellas Community Foundation
17755 US Highway 19 N
Suite 150
Clearwater, FL 33764
727-531-0058

Please check the box below to indicate that you understand and will be able to comply with this requirement if you are awarded a contract.

PCF will not ask for a certificate naming us as additional insured until the contracting stage.

Yes, I understand and will comply with this requirement if awarded a contract.

Post-Grant Requirements

Reporting Requirements Acknowledgment*

Grantees will be required to submit a pre-award agreement within two weeks of receiving an award notice. In addition, grantees will be required to submit monthly expenditure reports until their project is completed and their contract is closed out.

Financial information justifying all expenditures will also need to be provided. This includes but is not limited to:

- Invoices
- Canceled checks
- Credit card statements, along with a record of paying the credit card.

If you have any questions, please contact Rose Cervantes, ARPA Program Officer at rcervantes@pinellascf.org.
Yes, I agree to submit this grant agreement and impact report within the specified timeframes.

Additional Information

Additional Upload

If you have something to share, you can upload it here in PDF format.

JP LLC Financials - July 2023.pdf

Anything else to share?

Is there anything else that you would like Pinellas Community Foundation to know or other information your organization would like to share that isn't addressed elsewhere in this application?

Current Financial Statements

File Attachment Summary

Applicant File Uploads

- Attachment Negative Impact.pdf
- 2112 SPHA Ed White Reno_01 ARCH_Rev 01_20230630.pdf
- Lema Proposal_CA.pdf
- 20230803090343457.pdf
- IFB_23-003-B_Ed White Renovations Phase 1_Solicitation ONLY.pdf
- Simple source and use 9-2023 Pinellas Community Grant.pdf
- 2023 RISE Budget Revised.pdf
- RISE Board of Directors Information - Grant Application..pdf
- 2023_09_25_15_23_33.pdf
- RISE Development Final 2021.pdf
- RISE Certificates.pdf
- JP LLC Financials - July 2023.pdf

Attachment A

Articles regarding labor shortage and inflationary issues:

Labor shortage:

<https://www.pbs.org/newshour/economy/u-s-economy-surpasses-pre-pandemic-level-but-worker-shortage-persists>

<https://www.cnn.com/2021/06/29/economy/global-worker-shortage-pandemic-brexite/index.html>

Inflation:

https://www.tampabay.com/news/business/2022/02/10/tampa-bays-96-percent-inflation-still-tops-other-cities-these-5-charts-show-why/?utm_email=9cca26c01019534c9975764a1b36bded9dc836cf438139a9e7c43115360fe54b&utm_source=Business+by+the+BAY&utm_medium=MG2_Newsletter&utm_term=Tampa+Bay%e2%80%99s+inflation+tops+other+cities&utm_campaign=Business+by+the+Bay+%7c+9.6%25+inflation

Attachment B – Interest Rate Hikes

18 months of rate hikes

The Fed has raised rates 11 consecutive times since March 2022, bringing its benchmark interest rate to the highest level in 22 years.

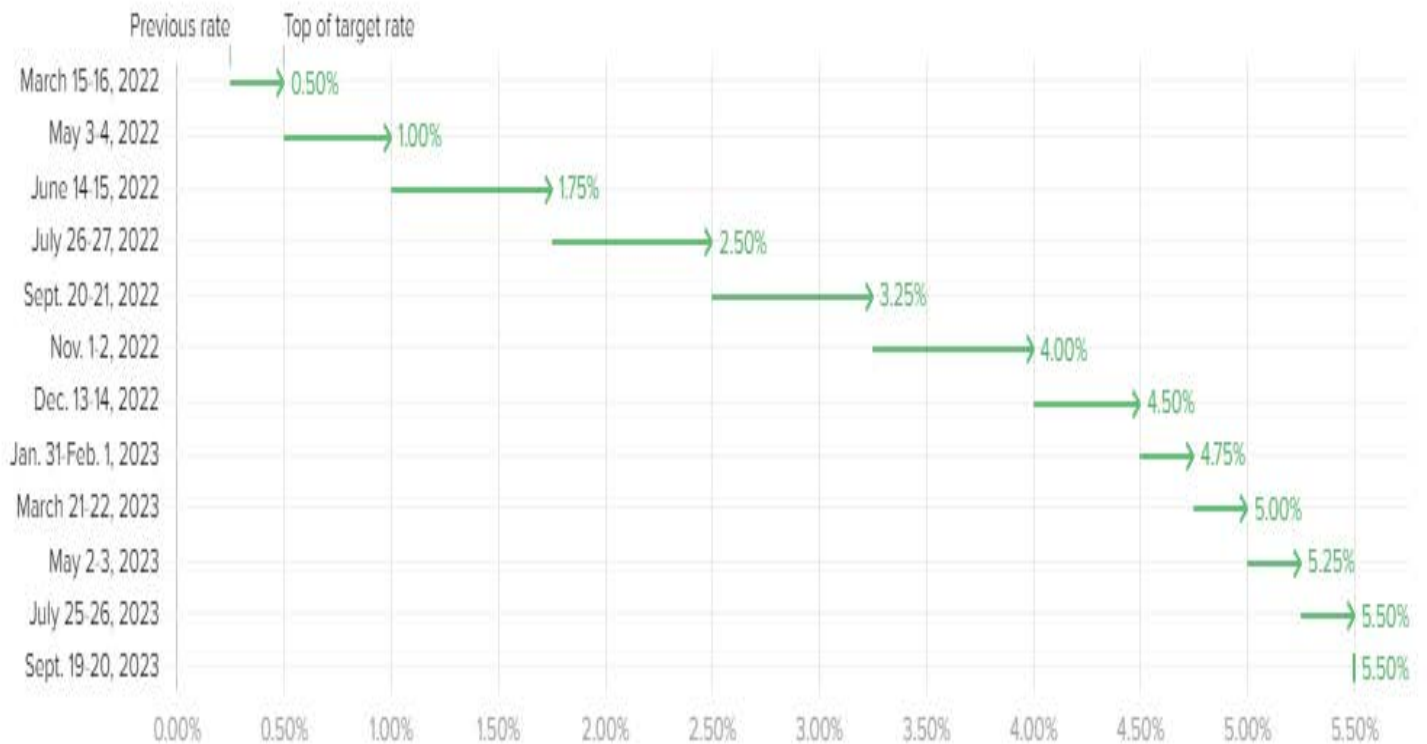


Chart: Aimee Picchi • Source: Federal Reserve

Attachment C

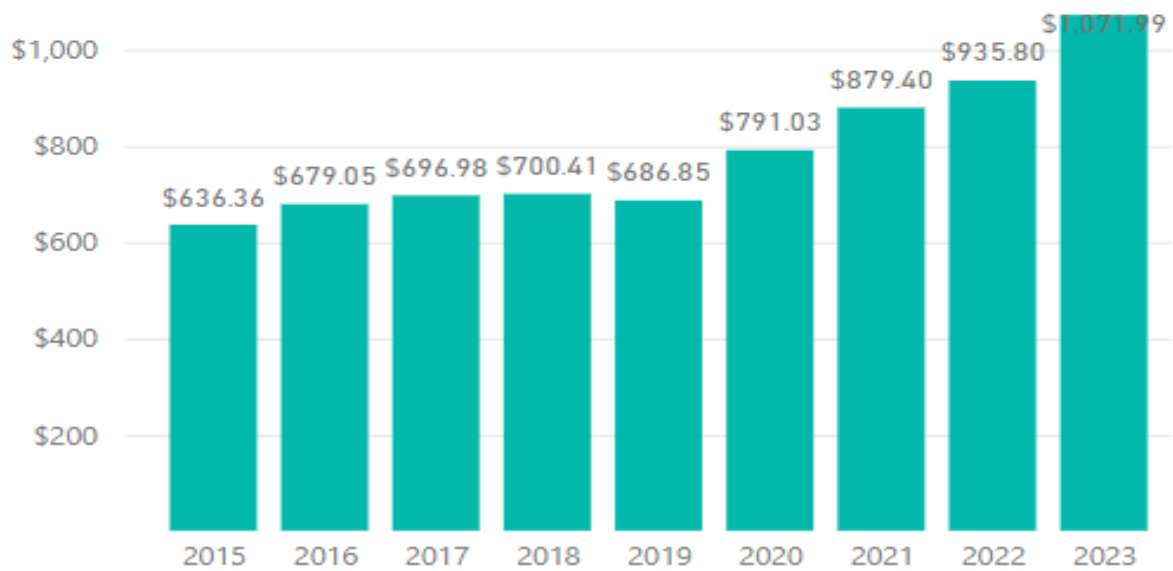
Housing Authority of the City of St. Petersburg

Average Per Unit Month Cost

Average Yearly PUC 2015-2021 *

PHA Code	2017	2018	2019	2020	2021	2022	2023
FL002	\$696.98	\$700.41	\$686.85	\$791.03	\$879.40	\$935.80	\$1,071.99

Average PUC Year over Year *



Attachment D



FY2024 SMALL AREA FMRs FOR PINELLAS COUNTY, FL

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

Pinellas County is part of the **Tampa-St. Petersburg-Clearwater, FL MSA**.

Pinellas County, FL Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
33701	\$1,460	\$1,570	\$1,860	\$2,380	\$2,900
33702	\$1,460	\$1,580	\$1,870	\$2,390	\$2,920
33703	\$1,630	\$1,760	\$2,080	\$2,660	\$3,250
33704	\$1,360	\$1,470	\$1,740	\$2,220	\$2,710



SPHA ED WHITE INTERIOR RENOVATION - PHASE 1

2331 9TH AVENUE NORTH,
ST PETERSBURG, FL 33713



Wannemacher Jensen
Architects, Inc.

132 Mirror Lake Drive N. Unit 301, St. Petersburg,
Florida 33701-3214
AR94244

**STRUCTURAL ENGINEER
BECKLEY ENGINEERING CONSULTANTS**

PO BOX 15789, BROOKSVILLE, FL 34604

**MEP & FP ENGINEER
EMERALD ENGINEERING**

9942 CURRIE DAVIS DR., STE. H, TAMPA, FL 33619

**FIRE PROTECTION
DABO FIRE INSPECTION & SERVICE, INC**

1363 22ND STREET NORTH, SUITE A, ST. PETERSBURG, FL 33713

**FIRE ALARM
AIT LIFE SAFETY**

4707 140TH AVE, SUITE 108, CLEARWATER, FL 33762

**BUILDING ENCLOSURE CONSULTANT
IVY GROUP CONSULTANTS, INC.**

2950 5TH AVE N #200, ST. PETERSBURG, FL 33713

MILESTONE HERE

No.	Description	Date
	90% CD SET	4-28-2022
	100% CD SET	11-04-2022
	PERMIT SET	1-6-2023
	REV 1 PERMIT	6-30-2023

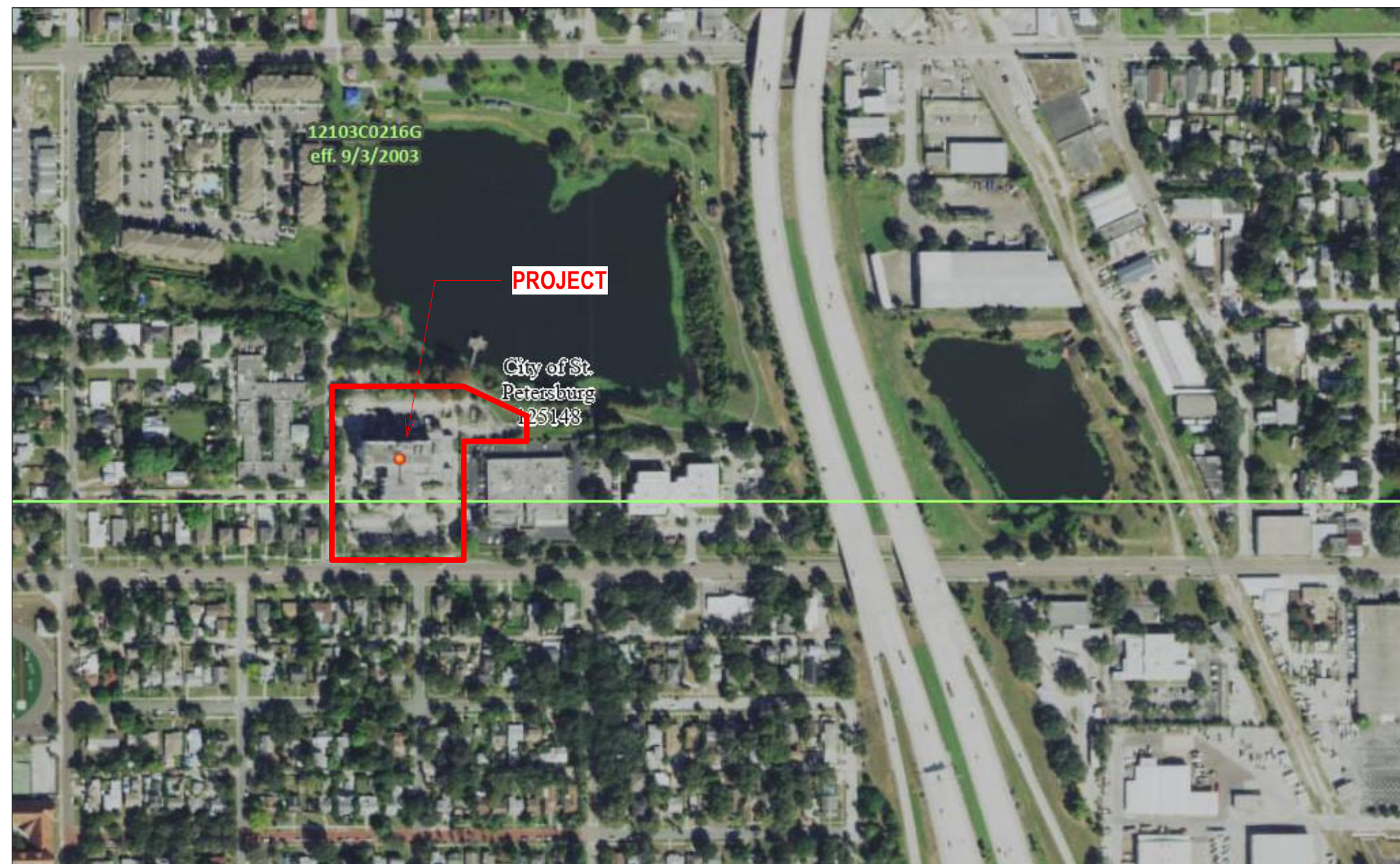
SITE LOCATION MAP



LEGAL DESCRIPTION

NINTH AVENUE CENTER PARTIAL REPLAT LOT 2 & S 36.4FT OF LOT 1 AS MEASURED ALG E & W LOT LINES TOGETHER WITH THAT PART OF TRACT 1, NINTH AVENUE CENTER DESC. AS FROM SE COR OF SEC 14-31-16 TH N80D57W 132.5FT TH N00D37W 3307.1 FT FOR POB TH N00D37W 126.4FT TH S80D57E 38FT TH S47D57E 114.17FT TH S80D57E 43.63FT TH S00D03D57W 50FT TH N80D5657W 165FT TO POB

FEMA FLOOD MAP



FLOOD ZONE

FEMA FLOOD ZONE: FLOOD ZONE X
 BASE FLOOD ELEVATION (BFE): NA FOR ZONE X
 LOWEST FFE IN EXISTING BUILDING - BASEMENT: 31.55 (NAVD 1988)
 - FIRST FLOOR: 41.55 (NAVD 1988)

WIND LOADS

RISK CATEGORY (PER TABLE 1604.5) II
 ULTIMATE DESIGN WIND SPEED: 145 MPH
 WIND EXPOSURE: C

FLORIDA APPROVED EXTERIOR COMPONENTS & CLADDING PRODUCTS* LISTING

CATEGORY	SUB CATEGORY	MATERIAL	APPLICANT	DESCRIPTION	APPROVAL NUMBER
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	ALLEGION - SCHLAGE LOCK COMPANY	IR SERIES OUTSWING SGL GLAZED	FL12400.5-R12
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	ALLEGION - SCHLAGE LOCK COMPANY	IR SERIES OUTSWING SGL FLUSH	FL12400.4-R12
EXTERIOR DOORS	SWINGING EXTERIOR DOOR ASSEMBLIES	STEEL	ALLEGION - SCHLAGE LOCK COMPANY	IR SERIES OUTSWING DBL FLUSH	FL12400.2-R12
PANEL WALLS	STOREFRONT	ALUMINUM	YKK	AP YHS 50 FI	FL14218.5-R12
DOORS	STOREFRONT	ALUMINUM	YKK		FL16654.1-R11
ROOFING	MODIFIED BITUMEN ROOF SYSTEMS	SBS MOD BIT	SIPLAST INC.	SBS MOD BIT MEMBRANES (CA-12)	FL10342.1-R17
ROOFING	SINGLE PLY ROOF SYSTEMS	PVC	SIPLAST INC.	PARASOLO PVC AND PARASOLO PVC KEE ROOF SYSTEMS (NON HRZ) (S-105 AND S-139)	FL30935.2-R2

*BASIS-OF-DESIGN PRODUCTS; COMPARABLE PRODUCTS BY OTHER MANUFACTURERS MAY BE PROVIDED.

ABBREVIATIONS

A/C	AIR CONDITIONING	MAX	MAXIMUM
ACDN	ACQUISITION	MECH	MECHANICAL
AD	AREA DRAIN	MEP	MECHANICAL, ELECTRICAL, PLUMBING
ADA	AMERICANS WITH DISABILITIES ACT	MFR	MANUFACTURER
ADD	ADDITIONAL	MN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AFF	ABOVE FINISH FLOOR	MM	MILLIMETER
ALT	ALTERNATE	MTD	MOUNTED
ALUM	ALUMINUM	MTL	METAL
APPD	APPROVED	MULL	MULLION
APRX	APPROXIMATE	N/A	NOT APPLICABLE
ARCH	ARCHITECTURAL	NC	NOISE CRITERIA
AUTO	AUTOMATIC	NIC	NOT IN CONTRACT
AV	AUDIO VISUAL	NO	NO
B/W	BETWEEN	NOM	NOMINAL
BCA	BUILDING CONSTRUCTION AUTHORITY	NRC	NOISE REDUCTION COEFFICIENT
BLDG	BUILDING	NTS	NOT TO SCALE
BOU	BOULEVARD	OC	ON CENTER
CFMF	COLD FORM METAL FRAMING	OH	OVER HEAD
CJ	CONTROL JOINT / CONSTRUCTION JOINT	OPNG	OPENING
CL	CENTER LINE	OPP	OPPOSITE
CLG	CEILING	OPP HD	OPPOSITE HAND
CLR	CLEAR	PAV	PAVER
CMU	CONCRETE MASONRY UNIT	PERF	PERFORATED
CNTR	COUNTER	PERIM	PERIMETER
COL	COLUMN	PERP	PERPENDICULAR
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
COND	CONDITION	PLBG	PLUMBING
CONN	CONNECTION	PR	PAIR
CONT	CONTINUOUS	PRFAB	PREFABRICATED
COORD	COORDINATE	PT	PRESSURE TREATED
CORR	CORRIDOR	PTD	PAINTED
CTR	CENTER	PTN	PARTITION
DBL	DOUBLE	PX	PANT
DEMO	DEMOLITION	QC	QUALITY CONTROL
DEPT	DEPARTMENT	QTY	QUANTITY
DET	DETAIL	R	RADIUS
DF	DRINKING FOUNTAIN	REC	REFLECTED CEILING PLAN
DIA	DIAMETER	RD	ROOF DRAIN
DIFF	DIFFUSER	RCP	RECESSED
DIR	DIRECTION	RFP	RECESSED
DN	DOWN	REF	REFERENCE
DP	DEPTH	REQ	REQUIRED
DR	DOOR	REV	REVISION / REVISED
DRN	DRAIN	RM	ROOM
DWG	DRAWING	RM	ROOM
EA	EACH	SCHD	SCHEDULE
EJ	EXPANSION JOINT	SD	STORM DRAIN
ELEV	ELEVATION	SECT	SECTION
ELEC	ELECTRICAL	SF	SQUARE FEET/FOOT
ENCL	ENCLOSURE	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SPC	SPECIFICATION
EWC	ELECTRICAL WATER COOLER	SPKR	SPEAKER
EXIST	EXISTING	SPR	SPRINKLER
EXP	EXPANSION	SQ	SQUARE
EXT	EXTERIOR	SS	STAINLESS STEEL
FA	FACE OF (SEE OTHER WORD)	SSK	SERVICE SINK
FACP	FIRE ALARM CONTROL PANEL	STD	STANDARD
FD	FLOOR DRAIN	STL	STEEL
FDC	FIRE DEPARTMENT CONNECTION	STOR	STORAGE
FEC	FIRE EXTINGUISHER CABINET	STR	STRUCTURAL
FEX	FIRE EXTINGUISHER	SUSP	SUSPENDED
FF	FLOOR FINISH	SYMM	SYMMETRICAL
FF&E	FURNITURE, FINISHES & EQUIPMENT	TEL	TELEPHONE OR TELECOM
FHC	FIRE HOSE CABINET	THK	THICKNESS
FINISH	FINISH	THRU	THROUGH
FIXT	FIXTURE	TYP	TYPICAL
FL	FLOOR	UNFIN	UNFINISHED
FR	FRAME	UNL.O.	UNLESS NOTED OTHERWISE
FT	FEET	UNLESS OTHERWISE NOTED	
FURN	FURNITURE / FURNISHED	VCT	VINYL COMPOSITION TILE
FURR	FURNISHING	VERT	VERTICAL
GA	GAUGE / GAGE	VEST	VESTIBULE
GLV	GALVANIZED	VERIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	W	WIDE
GL-xx	GLASS	W	WIDE WIDTH
GWB	GYPSPUM WALLBOARD	W	WITH
HB	HANDICAPPED	W/O	WITHOUT
HCP	HARDWARE	WC	WATER CLOSET
HDW	HOLLOW METAL	WD	WOOD
HDM	HORIZONTAL	WDW	WINDOW
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HC	HANDICAPPED	XTR	EXISTING TO REMAIN
HR	HOUR		
HSS	HOLLOW STRUCTURAL SECTION		
HT	HEIGHT		
HVAC	HEATING, VENTILATING, AIR CONDITIONING		
HW	HOT WATER		
IN	INCH		
INCL	INCLUDED / INCLUDING		
INFO	INFORMATION		
INT	INTERIOR		
INTERM	INTERMEDIATE		
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY		
LAV	LAVATORY		
LVR	LOUVER		
MAINT	MAINTENANCE		

GENERAL NOTES

- EXISTING ITEMS AND CONDITIONS ARE DEPICTED AND DESCRIBED ON THESE DRAWINGS ACCORDING TO THE BEST AVAILABLE INFORMATION AND SURVEYS. THE ARCHITECT PROVIDES NO ASSURANCE AS TO AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE DEPICTIONS AND DESCRIPTIONS. FIELD VERIFY AND DETERMINE, BY ANY MEANS NECESSARY, THE ACTUAL LOCATION, CONFIGURATION AND CONDITION OF ALL PERTINENT ITEMS, INCLUDING THOSE THAT MAY BE IN CONCEALED LOCATIONS. IF INVESTIGATION DISCOVERS THAT ACTUAL CONDITIONS DIFFER FROM WHAT IS DEPICTED OR DESCRIBED ON THESE DRAWINGS OR IF THE ITEMS AND CONDITIONS THAT ARE TO REMAIN AS PART OF THE FINISHED WORK ARE UNSUITABLE TO SUPPORT OR ACCOMMODATE THE WORK REQUIRED FOR THIS PROJECT, OR DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MEET CONSTRUCTION INDUSTRY STANDARDS, IMMEDIATELY NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH THE WORK UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT.
- ESTABLISH AREAS AND LIMITS OF CONSTRUCTION ACTIVITY ACCEPTABLE TO THE OWNER AND PROVIDE THE TEMPORARY FACILITIES REQUIRED TO ACCOMPLISH THE WORK INCLUDING: FIELD OFFICE, TOILETS, ELECTRIC SERVICE, SITE ACCESS, PARKING, STORAGE AND CONSTRUCTION STAGING AREAS. PROVIDE TEMPORARY WALKWAYS, DRIVEWAYS, BARRIERS, SIGNS AND ILLUMINATION TO SEPARATE AND PROTECT THE GENERAL PUBLIC FROM THE WORK RELATED ACTIVITIES. PROVIDE ACCESS ROUTES TO AND FROM AREAS OF CONSTRUCTION ACTIVITY FOR CONSTRUCTION PERSONNEL THAT COMPLY WITH ALL OSHA AND OTHER GOVERNMENT SAFETY AND ACCESSIBILITY REQUIREMENTS. ASSUME FULL LIABILITY FOR ANY DAMAGE TO ADJACENT PROPERTIES, DAMAGE TO PERSONAL PROPERTY, INJURY TO PERSONS, ETC. CAUSED BY WORK RELATED ACTIVITIES OR NEGLIGENCE.
- PROVIDE TEMPORARY SHORING AS REQUIRED TO ADEQUATELY SUPPORT AND RETAIN EXISTING MATERIALS AND CONSTRUCTION AFFECTED BY THE WORK. PROTECT THOSE ITEMS, MATERIALS & FINISHES TO REMAIN, REMOVE ONLY THOSE ITEMS AND MATERIALS NECESSARY TO ACCOMMODATE THE WORK WITH CLEAN, UNIFORM CUTS, FILL AND PATCH REMAINING CONSTRUCTION AS REQUIRED WITH MATERIALS MATCHING THE ADJACENT MATERIALS IN KIND, STRENGTH, AND APPEARANCE SO AS TO FINISH UNIFORMLY WITHOUT TELEGRAPHING DIFFERENCES BETWEEN THE PATCHES AND THE ADJACENT CONSTRUCTION. REPAIR OR REPLACE ANY ITEMS, MATERIALS OR FINISHES DAMAGED BY THE WORK AT NO COST TO THE OWNER.
- PROVIDE THE ITEMS, PRODUCTS AND FEATURES AS DEPICTED, DESCRIBED AND SPECIFIED ON THE DRAWINGS. IF DISCREPANCIES ARE DISCOVERED ON THE DRAWINGS NOTIFY THE ARCHITECT BY RFI AND DO NOT PROCEED WITH WORK RELATED TO ITEMS IN QUESTION UNTIL RECEIPT OF SUPPLEMENTAL INSTRUCTIONS FROM THE ARCHITECT. REQUESTS FOR SUBSTITUTIONS MAY BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION. DO NOT MAKE SUBSTITUTIONS WITHOUT THE APPROVAL OF THE ARCHITECT. WHERE A "BASIS-OF-DESIGN" PRODUCT IS SPECIFIED, A COMPARABLE PRODUCT MAY BE PROVIDED, SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT AND BCA FOR REVIEW AS REQUIRED BY THE CONTRACT DOCUMENTS. DO NOT PROCEED WITH WORK RELATED TO SUBMITTALS MARKED "REJECTED" OR "REVISE AND RESUBMIT" BY THE ARCHITECT OR THE ARCHITECT'S CONSULTANTS. SUBMITTALS MARKED "APPROVED," "NO EXCEPTION TAKEN" OR "NAME CORRECTIONS NOTED" DO NOT SUPERSEDE THE NEED TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- DO NOT SCALE DRAWINGS. THE DIMENSIONS ON THE DRAWINGS GOVERN. WRITTEN NOTES REFERENCING AN ITEM OR FEATURE WITH THE WORD "TYPICAL" (TYP) APPLY TO ALL IDENTICAL ITEMS OR FEATURES INDICATED ELSEWHERE ON THESE DRAWINGS.
- PROVIDE A FLORIDA PRODUCT APPROVAL ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION OR A MIAMI-DADE NOTICE OF ACCEPTANCE (NOA) ISSUED BY THE MIAMI-DADE COUNTY GOVERNMENT FOR EACH EXTERIOR COMPONENT AND CLOSING ASSEMBLY CERTIFYING THAT APPROVED TESTING HAS SUFFICIENTLY DEMONSTRATED THAT THE ASSEMBLY AND ITS COMPONENTS, AS DESIGNED AND MANUFACTURED, WILL WITHSTAND THE WIND LOADS AND WIND-BORNE MISSILE IMPACTS IN COMPLIANCE WITH ALL CODE AND JURISDICTIONAL REQUIREMENTS FOR THE PROJECT LOCATION WHEN INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS INCLUDING INSTRUCTIONS THAT MAY BE PROVIDED WITH THE FLORIDA PRODUCT APPROVAL OR NOA DOCUMENTS. PROVIDE THESE DOCUMENTS AS PART OF THE SUBMITTAL FOR EACH OF THESE ITEMS AND ASSEMBLIES FOR BCA APPROVAL.
- PROVIDE ALL ITEMS AND FEATURES DEPICTED AND DESCRIBED ON THESE DRAWINGS AND OTHER CONTRACT DOCUMENTS SO THEY ARE PROPERLY PLACED, ALIGNED, PLUMB, SECURED, FINISHED AND FUNCTIONING AS INTENDED. PROVIDE FINISHED WORK THAT MEETS OR EXCEEDS CURRENT INDUSTRY STANDARDS FOR QUALITY AND PERFORMANCE. ARRANGE AND CONDUCT INSPECTIONS OF THE FINISHED WORK WITH THE OWNER, THE ARCHITECT, AND THE AUTHORITY HAVING JURISDICTION. APPROVAL OF THE WORK BY THESE OR ANY OTHER PARTY OR AGENCY DOES NOT SUPERSEDE THE NEED TO COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- REMOVE CONSTRUCTION DEBRIS, INCLUDING DEMOLISHED MATERIALS, FROM THE SITE AS REQUIRED TO PREVENT ACCUMULATION. TRANSPORT THESE MATERIALS OFF THE SITE IN A MANNER THAT WILL PREVENT SPILLAGE AND LEGALLY DISPOSE OF THESE MATERIALS AT AN EPA APPROVED DISPOSAL OR RECYCLING FACILITY.
- KEEP COMPLETE AND LEGIBLE SETS OF CONSTRUCTION DOCUMENTS, ADDENDA, SUPPLEMENTAL INSTRUCTIONS, SUPPLEMENTAL DRAWINGS, MEETING NOTES, ETC. TOGETHER AND READILY AVAILABLE IN AN APPROPRIATE LOCATION ON SITE.
- CONCEAL CONDUIT, PIPING, ETC. WITHOUT EXCEPTION, PROVIDE ACCESSIBLE JUNCTION BOXES, VALVES, CLEANOUTS, ETC., AS REQUIRED BY CODE.
- WHERE POSSIBLE AND BEST PRACTICE, ALIGN THE SEAMS AND EDGES OF BREAK METAL AND FLASHING WITH ADJACENT REVEALS, EDGES OF MATERIAL TRANSITIONS, OR WITH BUILDING DESIGN FEATURES. CONSULT WITH ARCHITECT AS REQUIRED.
- PER OWNER - CONTRACTOR AGREEMENT, PROJECT TO FOLLOW ALL OSHA STANDARDS AND REQUIREMENTS, INCLUDE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) EXCAVATION SAFETY STANDARD 29 C.F.R., SECTION 1926.630 SUBPART P, WHICH ARE INCORPORATED AS THE STATE STANDARD.
- ALL CONTRACTORS SHALL INCLUDE IN THEIR BID REFERENCE TO THE TRENCH SAFETY STANDARD, WHERE RELEVANT, AND WRITTEN ASSURANCE THAT THE CONTRACTOR WILL COMPLY WITH CHAPTER 553, PART V TRENCH SAFETY ACT, SECTIONS 553.60 THROUGH 553.64, FLORIDA STATUTES. ALL TRENCH SAFETY SYSTEMS SHALL BE DESIGNED BY THE CONTRACTOR.
- NEW HOLES IN FLOOR SLAB DUE TO REMOVAL OF FLOOR OUTLETS, CONDUIT OR PIPE SHALL BE FILLED FLUSH WITH FLOOR WITH 3000 PSI CONCRETE AND KEVED TO SLAB WITH STEEL DOWELS. BONDING AGENT SHALL BE APPLIED TO SIDES OF HOLE BEFORE PLACEMENT OF CONCRETE.
- AT STOREFRONT GLASS OR ANY GLASS WALL, FURNISH AND INSTALL DIAGONAL BRACING ABOVE IN CONCEALED LOCATION (IF EXPOSED, CONFIRM LOCATION SIDE WITH ARCHITECT).
- REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN BID PROPOSAL FOR CONSTRUCTION TO THE ARCHITECT, AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE TENANT AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVIDE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT.
- SHOP DRAWINGS/SUBMITTALS ARE REQUIRED FOR BUT NOT LIMITED TO THE FOLLOWING: MILLWORK, STRUCTURAL/MISCELLANEOUS STEEL, HARDWARE, WOOD AND METAL DOORS, AND EQUIPMENT. SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, AND MATERIAL SCHEDULES. FABRICATION SHALL BEGIN ONLY AFTER ARCHITECT'S REVIEW AND APPROVAL OF SHOP DRAWINGS.

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E-501	PARTIAL ELECTRICAL			

CODE ANALYSIS

SCOPE OF WORK			
THIS SET OF DOCUMENTS DESCRIBES THE PHASE 1 SCOPE OF A 2-PHASE SIX-STORY MIXED-USE AFFORDABLE SENIOR HOUSING BUILDING.			
PHASE 1 INCLUDES FULL INTERIOR DEMOLITION DOWN TO THE CIRCULATION CORES, STRUCTURE, AND EXTERIOR WALLS FOR ALL SIX STORIES. SCOPE ALSO INCLUDES A PARTIAL FIRST-FLOOR RENOVATION OF 17,850 GSF FOR SPHA GENERAL ADMINISTRATION OFFICES AND 2,000 GSF VANILLA SHELL LEASIBLE SPACE.			
THE PROPOSED BUILDING WILL REMAIN FULLY SPRINKLERED TYPE 1-B CONSTRUCTION WITH EXISTING CONCRETE SLAB FLOORS, CONCRETE COLUMNS, CMU EXTERIOR WALLS, AND PARTIAL METAL DECK AND STEEL JOIST FRAMING ROOF STRUCTURE. ALL NEW INTERIOR PARTITIONS TO BE NON-LOAD BEARING METAL STUD FRAME WALLS.			
ABBREVIATIONS			
N/A	NOT APPLICABLE AS PART OF THIS PROJECT		
AGP	ABOVE GRADE PLAN - STORY		
FDVA	FIRE DEPARTMENT VEHICLE ACCESS		
FSD	FIRE SEPARATION DISTANCE		
AHJ	AUTHORITY HAVING JURISDICTION		
OL	OCCUPANT LOAD		
APPLICABLE CODES			
2020	(A)	FLORIDA BUILDING CODE - BUILDING, 7TH EDITION	
2020	(B)	FLORIDA BUILDING CODE - EXISTING, 7TH EDITION	
2020	(C)	FLORIDA BUILDING CODE - ACCESSIBILITY, 7TH EDITION	
2020	(D)	FLORIDA BUILDING CODE - PLUMBING, 7TH EDITION	
2020	(E)	FLORIDA BUILDING CODE - ENERGY, 7TH EDITION	
2020	(F)	FLORIDA FIRE PREVENTION CODE, 7TH EDITION	
2018	(G)	FLORIDA FIRE PREVENTION CODE - LIFE SAFETY, 2021 EDITION	
2020	(H)	FLORIDA BUILDING CODE - MECHANICAL, 7TH EDITION	
2017	(J)	NATIONAL ELECTRICAL CODE	
ALTERATION LEVEL - (B) CH. 6			
LEVEL 3 ALTERATION - SHALL COMPLY WITH (B) CH. 7, 8 AND 9 AND 10 (CHANGE OF USE)			
THRESHOLD BUILDING - (A) CH. 202			
YES			
HIGH RISE BUILDING - (A) CH. 403			
NO			
USE AND OCCUPANCY CLASSIFICATION - (A) CH. 3, (F) CH. 6, (G) CH. 30, 39			
SEPARATED MIXED-USE OCCUPANCY:			
	ADJACENCIES	FIRE SEPARATION - (A) TABLE 508.4, (F) TABLE 6.1.14.4.1	
B	A-3	0 HR	
R-2 (FUTURE)	B	2 HR	
S	R-2 / A-3 / B	ACCESSORY UNDER 10% = NR	
A-3	R-2 / B / S	ACCESSORY UNDER 10% = NR	
SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY - (A) CH. 4			
SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4: 420.2 SEPARATION WALLS, 420.3 HORIZONTAL SEPARATION, 420.5 AUTOMATIC SPRINKLER SYSTEM, AND 420.6 FIRE ALARM SYSTEM AND SMOKE ALARMS.			
TYPES OF CONSTRUCTION - (A) CH. 6			
OCCUPANCY	CONST. TYPE	FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601)	TYPE 1-B
B	1-B	PRIMARY STRUCTURAL FRAME	2*
R-2 (FUTURE)		BEARING WALLS EXTERIOR	2
		BEARING WALLS INTERIOR	2
		NONBEARING WALLS AND PARTITIONS EXTERIOR	0
		NONBEARING WALLS AND PARTITIONS INTERIOR	0
		FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2
		ROOF CONSTRUCTION AND SECONDARY MEMBERS	1
* ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTING TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.			
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE- (A) TABLE 602			
X ≥ 30	B	R-2 (FUTURE)	
	0	0	
COLUMN PROTECTION - (A) CH. 704.2 : YES			
PROTECTION OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS - (A) CH. 704.3 : YES			
EXTERIOR STRUCTURAL MEMBERS - (A) CH. 704.10: YES			

GENERAL BUILDING HEIGHTS AND AREAS - (A) CH. 5			
ALLOWABLE HEIGHT, STORIES, AND AREA : 1-B, SPRINKLERED			
OCCUPANCY	HEIGHT (FT) (A) TABLE 504.3	STORY (A) TABLE 504.4	AREA (SF) (A) 506.2
B	180'	12	UL
R-2 (FUTURE)	180'	12	UL
ACTUAL STORIES / HEIGHT (FT): 1-B, SPRINKLERED			
TOTAL BUILDING STORIES / HEIGHT : 6 STORIES / 70'-0" FROM BFE TO ROOF DECK			
ACTUAL AREA (SF) / ALLOWABLE : B & R-2 OCCUPANCIES = UNLIMITED AREA FOR 1-B, SPRINKLERED			
LEVEL 0 (BASEMENT)		19,083 SF / UNLIMITED	
LEVEL 1		35,590 SF / UNLIMITED	
LEVEL 2		18,184 SF / UNLIMITED	
LEVEL 3		18,184 SF / UNLIMITED	
LEVEL 4		18,184 SF / UNLIMITED	
LEVEL 5		10,735 / UNLIMITED	
LEVEL 6		10,806 / UNLIMITED	
506.2.4 - TOTAL ACTUAL BUILDING AREA:		130,766 SF (ALL LEVELS)	
		111,683 SF (ABOVE GRADE ONLY)	
FIRE AND SMOKE PROTECTION FEATURES - (A) CH. 7			
EXTERIOR WALLS - (A) CH. 705			
PROJECTIONS: SHALL NOT EXTEND CLOSER TO FSD THAN (A) TABLE 705.2:			
FIRE-RESISTANCE RATINGS - (A) CH. 705.5: 2 HR			
MAXIMUM AREA OF EXTERIOR WALL BASED ON FIRE SEPARATION DISTANCE (A) TABLE 705.8:			
GREATER THAN 30' - NO LIMIT			
VERTICAL SEPARATION OF OPENINGS (A) CH. 705.8.5: N/A			
FIRE WALLS (A) CH. 706: N/A			
FIRE BARRIERS (A) CH. 707, (G) 8.3: 2 HR			
FIRE PARTITIONS (A) CH. 708: 1 HR			
SMOKE BARRIERS (A) CH. 709, (G) 8.5: N/A			
SMOKE PARTITIONS (A) CH. 710, (G) 8.4: N/A			
FLOOR AND ROOF ASSEMBLIES (A) CH. 711: 2 HR			
VERTICAL OPENINGS (A) CH. 712, (G) 8.6: 2 HR			
FIRE-RESISTANCE RATING OF SHAFTS (A) CH. 713.4, (G) 8.6.4: 2 HR			
ELEVATOR LOBBIES (A) CH. 3006: 1 HR			
CONCEALED SPACES (A) CH. 718: 2 HR			
FIREBLOCKING (A) CH. 718.2: 2 HR			
FIRE AREAS (A) CH. 707.3.10: N/A			
INTERIOR FINISHES - (A) CH. 8 ; (G) CH. 30.3, 39.3			
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.11)			
OCCUPANCY	EXITING ELEMENTS	CORRIDORS	ROOM & ENCLOSED SPACES
B	B	C	C
R-2 (FUTURE)	C	C	C
FIRE PROTECTION SYSTEMS - (A) CH. 9 ; (B) CH. 703, 804, 904 ; (G) CH. 30, 39			
AUTOMATIC SPRINKLER SYSTEMS (A) CH. 903 ; (B) CH. 804.2, 904.1 ; (G) CH. 30, 39			
903.2 AUTOMATIC SPRINKLER SYSTEMS EXISTING			
SPRINKLER SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE TO NFPA 13 (A) 903.3.1.1			
PORTABLE FIRE EXTINGUISHERS - WHERE REQUIRED (A) 906.3.1 (G) 13.6.1.2)			
A-2 - CLASS A, MODERATE HAZARD - KITCHEN			
B - CLASS A, ORDINARY HAZARD			
R-2 (FUTURE) - CLASS A, ORDINARY HAZARD (MIN RATING OF: 1-A-10-B-C.)			
CLASS A, ORDINARY HAZARD FIRE EXTINGUISHER REQUIREMENTS (A) 906.1			
RATED: 2-A			
MAX. FLOOR AREA PER UNIT OF A = 1,500 SF			
MAX. FLOOR AREA FOR EXTINGUISHER = 11,250 SF			
MAX. TRAVEL DISTANCE = 75 FT			
FIRE ALARM AND DETECTION SYSTEMS - WHERE REQUIRED (A) 907.2			
B - OL > 500 ; R-2 (FUTURE) - DWELLING UNITS > 16			
INSTALLED PER IBC AND NFPA 72			

MEANS OF EGRESS - (A) CH. 10							
OCCUPANT LOAD (A) TABLE 1004.5 (G) TABLE 7.3.1.2: SEE LIFE SAFETY SHEETS B-100 SERIES FOR FLOOR PLAN SHOWING OCCUPANT LOADS FOR EACH ROOM							
MEANS OF EGRESS SIZING (A) CH. 1005: 0.3' x OL FOR STAIRS AND 0.2' x OL FOR OTHER EGRESS COMPONENTS. SEE LIFE SAFETY SHEETS B-100 SERIES FOR FLOOR PLAN SHOWING STAIRS AND EGRESS COMPONENTS AND WIDTH REQUIRED AND WIDTH PROVIDED.							
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (A) TABLE 1006.2.1 ; (G) 30.2.5 - 39.2.5							
B	100'	(WITH SPRINKLER SYSTEM)					
R-2 (FUTURE)	50'	(WITH SPRINKLER SYSTEM)					
MEANS OF EGRESS - (A) CH. 10; (G) CH. 7							
ACCESSIBLE MEANS OF EGRESS (A) CH. 1009 (C) 206.2.4							
NEED (1) ACCESSIBLE MEANS OF EGRESS/SPACE MIN. OR (2) WHEN TWO EXITS ARE REQUIRED.							
EXIT TRAVEL DISTANCE (A) TABLE 1017.2 ; (G) 30.2.6, 39.2.6							
B	300'	(WITH SPRINKLER SYSTEM)					
R-2 (FUTURE)	125'	(WITH SPRINKLER SYSTEM) FROM DWELLING UNIT TO CORRIDOR DOOR ; 200' (WITH SPRINKLER SYSTEM) FROM DWELLING UNIT ENTRANCE DOOR TO NEAREST EXIT					
CORRIDOR FIRE-RESISTANCE RATING (A) TABLE 1020.1							
B	OL > 30 = 0 HR.	(WITH SPRINKLER SYSTEM)					
R-2 (FUTURE)	ALL = 0.5 HR.	(WITH SPRINKLER SYSTEM)					
MINIMUM CORRIDOR WIDTH (A) TABLE 1020.2							
ANY FACILITIES NOT LISTED BELOW - 44"							
ACCESS TO MECHANICAL, PLUMBING, OR ELECTRICAL SYSTEMS OR EQUIPMENT - 24"							
WITHIN A DWELLING UNIT - 36"							
DEAD END TRAVEL DISTANCE (A) CH. 1020.4 ; (G) 30.2.5, 39.2.5							
B	50'	(WITH SPRINKLER SYSTEM)					
R-2 (FUTURE)	50'	(WITH SPRINKLER SYSTEM)					
ACCESSIBILITY (C)							
SCOPING REQUIREMENTS (C) CH. 2							
FACILITY AND SITE REQUIRED TO BE ACCESSIBLE							
ACCESSIBLE ROUTE (C) CH. 206							
206.2.1 SITE ARRIVAL POINTS: 1 REQUIRED							
206.2.2 CONNECTED SPACES: ALL SPACES ARE REQUIRED TO BE ACCESSIBLE AND CONNECTED BY AN ACCESSIBLE ROUTE							
ACCESSIBLE ENTRANCES (C) CH. 206.4							
206.4.1 PUBLIC ENTRANCES: AT LEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE							
OTHER FEATURES AND FACILITIES (C) CH. 213							
213.2, 213.2	TOILET AND BATHING FACILITIES: ONE TYPE OF EACH FIXTURE, ELEMENT, CONTROL OR DISPENSER SHALL BE ACCESSIBLE						
213.3.1	WATER CLOSET COMPARTMENT: ONE WC MUST BE ACCESSIBLE. IF WC + URINALS > 6, PROVIDE ONE AMBULATORY ACCESS WC						
213.3.4	LAVATORIES: AT LEAST 5%, BUT NOT LESS THAN ONE SHALL BE ACCESSIBLE						
212	KITCHENS AND KITCHENETTES: SHALL BE ACCESSIBLE						
PLUMBING SYSTEMS (A) CH. 29							
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (A) TABLE 2902.1, (D) 403.6							
PHASE 1 NEW WORK ONLY							
OCC. TYPE	OCC. LOAD	WATER CLOSETS	LAVATORIES	DF	SERVICE SINK		
B	354	M	W	M	W		
	M-177, W-177	50/25=2	50/25=2	80/40=2	80/40=2	354/500=0.7	1
		127/50=2.5	127/50=2.5	97/80=1.2	97/80=1.2		
	TOTAL REQ.	4.5	4.5	2.2	2.2	0.7	1
	TOTAL PROVIDED	5	5	5	5	2	1
INTERCEPTORS/SEPARATORS (D) CH. 1003:							
LAUNDRY	R-2 (FUTURE)	MIN REQ - 1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS					
	B	PHASE 2 PROPOSED - 1 AUTOMATIC CLOTHES WASHER CONNECTION PER UNIT					
		NR					
THERMAL ENVELOPE (E) TABLE C402.1.3							
CLIMATE ZONE (E) TABLE C301.1		2A					
OPAQUE THERMAL ENVELOPE REQUIREMENTS (E) TABLE C402.1.3		ALL OTHER:	GROUP R (FUTURE):				
ROOF (INSULATION ENTIRELY ABOVE ROOF DECK):		R-25ci	R-25ci				
ROOF (METAL BUILDING):		R-19 + R-11 LS	R-19 + R-11 LS				
WALLS, ABOVE GRADE (MASS):		R-6.5ci	R-7.6ci				
WALLS, ABOVE GRADE (METAL FRAMED):		R-13 + R-5ci	R-13 + R-7.5ci				
WALLS, BELOW GRADE:		NR	NR				
FLOORS (MASS):		R-6.3ci	R-8.3ci				
FLOORS (JOIST/FRAMING):		R-30	R-30				
SLAB ON GRADE FLOORS:		NR	NR				
FENESTRATION THERMAL ENVELOPE REQUIREMENTS (E) TABLE C402.4							
FIXED FENESTRATION:		U-0.50					
OPERABLE FENESTRATION:		U-0.65					
ENTRANCE DOORS:		U-0.83					
SHGC:		U-0.25					

BXUVU419 - Fire-resistance Ratings - ANS/UL 263

Design/Systems/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- For resistance assemblies and products as developed by the design contractor and have been investigated by UL for compliance with applicable regulations, the published information cannot always address the general use information for the product.
- When field issues arise, it is recommended the first contact for assistance be provided by the technical services staff provided by the product manufacturer for the design. Lists of fire resistance assemblies are subject to construction guidance information for each product category and each group of assemblies. The Guide Information includes specific concerning alternate materials and alternate methods of construction.
- Only products which bear this Mark are considered Certified.

Fire-resistance Ratings - ANS/UL 263
 BXUV - Fire Resistance Ratings - ANS/UL 263 Certified for United States
 BXUV7 - Fire Resistance Ratings - CAN/ULC S101 certified for Canada

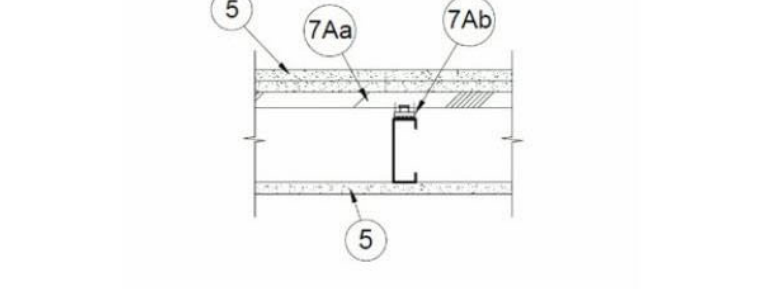
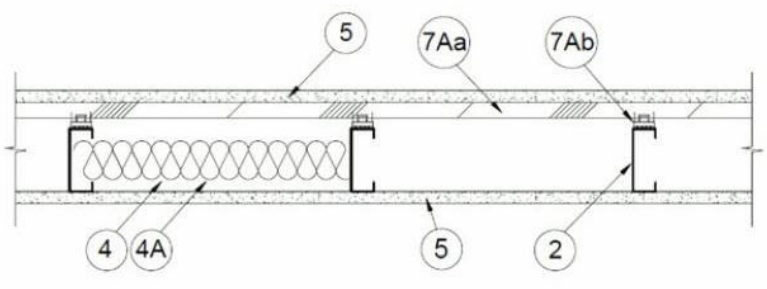
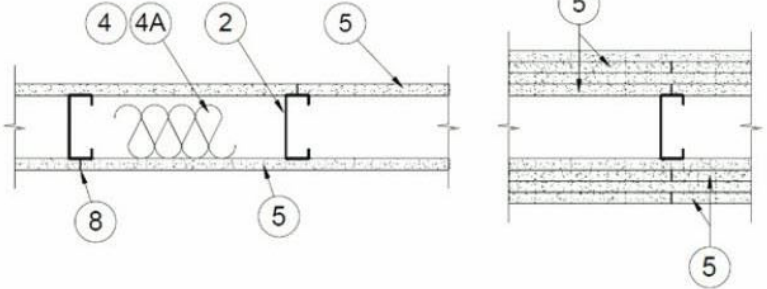
For Complete Information on Fire Resistance Ratings, Refer to UL Center for Construction Data
 UL.com/ULProductIQ
 UL.com/ULProductIQ/Canada
 For Complete Information on Fire Resistance Ratings, Refer to UL Center for Construction Data
 UL.com/ULProductIQ/Canada

Design No. U419

March 2, 2022

Minimum Wall Rating = 1-2, For 419 (See Item 4 & 8 through 10)

* Indicates each product shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Floor and Ceiling Runners** – (Not Show) – For use with Item 2 – Channel shaped, fabricated from min 25 M55 corrosion-protected steel, min depth to accommodate stud size, with min 1-1/8 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – In lieu of Item 1 – For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D20

1B. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – In lieu of Item 1 – For use with Item 2C, proprietary channel shaped runners, 3-1/8 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1C. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – In lieu of Item 1 – Channel shaped, attached to floor and ceiling with fasteners 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CONGOLATED FABRICATORS CONCRETE BUILDING PRODUCTS DIV. – Type SUPREME D240000 and Type SUPREME D20

QIAR BUILDING MATERIALS INC. – Type SUPREME D240000 and Type SUPREME D20

SAFARI STEEL FABRICATION PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

STEEL CONTRACTORS SYSTEMS INC. – Type SUPREME D240000 and Type SUPREME D20

TELLING INDUSTRIES L.L.C. – Type SUPREME D240000 and Type SUPREME D20

UNITED METAL PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

1D. **Floor and Ceiling Runners** – (Not Show) – For use with Item 2A – Channel shaped, fabricated from min 25 M55 corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1E. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show), An alternate to Item 1 – For use with Item 2F, 3F or 5F or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1F. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – In lieu of Item 1 – For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size, with 1-1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1G. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – In lieu of Item 1 – For use with Item 2H, proprietary channel shaped runners, minimum width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1H. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show), An alternate to Item 1 – For use with Item 2I, 3I or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1I. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – In lieu of Item 1 – For use with Item 2J, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1J. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – An alternate to Item 1 – For use with Item 2K, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

1K. **Flooring Members** – **Floor and Ceiling Runners** – (Not Show) – In lieu of Item 1 – For use with Item 2L, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 M55 (0.018 in. min bare metal thickness) galv steel, attached to floor and ceiling with fasteners 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

2. **Steel Studs** – Channel shaped, fabricated from min 25 M55 corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

2B. **Flooring Members** – **Steel Studs** – (An alternate to Item 2) – For use with Item 5, 5I or 5F or 5I only, channel shaped steel studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

2C. **Flooring Members** – **Steel Studs** – (Not Show) – In lieu of Item 2 – Proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs to cut 3/8 in. less in lengths than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

2D. **Flooring Members** – **Steel Studs** – (An alternate to Item 2) – For use with Item 5, 5I or 5F or 5I only, channel shaped steel studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

2E. **Flooring Members** – **Steel Studs** – (Not Show), An alternate to Item 2 – For use with Item 5F, 5G or 5I or 5I only, channel shaped steel studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

2F. **Flooring Members** – **Steel Studs** – (Not Show), An alternate to Item 2 – For use with Item 5, 5I or 5F or 5I only, channel shaped steel studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

CRACK INC. INC. – Type SUPREME D240000 and Type SUPREME D20

MARINOVA, DIV. OF WARE INDUSTRIES INC. – Type SUPREME D240000 and Type SUPREME D20

BERKAPAL MANUFACTURING GROUP INC. – Type SUPREME D240000 and Type SUPREME D20

2F. **Flooring Members** – **Steel Studs** – (Not Show) – In lieu of Item 2 – Proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/8 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/8 in. less in length than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2G. **Flooring Members** – **Steel Studs** – (Not Show) – In lieu of Item 2 – Proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 in. less than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2H. **Flooring Members** – **Steel Studs** – (Not Show), An alternate to Item 2 – Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2I. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – For use with Item 1, channel shaped steel studs, fabricated from min 25 M55 corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less in lengths than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2J. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – For use with Item 1, channel shaped steel studs, fabricated from min 25 M55 corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less in lengths than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2K. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – For use with Item 1, channel shaped steel studs, fabricated from min 25 M55 corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less in lengths than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2L. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – For use with Item 1, channel shaped steel studs, fabricated from min 25 M55 corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less in lengths than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2M. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – For use with Item 1, channel shaped steel studs, fabricated from min 25 M55 corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 in. less in lengths than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2N. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – Proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/8 in. less in length than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2O. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – Proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 in. less in length than assembly height. Spaced 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2P. **Flooring Members** – **Steel Studs** – (Not Show) – An alternate to Item 2 – Proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 M55 galv steel. Studs to be cut 3/8 in. less in length than assembly height. Spaced 24 in. OC max.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

2Q. **Flooring Members** – **Steel Studs** – (Not Show) – In lieu of Item 2 – For use with Item 10, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. min bare metal thickness. Studs cut 3/8 in. to 3/8 in. less in length than assembly height.

ALBERTA COMPAN PRODUCTS INC. – Type SUPREME D240000 and Type SUPREME D20

3. **Wood Structural Panel Sheathing** – (Optional) For use with Item 5. Only – (Not Show) – 4 in. wide, 7/16 in. thick oriented strand board (OSB) or 1/2 in. thick structural 1 sheathing (plywood complying with DOC S1 or PS2, or APA DSA-PRR 102, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard panels. Attached to studs with fastener self-drilling tapping screws with a min. stud depth of 2/16 in. at maximum 6 in. OC in the perimeter and 12 in. OC in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. **Batts and Blankets** – (Required as indicated under Item 5) – Mineral wool batts, friction fitted between studs and runners. Minimum thickness as indicated under Item 5.

5. **Batts and Blankets** (B20V or B20Z category for areas of Classified spaces).

6. **Batts and Blankets** – (Optional) – Fiberglass insulation, any glass fiber mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

7. **Batts and Blankets** (B20V or B20Z category for areas of Classified spaces).

8. **Fibers, Sprayed** – (Optional) for use with Type U419. When installation is required – Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the cavity in accordance with the application instructions published with the product. See [Fibers, Sprayed \(022\)](#).

9. **AMERICAN ROCKWOOL MANUFACTURING COMPANY** – Type Rockwool Supreme HR

10. **Insulation Board** – (Items 6B and 6B20V) Item 4, optional, for use with Item 3 – Spray applied, foam of plastic insulation, at its thickness from partition to complete filling that cavity. For 2 hour assemblies only. When oriented cavity is used, ensure stud depth shall be 3/8 in.

11. **CARBIDE SPREAD FIBER INSULATION** – Type Staffite Pro Closed Cell (CC), Staffite Pro Open Cell (OC), Staffite Pro One, Staffite Pro One, Foamulite Closed Cell, Foamulite OCK, Foamulite TQ, Foamulite MHS

12. **Insulation Board** – (Items 6B and 6B20V) Item 4, optional, for use with Item 3 – Spray applied, foam of plastic insulation, at its thickness from partition to complete filling that cavity. For 2 hour assemblies only. When oriented cavity is used, ensure stud depth shall be 3/8 in.

13. **Insulation Board** – (Optional) for use with Item 5. Only – (Not Show) – 4 in. wide, 7/16 in. thick oriented strand board (OSB) or 1/2 in. thick structural 1 sheathing (plywood complying with DOC S1 or PS2, or APA DSA-PRR 102, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard panels. Attached to studs with fastener self-drilling tapping screws with a min. stud depth of 2/16 in. at maximum 6 in. OC in the perimeter and 12 in. OC in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

14. **Batts and Blankets** – (Required as indicated under Item 5) – Mineral wool batts, friction fitted between studs and runners. Minimum thickness as indicated under Item 5.

15. **Batts and Blankets** (B20V or B20Z category for areas of Classified spaces).

16. **Batts and Blankets** – (Optional) – Fiberglass insulation, any glass fiber mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.

17. **Batts and Blankets** (B20V or B20Z category for areas of Classified spaces).

18. **Fibers, Sprayed** – (Optional) for use with Type U419. When installation is required – Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the cavity in accordance with the application instructions published with the product. See [Fibers, Sprayed \(022\)](#).

19. **AMERICAN ROCKWOOL MANUFACTURING COMPANY** – Type Rockwool Supreme HR

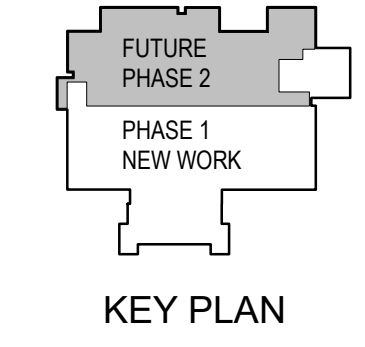
20. **Insulation Board** – (Items 6B and 6B20V) Item 4, optional, for use with Item 3 – Spray applied, foam of plastic insulation, at its thickness from partition to complete filling that cavity. For 2 hour assemblies only. When oriented cavity is used, ensure stud depth shall be 3/8 in.

LIFE SAFETY GENERAL NOTES

- REFER CODE ANALYSIS SHEET G-103 FOR INTERIOR FINISH FLAME SPREAD RATING CLASSIFICATION.
- VERIFY LOCATIONS FOR FIRE ALARM PULL STATIONS, FIRE ALARM ANNUNCIATOR PANEL, FIRE ALARM REMOTE CONTROL PANEL, EMERGENCY LIGHTING, STROBES AND AUDIBLE ALERTS.
- INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 BY A LICENSED FIRE EQUIPMENT DEALER. INSPECT, TAG, AND MOUNT ALL FIRE EXTINGUISHERS. SEE LOCATION IN PLAN.
- ALL PANIC AND FIRE EXIT HARDWARE TO BE COMPLIANT WITH FBC SECTION 1008.1.10
- ALL ACCESS-CONTROLLED EGRESS DOORS TO BE COMPLIANT WITH FBC SECTION 100.1.4.4
- SEE FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT
- THRESHOLDS FOR ALL EXTERIOR DOORS CANNOT EXCEED 1/4" IN HEIGHT
- FINAL EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE GOVERNING JURISDICTION. REFER SHEET G-104 FOR MOUNTING HEIGHTS U.N.D. BY FIRE MARSHAL. APPLICABLE SIGNAGE SHALL BE PROVIDED BY CONTRACTOR AND COORDINATE WITH OTHER BUILDING SIGNAGE. REFER TO FBC SECTION 1013.4 FOR RAISED CHARACTER AND BRAILLE EXIT SIGNS REQUIREMENT
- IF GOVERNING JURISDICTION RELOCATES ELEMENTS FROM ARCHITECTURAL SPECIFICATION, INFORM ARCHITECT, OWNER, AND AIA PRIOR TO INSTALLATION. FIELD REVISED INFORMATION MUST BE INCLUDED IN "AS BUILT" DOCUMENTATION.
- EMERGENCY FIXTURES SHALL BE TIED TO GENERATOR W TEST DOCUMENTATION PROVIDED TO ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION.
- FIRE DIVISIONS SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTIONS
- CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRED PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRESTOPPED.
- PATCH ALL FIREPROOFING DAMAGED DURING CONSTRUCTION. RESTORE INTEGRITY OF FIREPROOFING AS REQUIRED BY BUILDING AND FIRE CODES AS REQUIRED BY GOVERNING AUTHORITIES.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED BY BUILDING AND FIRE CODES AND AS BY GOVERNING AUTHORITIES.

OCCUPANCY COUNT - LEVEL 1

#	ROOM NAME	AREA	OCCUPANCY TYPE	OCCUPANCY PERSON	SOFT PER PERSON	OCCUPANT TOTAL
101	VESTIBULE	102 SF	A	15	7	107
102	PUBLIC LOBBY	846 SF	A	15	57	727
103	RECEPTION	133 SF	B	150	1	150
104	CONSULT	91 SF	B	150	1	150
105	CONSULT	92 SF	B	150	1	150
106	SIDE A TRAINING ROOM	966 SF	B	15	65	105
106A	STORAGE	96 SF	S	300	1	300
107	EXISTING MECHANICAL ROOM	91 SF	S	300	1	300
108	SIDE B BOARDROOM	862 SF	B	15	58	103
109	STORAGE	92 SF	S	300	1	300
110	HR STORAGE	129 SF	S	300	1	300
111	HR DIRECTOR	142 SF	B	150	1	150
112	HR SUITE	217 SF	B	150	2	300
113	TESTING/ REVOLVING OFFICE	86 SF	B	150	1	150
114	TESTING/ REVOLVING OFFICE	86 SF	B	150	1	150
115	ADA W RR	53 SF	NS	0		
116	ADA M RR	53 SF	NS	0		
117	RELAXATION ROOM	77 SF	B	150	1	150
118	STORAGE	77 SF	S	300	1	300
119	JAN	85 SF	S	300	1	300
120	CLERICAL SUPPORT HCV	132 SF	B	150	1	150
121	HOUSING SPECIALIST PBV	132 SF	B	150	1	150
122	HOUSING SPECIALIST PBV	132 SF	B	150	1	150
123	HCV SPECIALIST 1	132 SF	B	150	1	150
124	HOUSING SPECIALIST PBV	131 SF	B	150	1	150
125	HCV SPECIALIST 2	132 SF	B	150	1	150
126	HOUSING SPECIALIST WASH/ MAINSTREAM	136 SF	B	150	1	150
127	HCV SPECIALIST 3	132 SF	B	150	1	150
128	HCV INTAKE SPECIALIST	136 SF	B	150	1	150
129	HCV SPECIALIST 4	131 SF	B	150	1	150
130	HCV INTAKE/ SPECIAL PROGRAMS SUPERV.	134 SF	B	150	1	150
131	HCV OCCUPANCY SUPERVISOR	136 SF	B	150	1	150
132	VP HCV	155 SF	B	150	2	300
133	HCV SPECIALIST 5	128 SF	B	150	1	150
134	M RR	48 SF	NS	0		
135	W RR	46 SF	NS	0		
136	HCV SPECIALIST 6	127 SF	B	150	1	150
137	WORKROOM	162 SF	B	150	2	300
138	HCV SPECIALIST 7	126 SF	B	150	1	150
139	CONF. ROOM	232 SF	B	150	2	300
140	MECHANICAL ROOM	91 SF	S	300	1	300
141	HCV STOR	76 SF	S	300	1	300
142	C.E. STOR	74 SF	S	300	1	300
143	HQS QC INSPECTOR	134 SF	B	150	1	150
144	SOCIAL SERVICES COORD.	129 SF	B	150	1	150
145	TRANSPORTATION COORD./ OFFICE ASSISTANT	137 SF	B	150	1	150
146	SOCIAL SERVICES COORD.	128 SF	B	150	1	150
147	SOCIAL SERVICES COORD.	137 SF	B	150	1	150
148	DIRECTOR OF COMMUNITY ENGAGEMENT	140 SF	B	150	1	150
149	ROSS COORD.	133 SF	B	150	1	150
150	PORTFOLIO DIRECTOR	140 SF	B	150	1	150
151	CONF. ROOM	159 SF	B	150	2	300
152	FACILITIES STORAGE	77 SF	S	300	1	300
153	W RR	53 SF	NS	0		
154	M RR	53 SF	NS	0		
155	BREAKROOM	596 SF	A	15	40	206
156	STORAGE	325 SF	B	150	3	450
157	CLERICAL PROCUREMENT	128 SF	B	150	1	150
158	WORKROOM	116 SF	B	150	1	150
159	CONFERENCE ROOM	159 SF	B	150	1	150
160	CONFERENCE ROOM	142 SF	B	150	1	150
161	W RR	46 SF	NS	0		
162	M RR	46 SF	NS	0		
163	KITCHENETTE	98 SF	B	150	1	150
164	DIR. OF COMM.	141 SF	B	150	1	150
165	EXEC. SUITE RECEPTION	195 SF	B	150	2	300
166	CONFERENCE	262 SF	B	150	2	300
167	PRESIDENT (CEO)	237 SF	B	150	2	300
168	PRIV. RR	31 SF	NS	0		
169	PRIV. RR	30 SF	NS	0		
170	SR. VP (COO)	164 SF	B	150	2	300
171	EXEC. STORAGE	101 SF	S	300	1	300
172	VP OF FINANCE	156 SF	B	150	2	300
173	W RR	56 SF	NS	0		
174	M RR	56 SF	NS	0		
175	DIR. OF PROCUREMENT	138 SF	B	150	1	150
176	DIR. OF FINANCE & ACCOUNTING	142 SF	B	150	1	150
177	ACCOUNTS PAYABLE	228 SF	B	150	2	300
178	FINANCE STORAGE	82 SF	S	300	1	300
179	IT & DIGITAL SPECIALIST	107 SF	B	150	1	150
180	SERVER ROOM	170 SF	S	300	1	300
181	SERVER ROOM	146 SF	S	300	1	300
182	MECHANICAL ROOM	258 SF	S	300	1	300
183	OPEN OFFICE CIRCULATION	3392 SF	B	150	23	3522
184	EXIST MECHANICAL	755 SF	NS	0		
185	LEASIBLE SPACE	1839 SF	B	150	13	2109
186	EXIST FIRE PUMP ROOM	124 SF	NS	0		
187	VACANT SHELL SPACE	11919 SF	A	200	60	12519
C-1	EXISTING CHASE	77 SF	NS	0		
C-2	EXISTING CHASE	77 SF	NS	0		
C-3	EXISTING CHUTE	51 SF	NS	0		
C-4	EXISTING CHASE	14 SF	NS	0		
C-5	EXISTING MEP	117 SF	NS	0		
E-1	EXISTING ELEVATOR	69 SF	NS	0		
E-2	EXISTING ELEVATOR	68 SF	NS	0		
E-3	EXISTING ELEVATOR	74 SF	NS	0		
E-4	EXISTING ELEVATOR	71 SF	NS	0		
S-1	EXISTING STAIRS	149 SF	NS	0		
S-2	EXISTING STAIRS	132 SF	NS	0		
S-3	EXISTING STAIRS	228 SF	NS	0		
S-4	EXISTING STAIRS	132 SF	NS	0		
S-5	STAIR EGRESS	33 SF	NS	0		
S-6	STAIR EGRESS	263 SF	NS	0		
Grand Total:		32734 SF				402

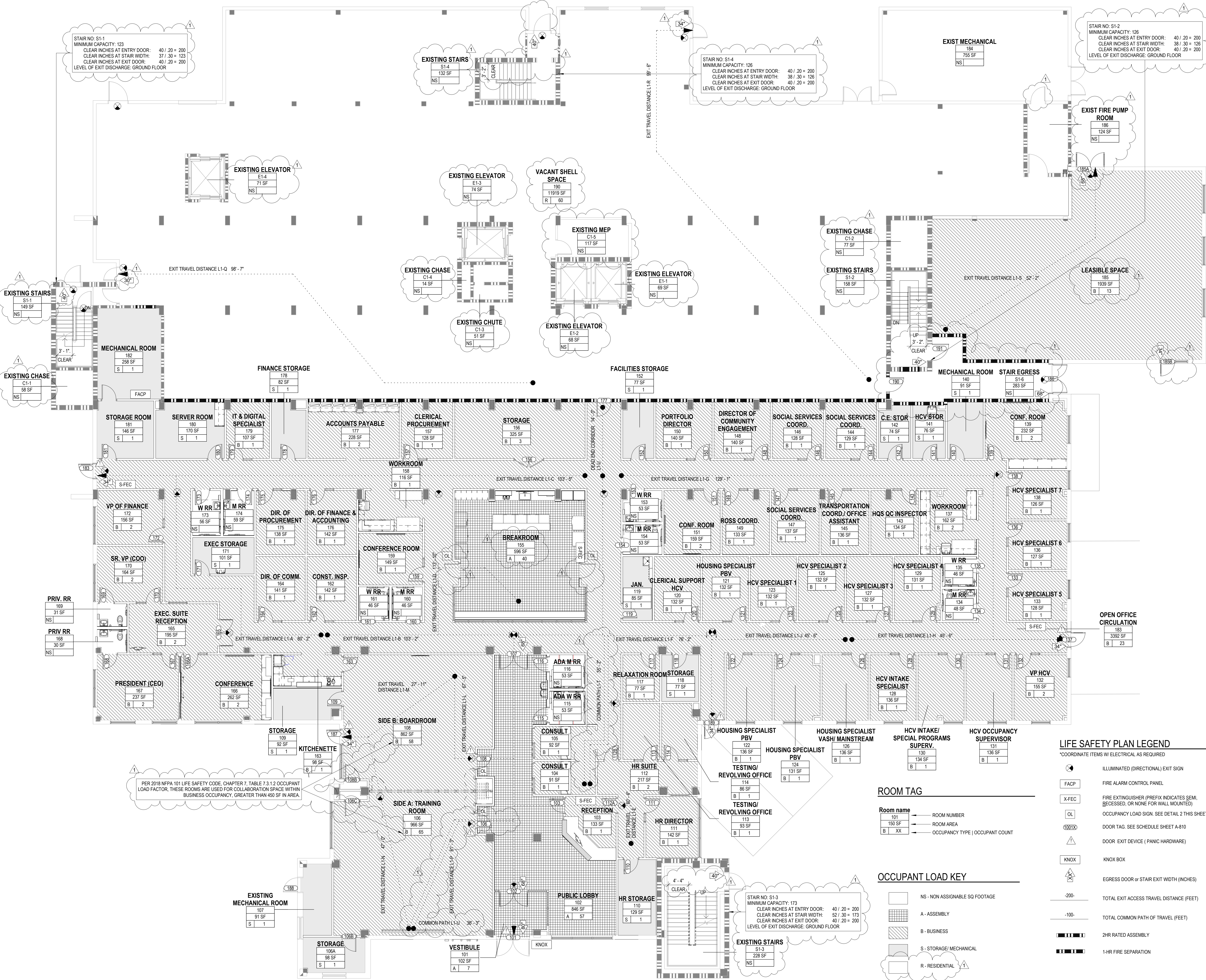


SPHA ED WHITE INTERIOR RENOVATION - PHASE 1
 ST. PETERSBURG HOUSING AUTHORITY
 2331 9TH AVENUE NORTH,
 ST PETERSBURG, FL 33713

Project number: **2112**

DISTRIBUTION

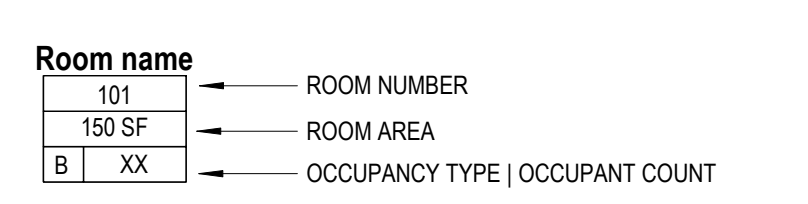
MILESTONE	DATE
PERMIT SET	16/02/23
REV 1 PERMIT	6/30/2023



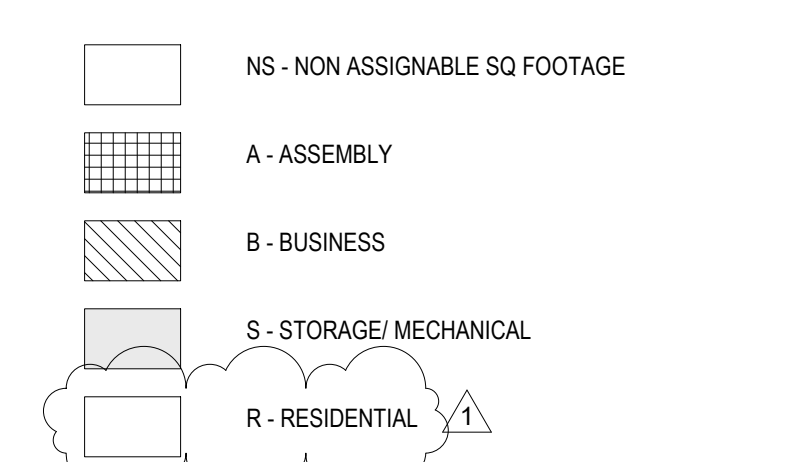
LIFE SAFETY PLAN LEGEND

- ILLUMINATED (DIRECTIONAL) EXIT SIGN
- FIRE ALARM CONTROL PANEL
- FIRE EXTINGUISHER (PREFIX INDICATES SEMI, RECESSED, OR NONE FOR WALL MOUNTED)
- OCCUPANCY LOAD SIGN. SEE DETAIL 2 THIS SHEET.
- DOOR TAG. SEE SCHEDULE SHEET A-810
- DOOR EXIT DEVICE (PANIC HARDWARE)
- KNOX BOX
- EGRESS DOOR OF STAIR EXIT WIDTH (INCHES)
- 200- TOTAL EXIT ACCESS TRAVEL DISTANCE (FEET)
- 100- TOTAL COMMON PATH OF TRAVEL (FEET)
- 2HR RATED ASSEMBLY
- 1-HR FIRE SEPARATION

ROOM TAG



OCCUPANT LOAD KEY



TRAVEL DISTANCE - LEVEL 1

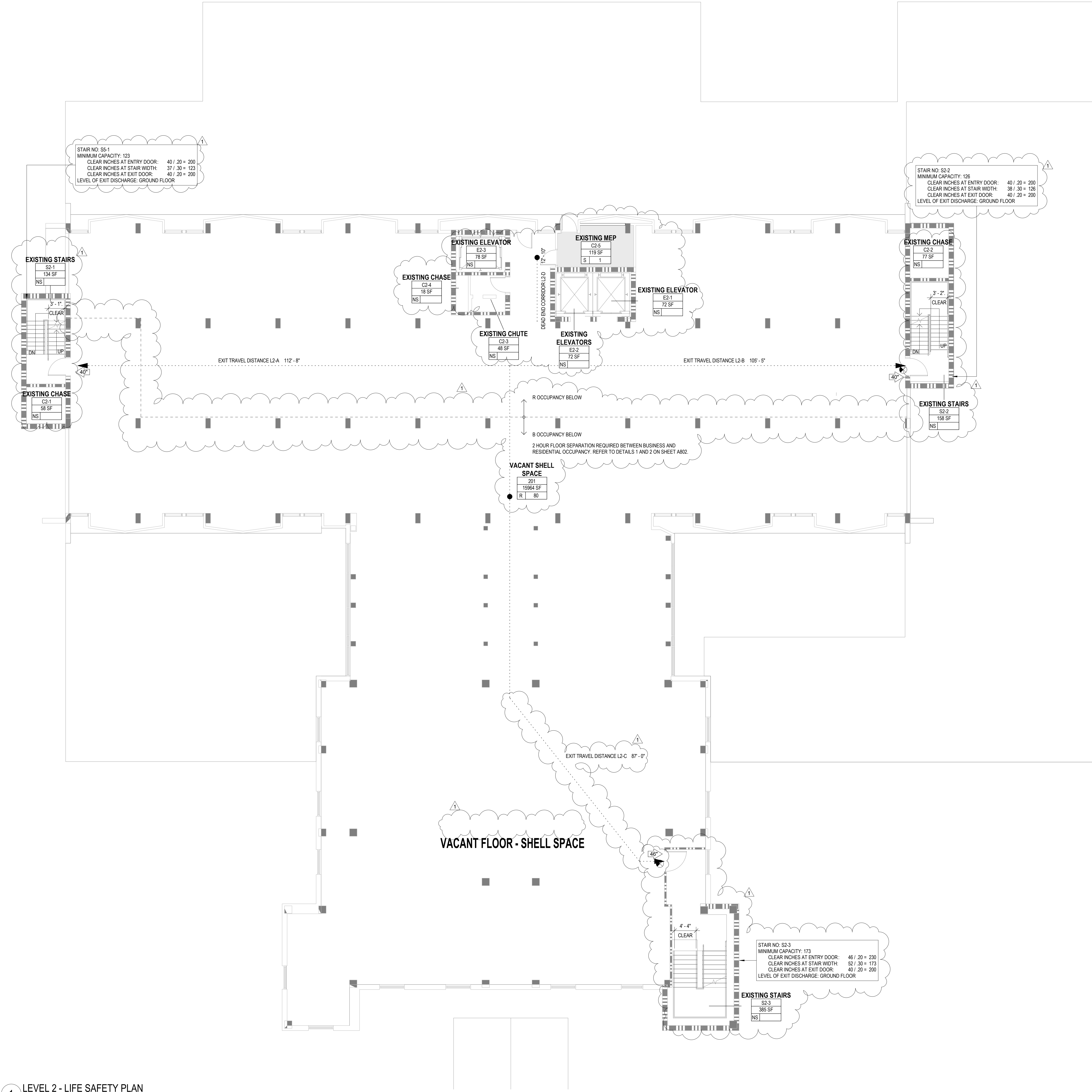
EXIT ACCESS TABLE 1016.1, FBC, BUILDING & SECTION 12.2.6, NFPA 101
 DEAD ENDS: SECTION 1018.4, FBC, BUILDING & SECTION 12.2.5, NFPA 101

EXIT ACCESS MAXIMUM ALLOWED (FEET)	EXIT ACCESS MAXIMUM PROPOSED (FEET)	COMMON PATH MAXIMUM ALLOWED (FEET)	COMMON PATH MAXIMUM PROPOSED (FEET)	DEAD END LENGTH MAXIMUM ALLOWED (FEET)	DEAD END LENGTH MAXIMUM PROPOSED (FEET)
300	129	100	35	50	14

EGRESS WIDTH - LEVEL 1

PER SECTION 1005, FBC, BUILDING

TOTAL OCCUPANT LOAD	DOOR (INCHES PER OCCUPANT)	DOOR WIDTH PROVIDED (INCHES)	DOOR WIDTH REQUIRED (INCHES)	STAIRWAY (INCHES PER OCCUPANT)	STAIRWAY WIDTH PROVIDED (INCHES)	STAIRWAY WIDTH REQUIRED (INCHES)	STAIR EGRESS CAPACITY PER FLOOR
402	0.2	80	652	0.3	121	165	550



LIFE SAFETY GENERAL NOTES

- REFER CODE ANALYSIS SHEET G-103 FOR INTERIOR FINISH FLAME SPREAD RATING CLASSIFICATION.
- VERIFY LOCATIONS FOR FIRE ALARM PULL STATIONS, FIRE ALARM ANNUNCIATOR PANEL, FIRE ALARM REMOTE CONTROL PANEL, EMERGENCY LIGHTING, STROBES AND AUDIBLE ALERTS.
- INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 BY A LICENSED FIRE EQUIPMENT DEALER. INSPECT, TAG, AND MOUNT ALL FIRE EXTINGUISHERS. SEE LOCATION IN PLAN.
- ALL PANIC AND FIRE EXIT HARDWARE TO BE COMPLIANT WITH FBC SECTION 1008.1.10
- ALL ACCESS-CONTROLLED EGRESS DOORS TO BE COMPLIANT WITH FBC SECTION 100.1.4.4
- SEE FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT
- THRESHOLDS FOR ALL EXTERIOR DOORS CANNOT EXCEED 1/4" IN HEIGHT
- FINAL EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE GOVERNING JURISDICTION. REFER SHEET G-104 FOR MOUNTING HEIGHTS U.N.O. BY FIRE MARSHAL. APPLICABLE SIGNAGE SHALL BE PROVIDED BY CONTRACTOR AND COORDINATE WITH OTHER BUILDING SIGNAGE. REFER TO FBC SECTION 1013.4 FOR RAISED CHARACTER AND BRAILLE EXIT SIGNS REQUIREMENT
- IF GOVERNING JURISDICTION RELOCATES ELEMENTS FROM ARCHITECTURAL SPECIFICATION, INFORM ARCHITECT, OWNER, AND A/PRIOR TO INSTALLATION. FIELD REVISED INFORMATION MUST BE INCLUDED IN "AS BUILT" DOCUMENTATION.
- EMERGENCY FIXTURES SHALL BE TIED TO GENERATOR W/ TEST DOCUMENTATION PROVIDED TO ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION.
- FIRE DIVISIONS SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTIONS
- CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRED PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRES TOPPED.
- PATCH ALL FIREPROOFING DAMAGED DURING CONSTRUCTION. RESTORE INTEGRITY OF FIREPROOFING AS REQUIRED BY BUILDING AND FIRE CODES AS REQUIRED BY GOVERNING AUTHORITIES.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED BY BUILDING AND FIRE CODES AND AS BY GOVERNING AUTHORITIES.
- ASBESTOS AND ENVIRONMENTAL TESTING COMPLETED UNDER SEPARATE CONTRACT. REPORTS TO BE SUPPLIED TO GC BY OWNER.

LIFE SAFETY PLAN LEGEND

*COORDINATE ITEMS W/ ELECTRICAL AS REQUIRED

	ILLUMINATED (DIRECTIONAL) EXIT SIGN, EXISTING TO REMAIN, IF MISSING, ADD NEW	-200-	TOTAL EXIT ACCESS TRAVEL DISTANCE (FEET)
	FIRE ALARM CONTROL PANEL	-100-	TOTAL COMMON PATH OF TRAVEL (FEET)
	FIRE EXTINGUISHER (PREFIX INDICATES SEMI, RECESSED, OR NONE FOR WALL MOUNTED)		SMOKE PARTITION, 30 MINUTE FIRE RATING
	OCCUPANCY LOAD SIGN. SEE DETAIL 2 THIS SHEET.		3HR RATED ASSEMBLY
	DOOR TAG, SEE SCHEDULE SHEET Axx		2HR RATED ASSEMBLY
	DOOR EXIT DEVICE (PANIC HARDWARE)		1-HR FIRE SEPARATION
	KNOX BOX		
	EGRESS DOOR or STAIR EXIT WIDTH (INCHES)		

OCCUPANT LOAD KEY

	NS - NON ASSIGNABLE SQ FOOTAGE
	A - ASSEMBLY
	B - BUSINESS
	S - STORAGE/MECHANICAL
	R - RESIDENTIAL SHELL

ROOM TAG

	Room name	ROOM NUMBER
	150 SF	ROOM AREA
	B XX	OCCUPANCY TYPE OCCUPANT COUNT

OCCUPANCY COUNT - LEVEL 2

NUMBER	ROOM NAME	AREA	OCCUPANCY TYPE	SQFT PER PERSON	OCCUPANT TOTAL
201	VACANT SHELL SPACE	15964 SF	R	200	80
C2-1	EXISTING CHASE	58 SF	NS		
C2-2	EXISTING CHASE	77 SF	NS		
C2-3	EXISTING CHUTE	48 SF	NS		
C2-4	EXISTING CHASE	18 SF	NS		
C2-5	EXISTING MEP	119 SF	S	300	0
E2-1	EXISTING ELEVATOR	72 SF	NS		
E2-2	EXISTING ELEVATOR	72 SF	NS		
E2-3	EXISTING ELEVATOR	78 SF	NS		
S2-1	EXISTING STAIRS	134 SF	NS		
S2-2	EXISTING STAIRS	158 SF	NS		
S2-3	EXISTING STAIRS	385 SF	NS		
Grand total:		17184 SF			80

EGRESS WIDTH - LEVEL 2

PER SECTION 1005, FBC, BUILDING

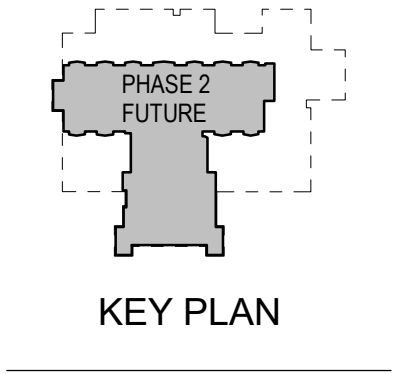
OCCUPANT LOAD	DOOR (INCHES PER OCCUPANT)	DOOR WIDTH REQUIRED (INCHES)	DOOR WIDTH PROVIDED (INCHES)	STAIRWAY (INCHES PER OCCUPANT)	STAIRWAY WIDTH REQUIRED (INCHES)	STAIRWAY WIDTH PROVIDED (INCHES)	STAIR EGRESS CAPACITY PER FLOOR
80	0.2	16	120	0.3	24	127	423

TRAVEL DISTANCE - LEVEL 2

EXIT ACCESS: TABLE 1016.1, FBC, BUILDING & SECTION 12.2.6, NFPA 101
 DEAD ENDS: SECTION 1018.4, FBC, BUILDING & SECTION 12.2.5, NFPA 101

EXIT ACCESS MAXIMUM ALLOWED (FEET)	EXIT ACCESS MAXIMUM PROPOSED (FEET)	COMMON PATH MAXIMUM ALLOWED (FEET)	COMMON PATH MAXIMUM PROPOSED (FEET)	DEAD END LENGTH MAXIMUM ALLOWED (FEET)	DEAD END LENGTH MAXIMUM PROPOSED (FEET)
250	113	125	N/A	50	13

THIS PLAN IS A PROFESSIONAL ARCHITECTURAL DRAWING. IT IS THE PROPERTY OF WANNEMACHER JENSEN ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WANNEMACHER JENSEN ARCHITECTS, INC. THE USER OF THIS PLAN AGREES TO HOLD WANNEMACHER JENSEN ARCHITECTS, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD WANNEMACHER JENSEN ARCHITECTS, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD WANNEMACHER JENSEN ARCHITECTS, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS PLAN.



Project number: 2112

MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023

LIFE SAFETY GENERAL NOTES

- REFER CODE ANALYSIS SHEET G-103 FOR INTERIOR FINISH FLAME SPREAD RATING CLASSIFICATION.
- VERIFY LOCATIONS FOR FIRE ALARM PULL STATIONS, FIRE ALARM ANNUNCIATOR PANEL, FIRE ALARM REMOTE CONTROL PANEL, EMERGENCY LIGHTING, STROBES AND AUDIBLE ALERTS.
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- ALL PANIC AND FIRE EXIT HARDWARE TO BE COMPLIANT WITH FBC SECTION 1008.1.10.
- ALL ACCESS-CONTROLLED EGRESS DOORS TO BE COMPLIANT WITH FBC SECTION 100.1.4.4.
- SEE FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT.
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- FIRE DIVISIONS SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTIONS.
- CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, PURGED PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRESTOPPED.
- PATCH ALL FIREPROOFING DAMAGED DURING CONSTRUCTION. RESTORE INTEGRITY OF FIREPROOFING AS REQUIRED BY BUILDING AND FIRE CODES AS REQUIRED BY GOVERNING AUTHORITIES.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED BY BUILDING AND FIRE CODES AND AS BY GOVERNING AUTHORITIES.
- ASBESTOS AND ENVIRONMENTAL TESTING COMPLETED UNDER SEPARATE CONTRACT. REPORTS TO BE SUPPLIED TO GC BY OWNER.

LIFE SAFETY PLAN LEGEND

*COORDINATE ITEMS W/ ELECTRICAL AS REQUIRED

	ILLUMINATED (DIRECTIONAL) EXIT SIGN, EXISTING TO REMAIN, IF MISSING, ADD NEW	-200-	TOTAL EXIT ACCESS TRAVEL DISTANCE (FEET)
	FIRE ALARM CONTROL PANEL	-100-	TOTAL COMMON PATH OF TRAVEL (FEET)
	FIRE EXTINGUISHER (PREFIX INDICATES SEMI-RECESSED, OR NONE FOR WALL MOUNTED) OCCUPANCY LOAD SIGN. SEE DETAIL 2 THIS SHEET.		SMOKE PARTITION, 30 MINUTE FIRE RATING
	DOOR TAG. SEE SCHEDULE SHEET A.x.x.		3HR RATED ASSEMBLY
	DOOR EXIT DEVICE (PANIC HARDWARE)		2HR RATED ASSEMBLY
	KNOX BOX		1-HR FIRE SEPARATION
	EGRESS DOOR or STAIR EXIT WIDTH (INCHES)		

OCCUPANT LOAD KEY

	NS - NON ASSIGNABLE SQ FOOTAGE
	A - ASSEMBLY
	B - BUSINESS
	S - STORAGE/ MECHANICAL
	R - RESIDENTIAL SHELL

ROOM TAG

Room name	← ROOM NUMBER
101	← ROOM AREA
B XX	← OCCUPANCY TYPE OCCUPANT COUNT

OCCUPANCY COUNT - LEVEL 3

NUMBER	ROOM NAME	AREA	OCCUPANCY TYPE	SOFT PER PERSON	OCCUPANT TOTAL
301	VACANT SHELL SPACE	9134 SF	R	200	46
302	INTERSTITIAL SPACE	4227 SF	NS	0	
303	INTERSTITIAL SPACE	2103 SF	NS	0	
304	INTERSTITIAL SPACE	321 SF	NS	0	
C3-1	EXISTING CHASE	58 SF	NS	0	
C3-2	EXISTING CHASE	77 SF	NS	0	
C3-3	EXISTING CHUTE	48 SF	NS	0	
C3-4	EXISTING CHASE	18 SF	NS	0	
C3-5	EXISTING MEP	224 SF	S	300	1
E3-1	EXISTING ELEVATOR	70 SF	NS	0	
E3-2	EXISTING ELEVATORS	71 SF	NS	0	
E3-3	EXISTING ELEVATOR	78 SF	NS	0	
S3-1	EXISTING STAIR	134 SF	NS	0	
S3-2	EXISTING STAIRS	158 SF	NS	0	
S3-3	EXISTING STAIRS	239 SF	NS	0	
Grand total:					15
					16960 SF
					46

EGRESS WIDTH - LEVEL 3

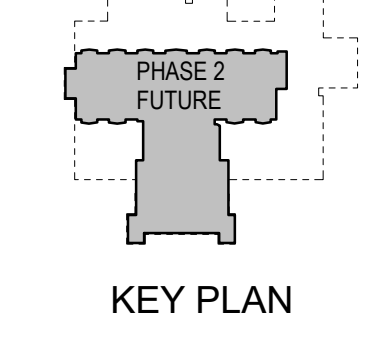
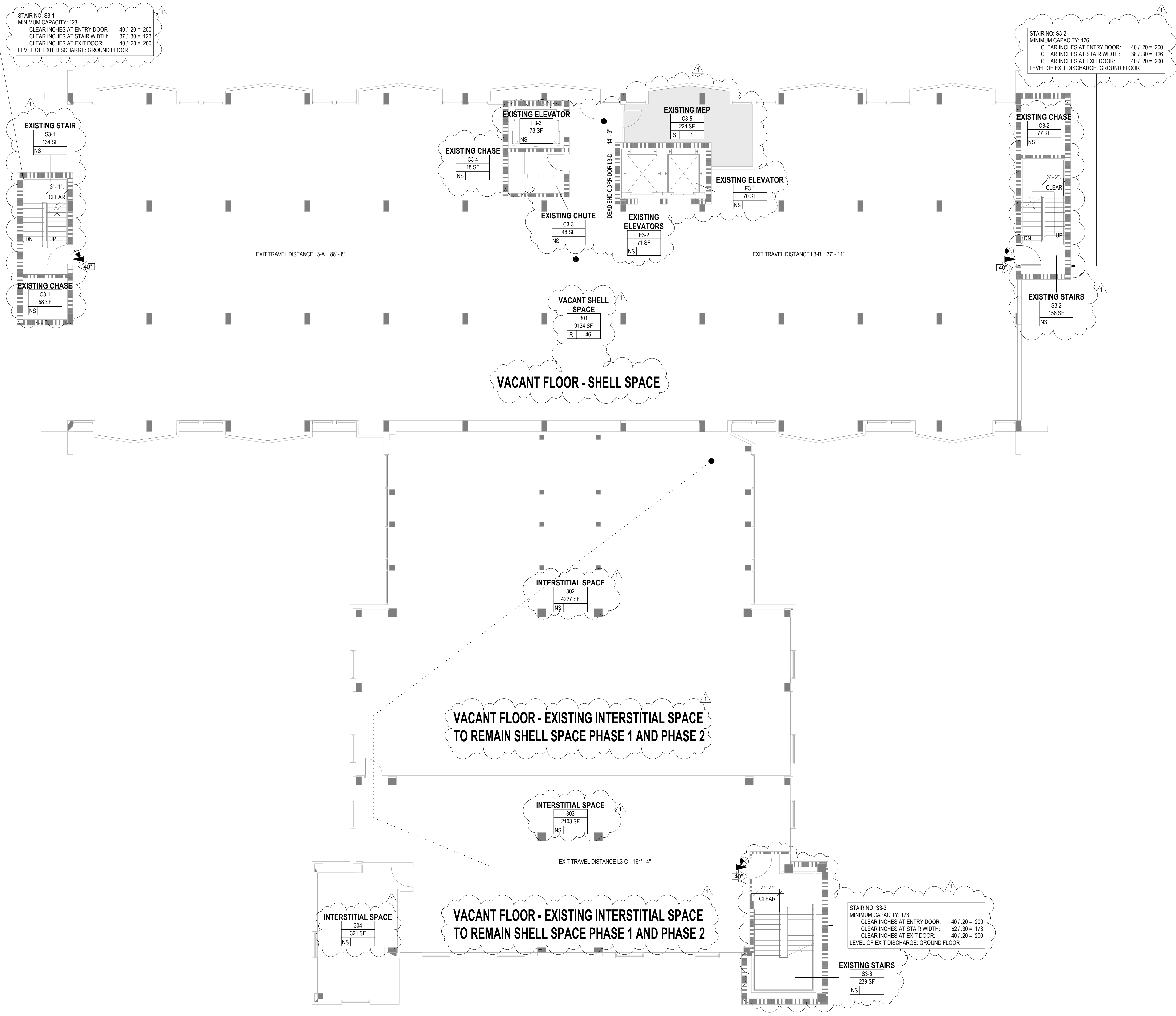
PER SECTION 1005, FBC, BUILDING

OCCUPANT LOAD	DOOR		STAIRWAY (INCHES PER OCCUPANT)	STAIRWAY		STAIR EGRESS CAPACITY PER FLOOR	
	DOOR WIDTH (INCHES PER OCCUPANT)	DOOR WIDTH PROVIDED (INCHES)		STAIRWAY WIDTH (INCHES)	STAIRWAY WIDTH PROVIDED (INCHES)		
46	0.2	9	120	0.3	14	127	423

TRAVEL DISTANCE - LEVEL 3

EXIT ACCESS: TABLE 1016.1, FBC, BUILDING & SECTION 12.2.6, NFPA 101
 DEAD ENDS: SECTION 1018.4, FBC, BUILDING & SECTION 12.2.5, NFPA 101

EXIT ACCESS MAXIMUM ALLOWED (FEET)	EXIT ACCESS MAXIMUM PROPOSED (FEET)	COMMON PATH MAXIMUM ALLOWED (FEET)	COMMON PATH MAXIMUM PROPOSED (FEET)	DEAD END LENGTH MAXIMUM ALLOWED (FEET)	DEAD END LENGTH MAXIMUM PROPOSED (FEET)
250	161	125	N/A	50	15



Project number: 2112

DISTRIBUTION

MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023

LIFE SAFETY GENERAL NOTES

- REFER CODE ANALYSIS SHEET G-103 FOR INTERIOR FINISH FLAME SPREAD RATING CLASSIFICATION.
- VERIFY LOCATIONS FOR FIRE ALARM PULL STATIONS, FIRE ALARM ANNUNCIATOR PANEL, FIRE ALARM REMOTE CONTROL PANEL, EMERGENCY LIGHTING, STROBES AND AUDIBLE ALERTS.
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- ALL ACCESS-CONTROLLED EGRESS DOORS TO BE COMPLIANT WITH FBC SECTION 100.1.4.4.
- SEE FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT.
- THRESHOLDS FOR ALL EXTERIOR DOORS CANNOT EXCEED 1/4" IN HEIGHT.
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LIFE SAFETY PLAN LEGEND

*COORDINATE ITEMS W/ ELECTRICAL AS REQUIRED

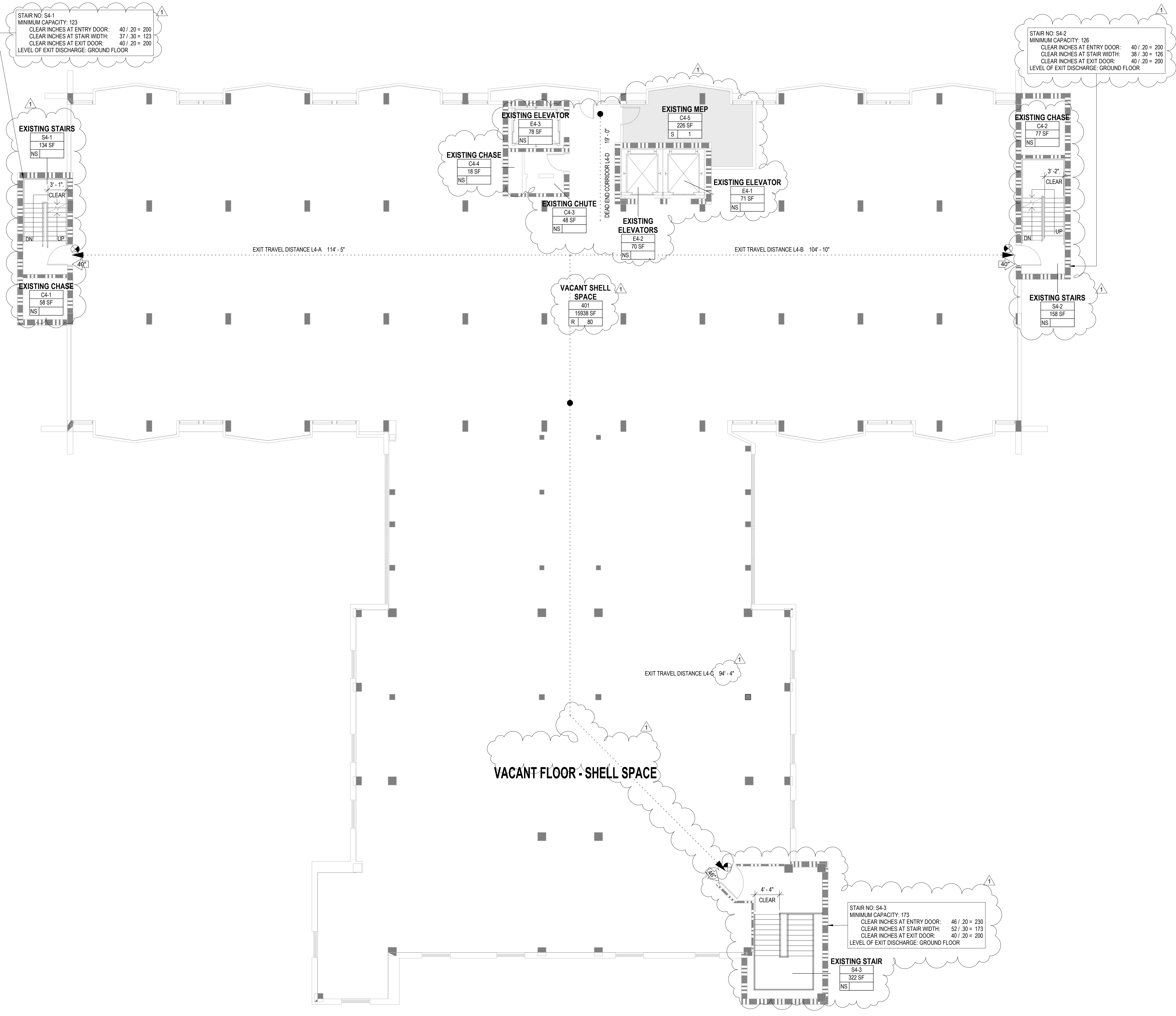
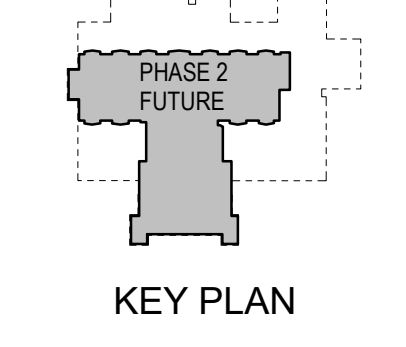
	ILLUMINATED (DIRECTIONAL) EXIT SIGN, EXISTING TO REMAIN, IF MISSING, ADD NEW	-200-	TOTAL EXIT ACCESS TRAVEL DISTANCE (FEET)
	FIRE ALARM CONTROL PANEL	-100-	TOTAL COMMON PATH OF TRAVEL (FEET)
	FIRE EXTINGUISHER (PREFIX INDICATES SEMI-RECESSED, OR NONE FOR WALL MOUNTED)		SMOKE PARTITION, 30 MINUTE FIRE RATING
	OCCUPANCY LOAD SIGN. SEE DETAIL 2 THIS SHEET.		3HR RATED ASSEMBLY
	DOOR TAG. SEE SCHEDULE SHEET A-x.x.		2HR RATED ASSEMBLY
	DOOR EXIT DEVICE (PANIC HARDWARE)		1-HR FIRE SEPARATION
	KNOX BOX		
	EGRESS DOOR or STAIR EXIT WIDTH (INCHES)		

OCCUPANT LOAD KEY

	NS - NON ASSIGNABLE SQ FOOTAGE
	A - ASSEMBLY
	B - BUSINESS
	S - STORAGE/MECHANICAL
	R - RESIDENTIAL SHELL

ROOM TAG

Room name	ROOM NUMBER
101	ROOM AREA
B XX	OCCUPANCY TYPE OCCUPANT COUNT



OCCUPANCY COUNT - LEVEL 4

NUMBER	ROOM NAME	AREA	OCCUPANCY TYPE	SQFT PER PERSON	OCCUPANT TOTAL
401	VACANT SHELL SPACE	15938 SF	R	200	80
C4-1	EXISTING CHASE	58 SF	NS	0	
C4-2	EXISTING CHASE	77 SF	NS	0	
C4-3	EXISTING CHUTE	48 SF	NS	0	
C4-4	EXISTING CHASE	18 SF	NS	0	
C4-5	EXISTING MEP	226 SF	S	300	1
E4-1	EXISTING ELEVATOR	71 SF	NS	0	
E4-2	EXISTING ELEVATORS	70 SF	NS	0	
E4-3	EXISTING ELEVATOR	78 SF	NS	0	
S4-1	EXISTING STAIRS	134 SF	NS	0	
S4-2	EXISTING STAIRS	158 SF	NS	0	
S4-3	EXISTING STAIR	322 SF	NS	0	
Grand Total:		17196 SF			80

EGRESS WIDTH - LEVEL 4

PER SECTION 1005, FBC, BUILDING

OCCUPANT LOAD	DOOR		STARWAY		STAIR EGRESS CAPACITY PER FLOOR
	DOOR (INCHES PER OCCUPANT)	DOOR WIDTH REQUIRED (INCHES) / PROVIDED (INCHES)	STARWAY (INCHES PER OCCUPANT)	STARWAY WIDTH REQUIRED (INCHES) / PROVIDED (INCHES)	
80	0.2	16 / 120	0.3	24 / 127	423

TRAVEL DISTANCE - LEVEL 4

EXIT ACCESS: TABLE 1016.1, FBC, BUILDING & SECTION 12.2.6, NFPA 101
 DEAD ENDS: SECTION 1018.4, FBC, BUILDING & SECTION 12.2.5, NFPA 101

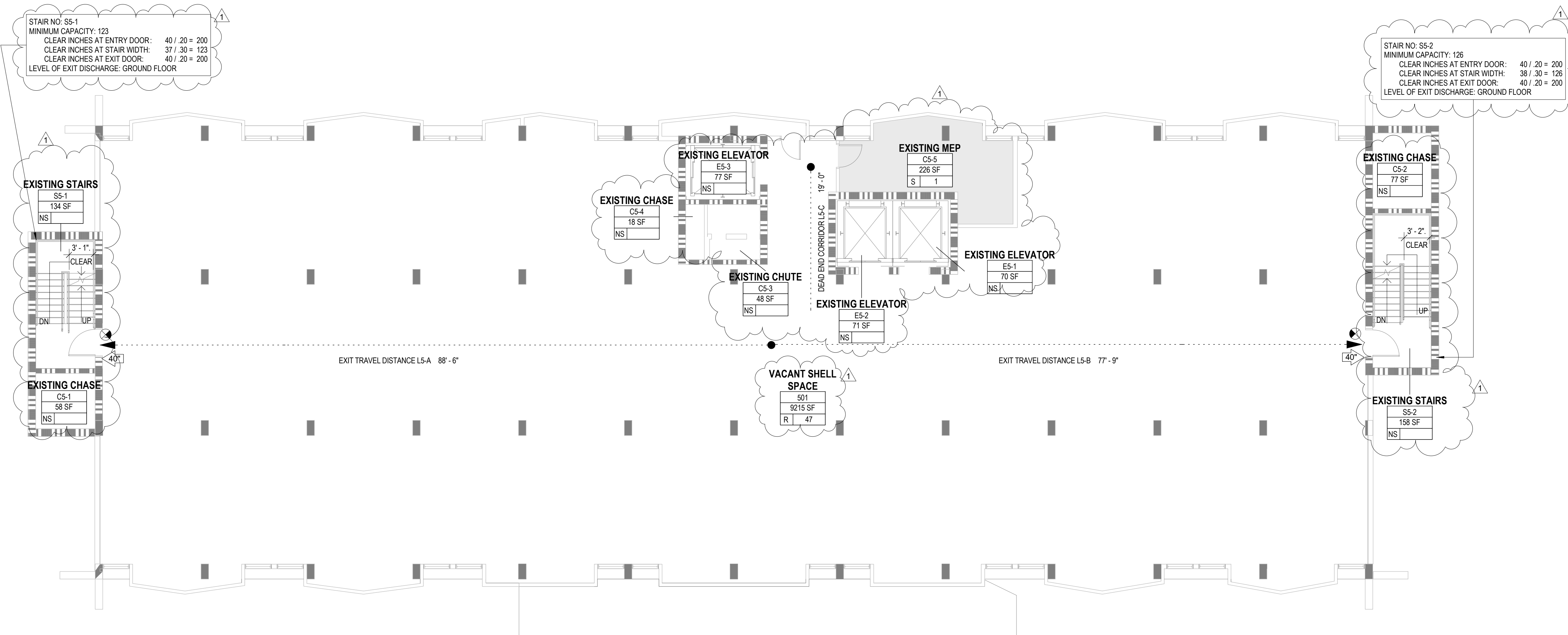
EXIT ACCESS MAXIMUM ALLOWED (FEET)	EXIT ACCESS MAXIMUM PROPOSED (FEET)	COMMON PATH MAXIMUM ALLOWED (FEET)	COMMON PATH MAXIMUM PROPOSED (FEET)	DEAD END LENGTH MAXIMUM ALLOWED (FEET)	DEAD END LENGTH MAXIMUM PROPOSED (FEET)
250	114	125	N/A	50	19

SPH A ED WHITE INTERIOR RENOVATION - PHASE 1
 ST. PETERSBURG HOUSING AUTHORITY
 2331 9TH AVENUE NORTH
 ST. PETERSBURG, FL 33713

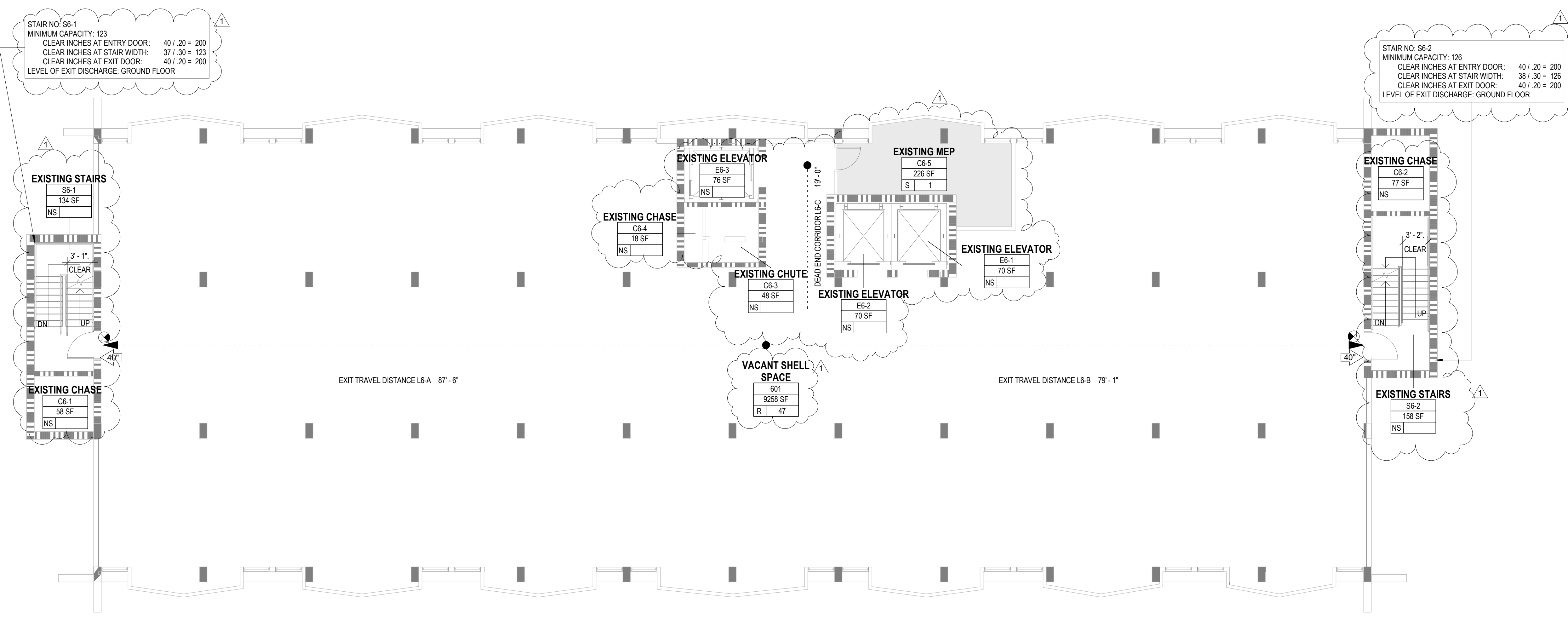
Project number: 2112

DISTRIBUTION

MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023



1 LEVEL 5 - LIFE SAFETY PLAN
1/8" = 1'-0"



2 LEVEL 6 - LIFE SAFETY PLAN
1/8" = 1'-0"

LIFE SAFETY GENERAL NOTES

- REFER CODE ANALYSIS SHEET G-103 FOR INTERIOR FINISH FLAME SPREAD RATING CLASSIFICATION.
- VERIFY LOCATIONS FOR FIRE ALARM PULL STATIONS, FIRE ALARM ANNUNCIATOR PANEL, FIRE ALARM REMOTE CONTROL PANEL, EMERGENCY LIGHTING, STROBES AND AUDIBLE ALERTS.
- INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10 BY A LICENSED FIRE EQUIPMENT DEALER. INSPECT, TAG, AND MOUNT ALL FIRE EXTINGUISHERS. SEE LOCATION IN PLAN.
- ALL PANIC AND FIRE EXIT HARDWARE TO BE COMPLIANT WITH FBC SECTION 1008.1.10
- ALL ACCESS-CONTROLLED EGRESS DOORS TO BE COMPLIANT WITH FBC SECTION 100.14.4
- SEE FIRE PROTECTION DRAWINGS FOR SPRINKLER LAYOUT
- THRESHOLDS FOR ALL EXTERIOR DOORS CANNOT EXCEED 1/4" IN HEIGHT
- FINAL EXIT SIGNS AND EMERGENCY LIGHTING LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE GOVERNING JURISDICTION. REFER SHEET G-104 FOR MOUNTING HEIGHTS U.N.O. BY FIRE MARSHAL. APPLICABLE SIGNAGE SHALL BE PROVIDED BY CONTRACTOR AND COORDINATE WITH OTHER BUILDING SIGNAGE. REFER TO FBC SECTION 1013.4 FOR RAISED CHARACTER AND BRILLE EXIT SIGNS REQUIREMENT
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- EMERGENCY FIXTURES SHALL BE TIED TO GENERATOR W/ TEST DOCUMENTATION PROVIDED TO ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION.
- FIRE DIVISIONS SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN FLOOR OR ROOF CONSTRUCTIONS
- CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, PURGED PIPE SPACES, COLUMN ENCLOSURES, ETC. SHALL BE FIRESTOPPED.
- PATCH ALL FIREPROOFING DAMAGED DURING CONSTRUCTION. RESTORE INTEGRITY OF FIREPROOFING AS REQUIRED BY GOVERNING AUTHORITIES.
- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED BY BUILDING AND FIRE CODES AND AS BY GOVERNING AUTHORITIES.
- SEBESTOS AND ENVIRONMENTAL TESTING COMPLETED UNDER SEPARATE CONTRACT. REPORTS TO BE SUPPLIED TO GC BY OWNER.

LIFE SAFETY PLAN LEGEND

*COORDINATE ITEMS W/ ELECTRICAL AS REQUIRED

	ILLUMINATED (DIRECTIONAL) EXIT SIGN, EXISTING TO REMAIN, IF MISSING, ADD NEW	-200-	TOTAL EXIT ACCESS TRAVEL DISTANCE (FEET)
	FIRE ALARM CONTROL PANEL	-100-	TOTAL COMMON PATH OF TRAVEL (FEET)
	FIRE EXTINGUISHER (PREFIX INDICATES SEMI-RECESSED, OR NONE FOR WALL MOUNTED)		SMOKE PARTITION, 30 MINUTE FIRE RATING
	DOOR TAG. SEE SCHEDULE SHEET Ax.x		3HR RATED ASSEMBLY
	DOOR EXIT DEVICE (PANIC HARDWARE)		2HR RATED ASSEMBLY
	KNOX BOX		1-HR FIRE SEPARATION
	EGRESS DOOR or STAIR EXIT WIDTH (INCHES)		

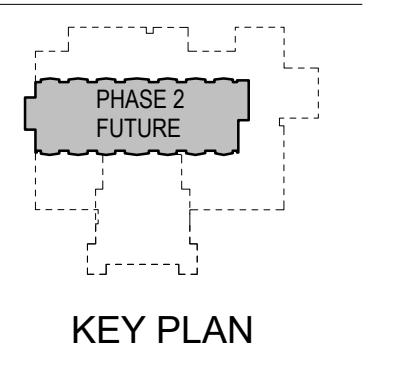
OCCUPANT LOAD KEY

	NS - NON ASSIGNABLE SQ FOOTAGE
	A - ASSEMBLY
	B - BUSINESS
	S - STORAGE/MECHANICAL
	R - RESIDENTIAL SHELL

ROOM TAG

Room name	← ROOM NUMBER
101	← ROOM AREA
B XX	← OCCUPANCY TYPE OCCUPANT COUNT

THIS PROJECT HAS BEEN REVIEWED BY THE ST. PETERSBURG HOUSING AUTHORITY FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE AND THE FLORIDA FIRE CODE. THIS REVIEW IS LIMITED TO THE LIFE SAFETY ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE ST. PETERSBURG HOUSING AUTHORITY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DOCUMENTS PROVIDED.



OCCUPANCY COUNT - LEVEL 5

NUMBER	ROOM NAME	AREA	OCCUPANCY TYPE	SOFT PER PERSON	OCCUPANT TOTAL
501	VACANT SHELL SPACE	9215 SF	R	200	46
CS-1	EXISTING CHASE	58 SF	NS	0	
CS-2	EXISTING CHASE	77 SF	NS	0	
CS-3	EXISTING CHUTE	48 SF	NS	0	
CS-4	EXISTING CHASE	18 SF	NS	0	
CS-5	EXISTING MEP	226 SF	S	300	1
ES-1	EXISTING ELEVATOR	70 SF	NS	0	
ES-2	EXISTING ELEVATOR	71 SF	NS	0	
ES-3	EXISTING ELEVATOR	77 SF	NS	0	
SS-1	EXISTING STAIRS	134 SF	NS	0	
SS-2	EXISTING STAIRS	158 SF	NS	0	
Grand total: 11					47

OCCUPANCY COUNT - LEVEL 6

NUMBER	ROOM NAME	AREA	OCCUPANCY TYPE	SOFT PER PERSON	OCCUPANT TOTAL
601	VACANT SHELL SPACE	9258 SF	R	200	46
CS-1	EXISTING CHASE	58 SF	NS	0	
CS-2	EXISTING CHASE	77 SF	NS	0	
CS-3	EXISTING CHUTE	48 SF	NS	0	
CS-4	EXISTING CHASE	18 SF	NS	0	
CS-5	EXISTING MEP	226 SF	S	300	1
ES-1	EXISTING ELEVATOR	70 SF	NS	0	
ES-2	EXISTING ELEVATOR	70 SF	NS	0	
ES-3	EXISTING ELEVATOR	76 SF	NS	0	
SS-1	EXISTING STAIRS	134 SF	NS	0	
SS-2	EXISTING STAIRS	158 SF	NS	0	
Grand total: 11					47

EGRESS WIDTH - LEVEL 5 & 6

PER SECTION 1005, FBC, BUILDING

OCCUPANT LOAD	DOOR		STAIRWAY (INCHES PER OCCUPANT)	STAIRWAY		STAIR EGRESS CAPACITY PER FLOOR
	DOOR (INCHES PER OCCUPANT)	DOOR WIDTH PROVIDED (INCHES)		STAIRWAY WIDTH REQUIRED (INCHES)	STAIRWAY WIDTH PROVIDED (INCHES)	
47	0.2	9	80	0.3	14	250

TRAVEL DISTANCE - LEVEL 5 & 6

EXIT ACCESS: TABLE 1016.1, FBC, BUILDING & SECTION 12.2.6, NFPA 101
DEAD ENDS: SECTION 1018.4, FBC, BUILDING & SECTION 12.2.5, NFPA 101

EXIT ACCESS MAXIMUM ALLOWED (FEET)	EXIT ACCESS MAXIMUM PROPOSED (FEET)	COMMON PATH MAXIMUM ALLOWED (FEET)	COMMON PATH MAXIMUM PROPOSED (FEET)	DEAD END LENGTH MAXIMUM ALLOWED (FEET)	DEAD END LENGTH MAXIMUM PROPOSED (FEET)
250	89	125	N/A	50	19

Project number: 2112

DISTRIBUTION

MILESTONE	DATE
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REV 1 PERMIT	6/30/2023

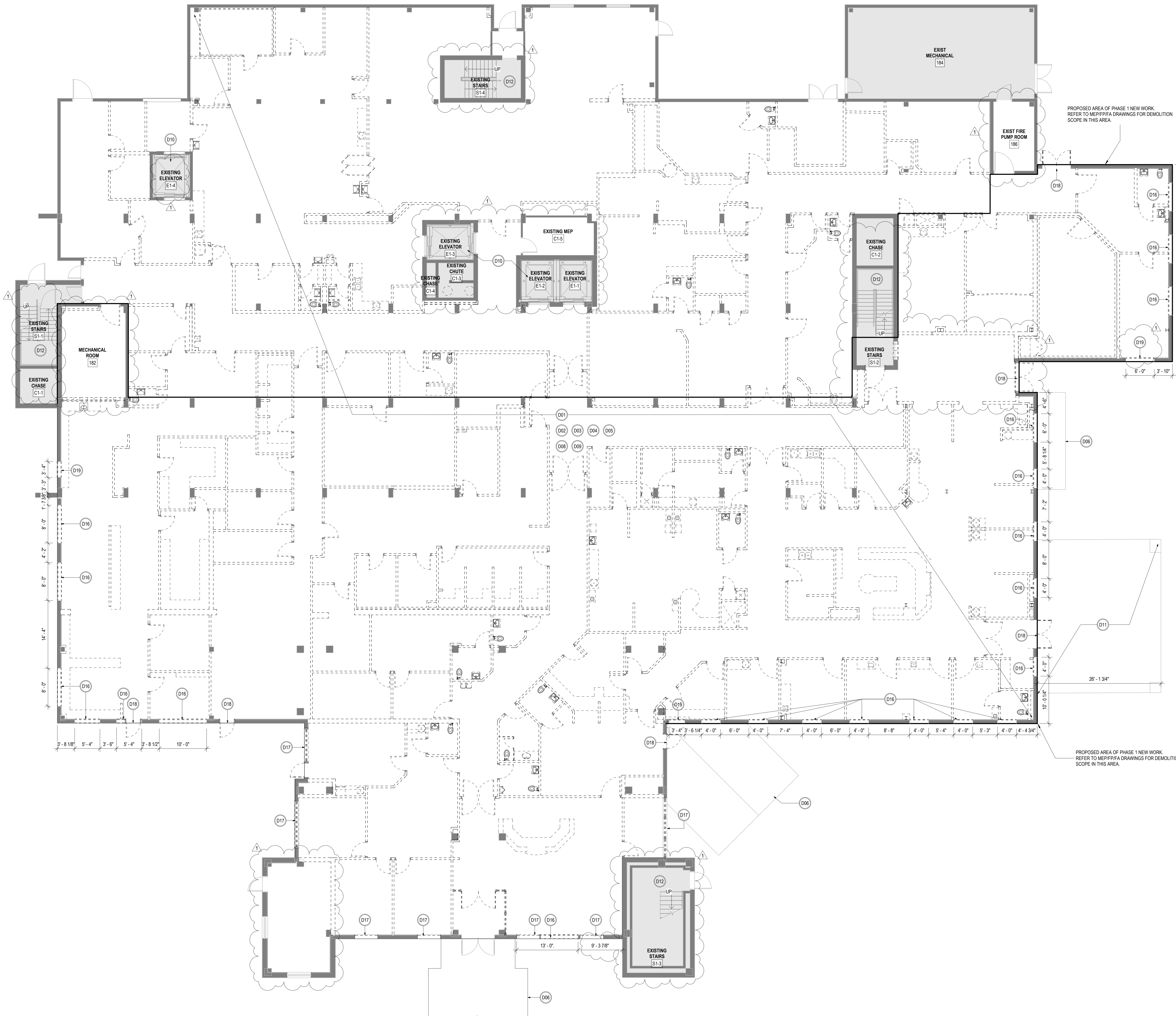
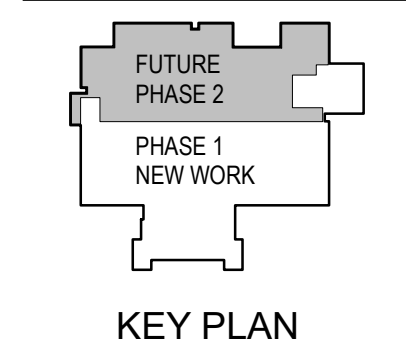
GENERAL NOTES - DEMOLITION

1. ALL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO WORK, NOTIFY ARCHITECT IF CONFLICTS ARE FOUND
2. PROTECT ALL AREAS TO REMAIN. G.C. TO REPAIR OR REPLACE ANY ITEM TO REMAIN OR TO BE RELOCATED THAT IS DAMAGED DURING THE WORK. PROVIDE A SEAMLESS, UNDAMAGED APPEARANCE WHEN JOINING NEW TO EXISTING
3. REMOVE DASHED PORTION OF EXISTING WALLS, DOORS, WINDOWS, SIDELIGHTS, TRANSOMS, AND FRAMES. PREPARE AREA TO RECEIVE NEW CONSTRUCTION AS SCHEDULED.
4. FIRE RESISTANCE - MAINTAIN INTEGRITY OF EXISTING FIRE AND/OR SMOKE PARTITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. MAINTAIN INTEGRITY OF ALL EXISTING FIREPROOFING, FIRESTOPPING, COLUMN ENCLOSURES, ETC. TO ENSURE FIRE RESISTANCE MEETS OR EXCEEDS THAT ORIGINALLY REQUIRED OR SPECIFIED. PATCH ALL AREAS DAMAGED OR REMOVED DUE TO DEMOLITION TO MATCH THAT OF THE EXISTING OR AS REQUIRED FOR NEW.
5. FINISHES - REMOVE ALL EXISTING FINISHES IN AREA OF WORK. PREPARE SUBSTRATES TO RECEIVE NEW FINISHES WHERE SCHEDULED. FINISH ALL PATCHED OR EXTENDED WALLS TO NEAREST CHANGE OF DIRECTION, WALL TERMINATION, OR INTERSECTION. PHASING - COORDINATE EQUIPMENT DELIVERIES AND INSTALLATION WITH THE PHASING PLAN FOR APPROPRIATE SCHEDULING.
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7. ALL AREAS TO BE CLEANED OF DEBRIS TO PREPARE FOR PHASE 1 NEW WORK AND FUTURE PHASE 2 NEW WORK.
8. EXISTING EXTERIOR WINDOWS TO REMAIN INSTALLED DURING DEMOLITION PHASE. IF WINDOWS ARE DAMAGED, PROTECT WITH PLYWOOD FOR TEMPORARY PROTECTION. COORDINATE WINDOW REPLACEMENT WHERE INDICATED IN PHASE 1 NEW WORK SCOPE.
9. EXISTING EXTERIOR DOORS TO REMAIN INSTALLED DURING DEMOLITION PHASE. IF DOORS ARE DAMAGED, PROTECT WITH PLYWOOD FOR TEMPORARY PROTECTION. COORDINATE DOOR REPLACEMENT WHERE INDICATED IN PHASE 1 NEW WORK SCOPE.
10. G.C. TO REMOVE ALL MEDICAL EQUIPMENT/FIXTURES/FURNISHINGS. COORDINATE WITH OWNERS FOR TURNOVER ITEMS.
11. G.C. TO REMOVE ALL KITCHEN EQUIPMENT/FIXTURES/FURNISHINGS. COORDINATE WITH OWNERS FOR TURNOVER ITEMS.
12. REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURE DEMO SCOPE.
13. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE DEMO SCOPE.
14. REMOVE HURRICANE SHUTTERS IN PHASE 1 AREA. PATCH, REPAIR AND PAINT WALL.
15. FOR ANY NEW OR REPLACED FENESTRATION, REMOVE WALL FINISH SYSTEMS 6" AROUND ALL SIDES OF OPENING TO ALLOW FOR WATERPROOFING.
16. PATCH, REPAIR, AND LEVEL ALL OPEN SLAB PENETRATIONS REMAINING FROM DEMOLITION SCOPE.

LEGEND - DEMOLITION

-  EXISTING WALL TO REMAIN
-  EXISTING TO BE REMOVED
-  EXISTING TO REMAIN
-  EXISTING AREA TO REMAIN

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SPECIFIC KEYNOTES - DEMO - L1

NUMBER	TEXT
D01	REMOVE EXISTING INTERIOR WALLS AND FURRING
D02	REMOVE EXISTING INTERIOR DOORS
D03	REMOVE EXISTING PLUMBING FIXTURES; REFER TO MEP DRAWINGS
D04	REMOVE EXISTING CASEWORK
D05	REMOVE EXISTING INTERIOR WINDOWS
D06	EXISTING CASEWORK TO REMAIN
D08	REMOVE ALL EXISTING FLOORING FINISHES AND WALL BASE. CLEAR SLAB FROM ALL ADHESIVES. PREPARE FOR FUTURE FINISHES.
D09	DEMO SUSPENDED CEILING GRID, DRYWALL CEILINGS AND SOFFITS
D10	EXISTING ELEVATOR NOT IN SCOPE
D11	EXISTING PORTE COCHERE TO REMAIN
D12	EXISTING STAIRWELL CORE, STAIRS, HANDRAILS, DOORS TO REMAIN
D16	LOCATION FOR NEW WINDOW OPENING, REFER TO ELEVATIONS
D17	REMOVE EXTERIOR STOREFRONT SYSTEM
D18	REMOVE EXTERIOR DOOR AND FRAME
D19	LOCATION NEW DOOR OPENING, REFER TO ELEVATION

1 LEVEL 1 - DEMO FLOOR PLAN
 1/8" = 1'-0"

Project number
2112

DISTRIBUTION

MILESTONE	DATE
PERMIT SET	1/6/2023
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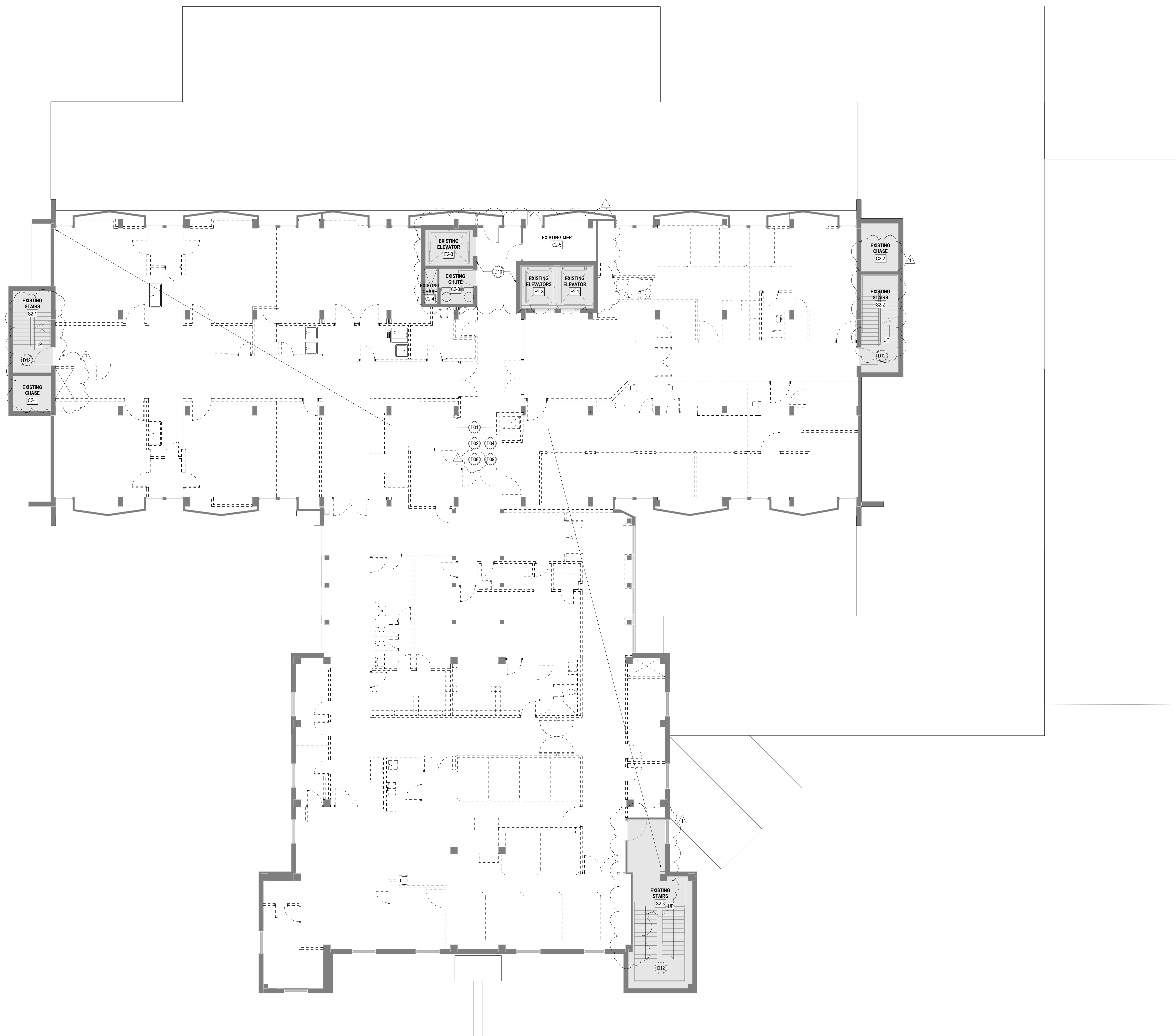
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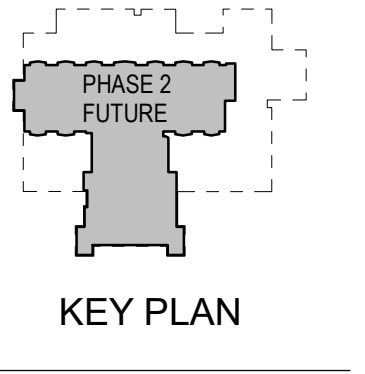
LEGEND - DEMOLITION

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-  EXISTING TO BE REMOVED
-  EXISTING TO REMAIN
-  EXISTING AREA TO REMAIN

SPECIFIC KEYNOTES - DEMO - L2	
NUMBER	TEXT
D01	REMOVE EXISTING INTERIOR WALLS AND FURRING
D02	REMOVE EXISTING INTERIOR DOORS
D03	REMOVE EXISTING PLUMBING FIXTURES; REFER TO MEP DRAWINGS
D04	REMOVE EXISTING CASEWORK
D08	REMOVE ALL EXISTING FLOORING FINISHES AND WALL BASE. CLEAR SLAB FROM ALL ADHESIVES; PREPARE FOR FUTURE FINISHES.
D09	DEMO SUSPENDED CEILING GRID, DRYWALL CEILINGS AND SOFFITS
D10	EXISTING ELEVATOR NOT IN SCOPE
D12	EXISTING STAIRWELL CORE, STAIRS, HANDRAILS, DOORS TO REMAIN



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Project number
2112

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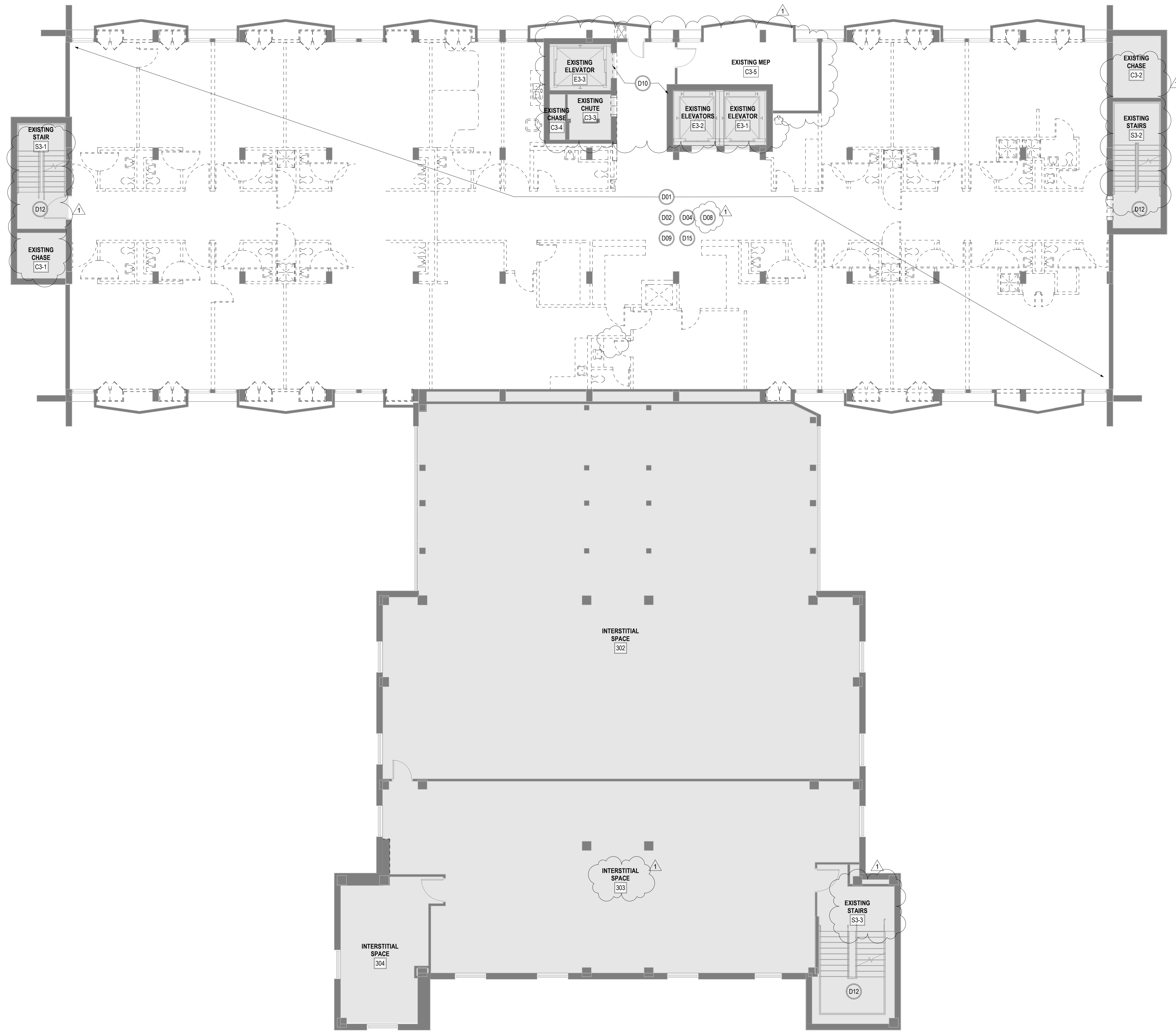
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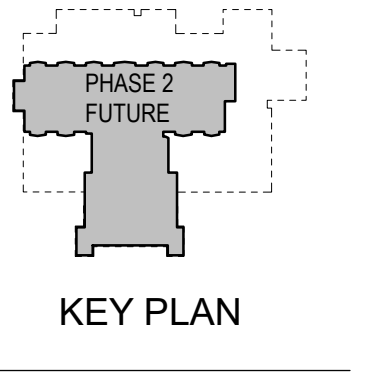
LEGEND - DEMOLITION

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- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING AREA TO REMAIN

SPECIFIC KEYNOTES - DEMO - L3-L6	
NUMBER	TEXT
D01	REMOVE EXISTING INTERIOR WALLS AND FURRING
D02	REMOVE EXISTING INTERIOR DOORS
D03	REMOVE EXISTING PLUMBING FIXTURES; REFER TO MEP DRAWINGS
D04	REMOVE EXISTING CASEWORK
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D09	DEMO SUSPENDED CEILING GRID, DRYWALL, CEILINGS AND SOFFITS
D10	EXISTING ELEVATOR NOT IN SCOPE
D12	EXISTING STAIRWELL CORE, STAIRS, HANDRAILS, DOORS TO REMAIN
D15	REMOVE ALL BUILT-IN STORAGE



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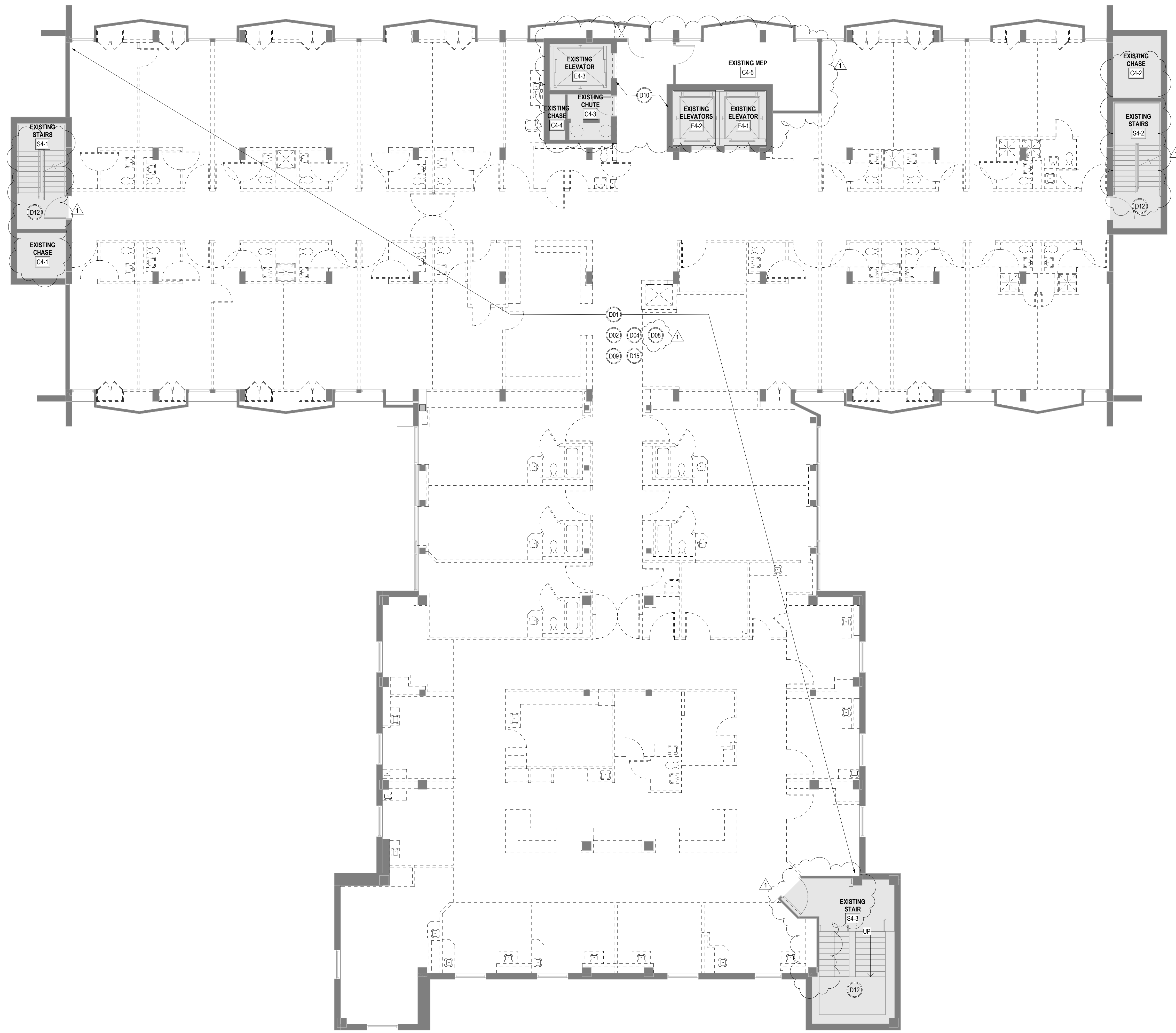
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- G.C. TO REMOVE ALL KITCHEN EQUIPMENT/FIXTURES/FURNISHINGS. COORDINATE WITH OWNERS FOR TURNOVER ITEMS.
- REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURE DEMO SCOPE.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE DEMO SCOPE.
- REMOVE HURRICANE SHUTTERS IN PHASE 1 AREA. PATCH, REPAIR AND PAINT WALL.
- FOR ANY NEW OR REPLACED FENESTRATION, REMOVE WALL FINISH SYSTEMS & AROUND ALL SIDES OF OPENING TO ALLOW FOR WATERPROOFING.
- PATCH, REPAIR, AND LEVEL ALL OPEN SLAB PENETRATIONS REMAINING FROM DEMOLITION SCOPE.

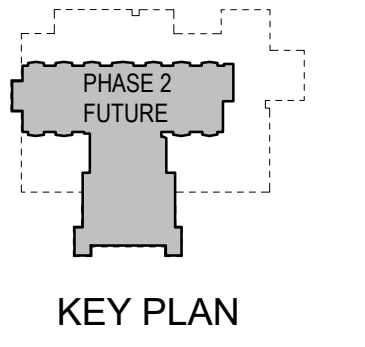
LEGEND - DEMOLITION

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING AREA TO REMAIN

SPECIFIC KEYNOTES - DEMO - L3-L6	
NUMBER	TEXT
D01	REMOVE EXISTING INTERIOR WALLS AND FURRING
D02	REMOVE EXISTING INTERIOR DOORS
D03	REMOVE EXISTING PLUMBING FIXTURES; REFER TO MEP DRAWINGS
D04	REMOVE EXISTING CASEWORK
D08	REMOVE ALL EXISTING FLOORING FINISHES AND WALL BASE. CLEAR SLAB FROM ALL ADHESIVES; PREPARE FOR FUTURE FINISHES.
D09	DEMO SUSPENDED CEILING GRID, DRYWALL, CEILINGS AND SOFFITS
D10	EXISTING ELEVATOR NOT IN SCOPE
D12	EXISTING STAIRWELL CORE, STAIRS, HANDRAILS, DOORS TO REMAIN
D15	REMOVE ALL BUILT-IN STORAGE



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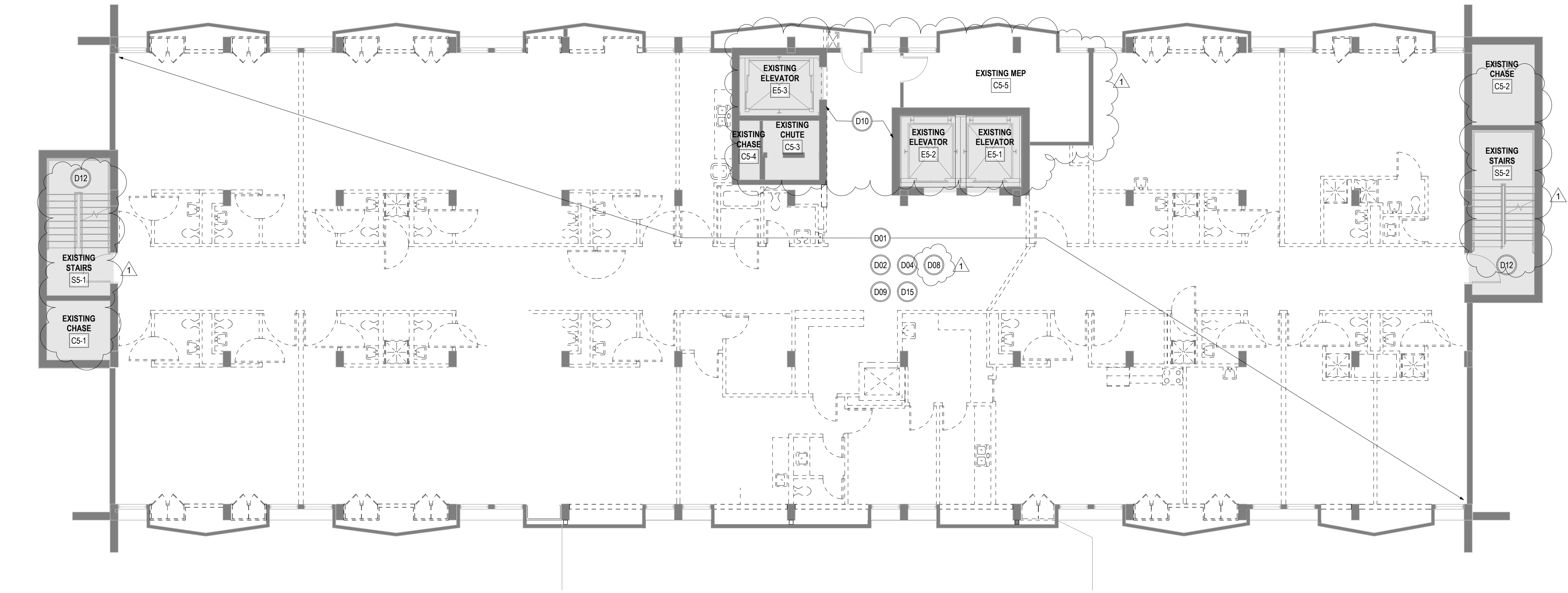
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- REMOVE DASHED PORTION OF EXISTING WALLS, DOORS, WINDOWS, SIDELIGHTS, TRANSOMS, AND FRAMES. PREPARE AREA TO RECEIVE NEW CONSTRUCTION AS SCHEDULED.
- FIRE RESISTANCE - MAINTAIN INTEGRITY OF EXISTING FIRE AND/OR SMOKE PARTITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. MAINTAIN INTEGRITY OF ALL EXISTING FIREPROOFING, FIRESTOPPING, COLUMN ENCLOSURES, ETC. TO ENSURE FIRE RESISTANCE MEETS OR EXCEEDS THAT ORIGINALLY REQUIRED OR SPECIFIED. PATCH ALL AREAS DAMAGED OR REMOVED DUE TO DEMOLITION TO MATCH THAT OF THE EXISTING OR AS REQUIRED FOR NEW.
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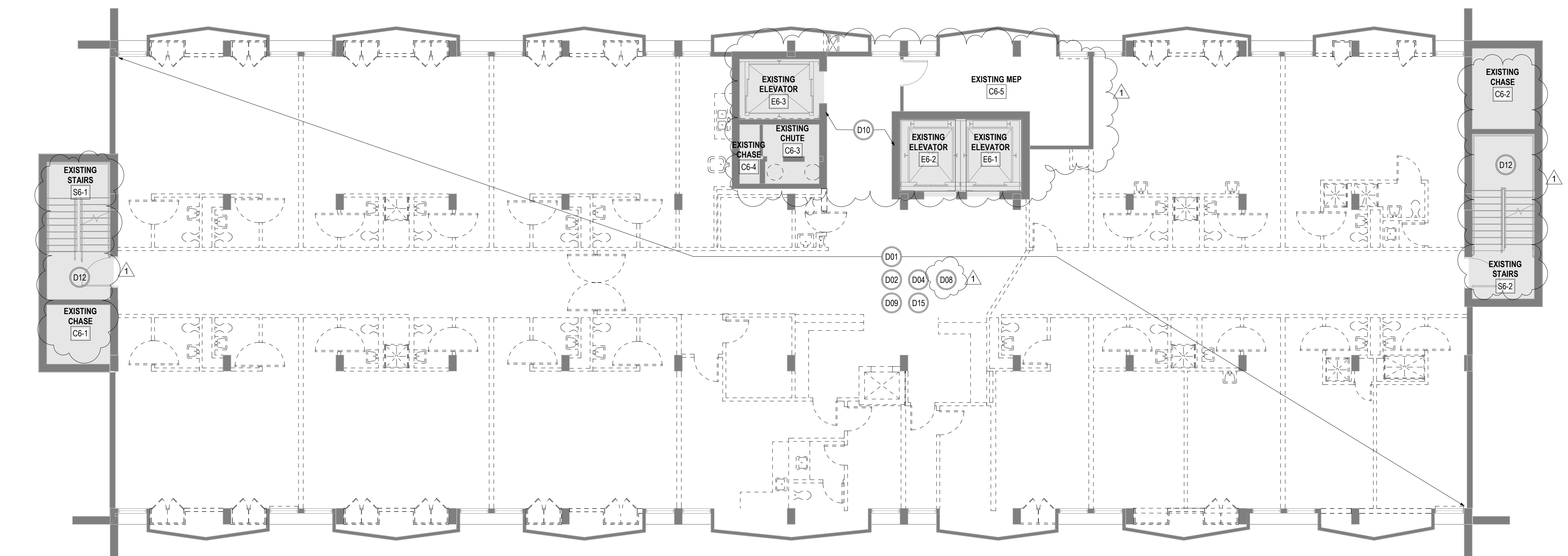
LEGEND - DEMOLITION

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- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING AREA TO REMAIN

SPECIFIC KEYNOTES - DEMO - L3-L6	
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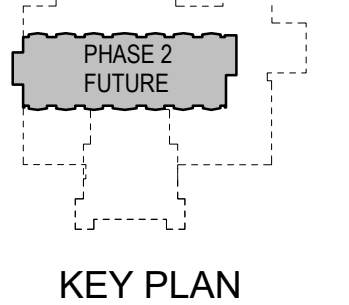


1 LEVEL 5 - DEMO FLOOR PLAN
1/8" = 1'-0"



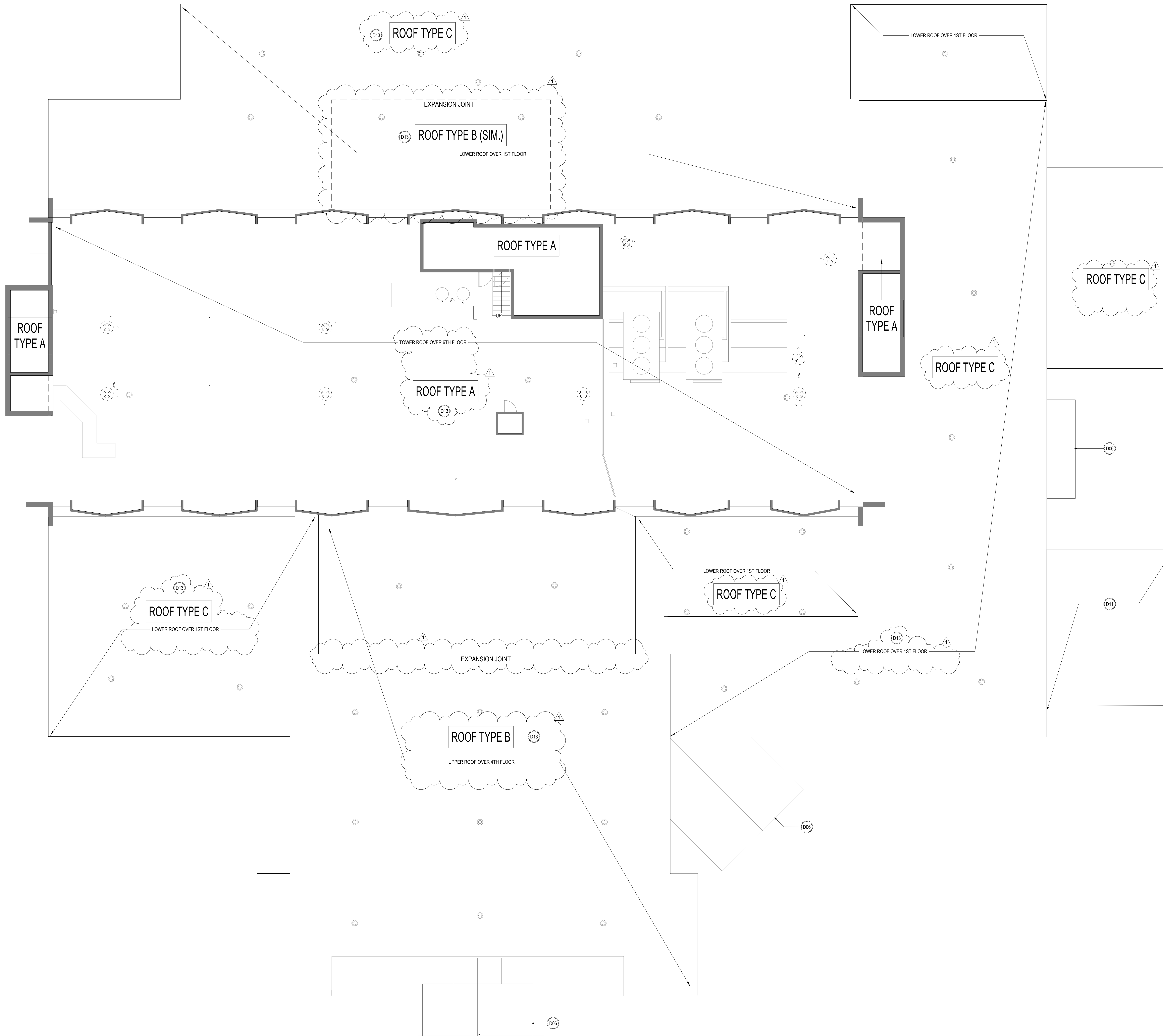
2 LEVEL 6 - DEMO FLOOR PLAN
1/8" = 1'-0"

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KEY PLAN

Project number	2112
DISTRIBUTION	
MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023



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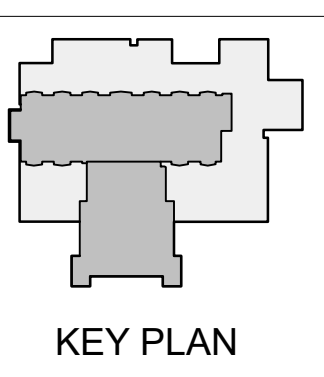
LEGEND - DEMOLITION

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING AREA TO REMAIN

SPECIFIC KEYNOTES - DEMO - ROOF	
NUMBER	TEXT
D06	EXISTING CANOPY TO REMAIN
D11	EXISTING PORTE COCHERE TO REMAIN
D13	REMOVE ALL EXISTING ROOF MEMBRANE, INSULATION, COVERBOARD, LWG, CURBS, AND FLASHINGS. PREPARE ALL STRUCTURAL SUBSTRATE TO RECEIVE NEW ROOFING SYSTEMS PER NEW WORK SCOPE.

Wannemacher Jensen Architects, Inc.
 132 Mirror Lake Drive N, Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5666
 www.wjarc.com
 AR04244
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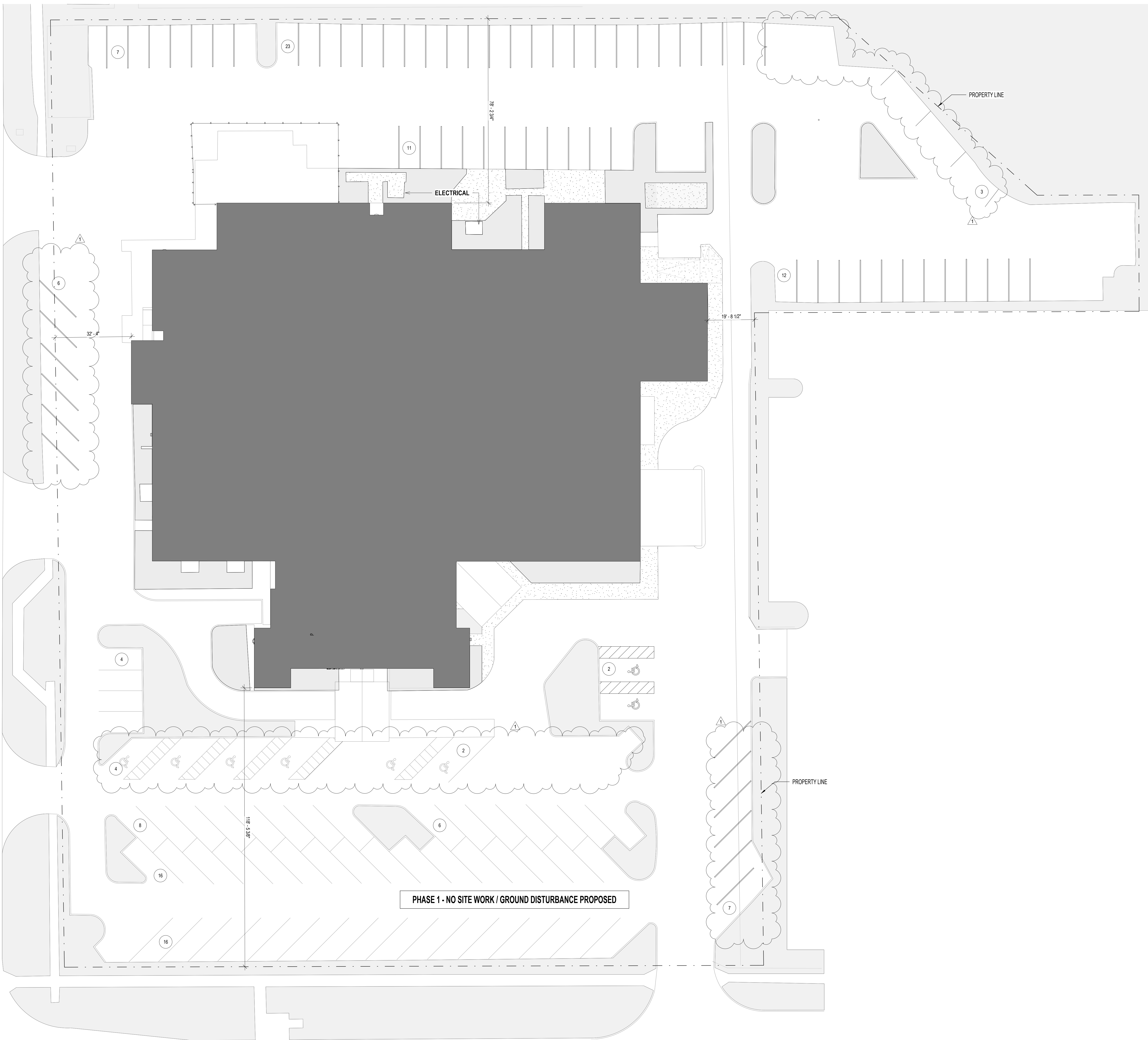


SPHA ED WHITE INTERIOR RENOVATION - PHASE 1
 ST. PETERSBURG HOUSING AUTHORITY
 2331 9TH AVENUE NORTH,
 ST PETERSBURG, FL 33713

Project number
2112

DISTRIBUTION

MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023



GENERAL NOTES

1. BOUNDS OF SCOPE OF WORK ARE TO THE EXTENT REQUIRED TO COMPLETE WORK.
2. REFER TO CIVIL AND MEP FOR UTILITIES AND ACCESS POINTS.
3. RESTRIPE PARKING
- 4.
- 5.

ZONING LEGEND

DISTRICT DATA:	
CURRENT ZONING DISTRICT:	CORRIDOR RESIDENTIAL DISTRICT, CRT-1
FUTURE LAND USE MAP:	PLANNED DEVELOPMENT MIXED-USE, PR-MU
FLOOD DATA:	
FEMA FLOOD ZONE:	ZONE X
BASE FLOOD ELEVATION (BFE):	N/A FOR ZONE X
SITE DATA:	
GROSS LOT AREA:	136,285 SF (3.12 ACRES)
BUILDING FOOTPRINT:	35,590 SF
FIRST FLOOR ELEVATION:	41.55 (NAVD 1988)
BASEMENT ELEVATION:	31.55 (NAVD 1988)
MINI LOT AREA:	4,500 SF
MAX F.A.R.:	(RATIO : 1) = 125,189
PROPOSED F.A.R.:	EXISTING TO REMAIN
MAX I.S.R.:	(RATIO : 0.75) = 125,189
PROPOSED I.S.R.:	EXISTING TO REMAIN
MAX RESIDENTIAL DENSITY:	(24 UNITS / ACRE) = 74.88 UNITS
PROPOSED RESIDENTIAL UNITS:	70 UNITS (PHASE 2)
BUILDING DATA:	
BUILDING HEIGHT:	36' ALLOWED, 70' EXISTING
BUILDING SETBACKS:	
FRONT YARD (SOUTH):	15' REQUIRED, 118'-6" EXISTING
STREET SIDE (WEST):	10' REQUIRED, 32'-4" EXISTING
INTERIOR SIDE (EAST):	8' REQUIRED, 19'-0" EXISTING
REAR YARD (NORTH):	7.5' REQUIRED, 78'-3" EXISTING

*WILL BE ADDRESSED IN PHASE 2

PARKING COUNT

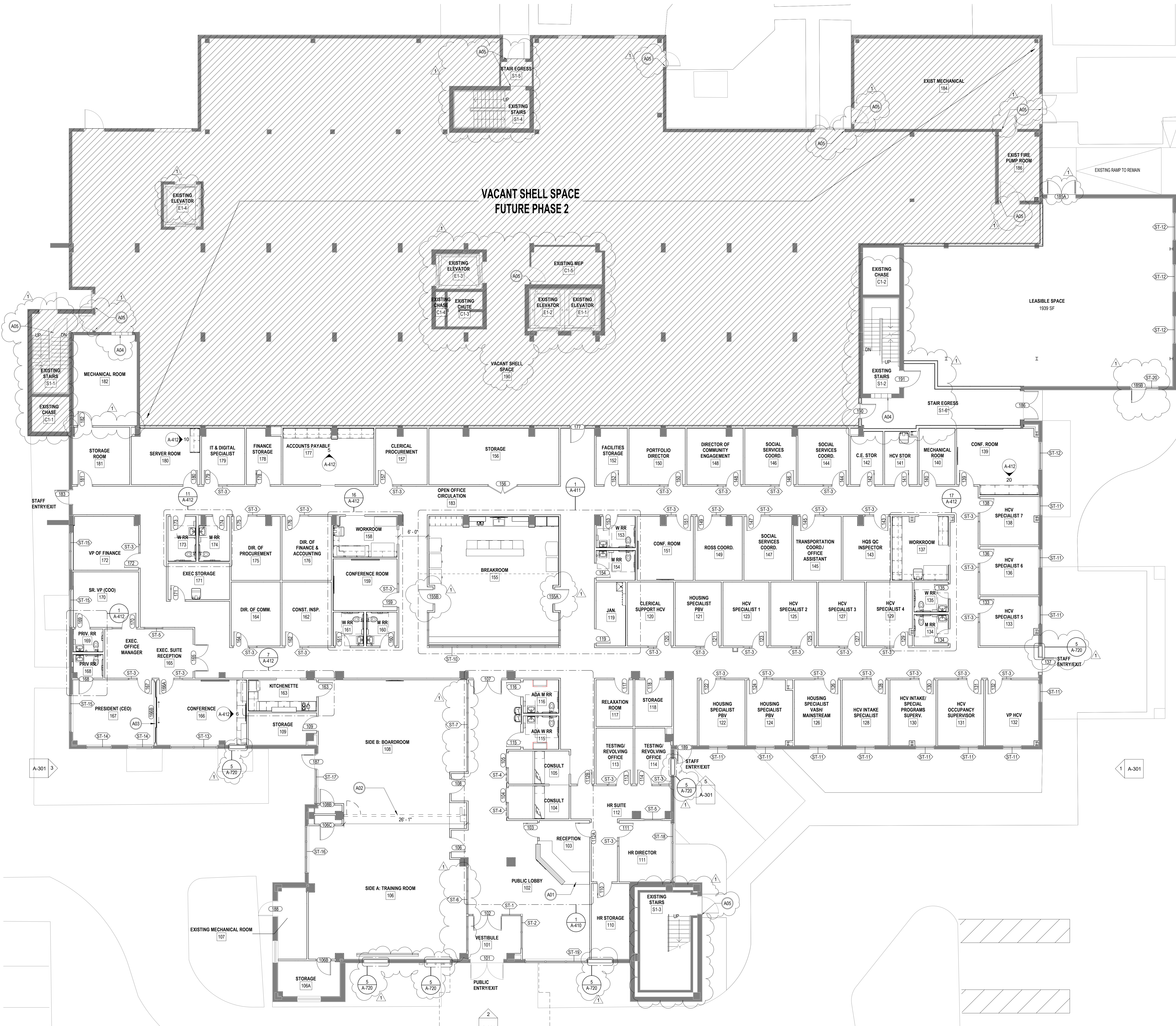
PARKING MATRIX RATIO REQUIREMENTS:		
OFFICE GENERAL:	1 PER 400 SF GFA	
DWELLING, MULTIFAMILY:	0.75 PER UNIT UP TO 2 BEDROOMS, PLUS 0.5 FOR EACH ADDITIONAL BEDROOM.	
	LOADING AREA REQUIRED FOR MORE THAN 5 UNITS	
TOTAL EXISTING:	ADA PARKING SPACES	ON-SITE PARKING SPACES
EXISTING TOTALS:	5	127
MINIMUM CODE REQUIREMENTS:		
OFFICE GENERAL:	50	50
DWELLING, MULTIFAMILY:	53	53
CODE MIN REQ TOTALS:	5	103
BICYCLE PARKING:		
OFFICE GENERAL:	2	2
RESIDENTIAL MULTIFAMILY:	4	70
CODE MIN REQ TOTALS:	6	72

*WILL BE ADDRESSED IN PHASE 2

SITE PLAN LEGEND

	FINISH FLOOR LEVEL AT BUILDING ENTRY POINT
	AREA N.I.C.
	EXISTING BUILDING
	EXISTING GREENSPACE
	PROPERTY LINE
	ACCESSIBLE ROUTE
	TO BE DEMOLISHED
	SETBACK
	FENCE
	FIRE DEPARTMENT CONNECTION
	NUMBER OF PARKING SPACES

PHASE 1 - NO SITE WORK / GROUND DISTURBANCE PROPOSED



GENERAL NOTES

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- PROVIDE SUPPORT FOR WALL MOUNTED CABINETS AND PLUMBING FIXTURES. STEEL STUDS SUPPORTING WALL MOUNTED FIXTURES TO BE DOUBLED AT 16 O.C. OR NOT LESS THAN 20 GAUGE PER FBC 2517.5.1.1.
- COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH FBC 603.1 (FIRE RETARDANT - TREATED WOOD) AND 805.1 & 806.1
- PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
- SEE SHEET A-900 FOR FINISH PLANS.
- SEE SHEET A-120 FOR PLAN DETAIL CALLOUTS.
- SEE SHEET A-801 - A-802 FOR PARTITION TYPE DETAILS. PROVIDE ACOUSTICAL BATT INSULATION WHERE INDICATED.
- SEE SHEET A-120 FOR DIMENSION PLANS.
- SEE SHEET A-810 FOR DOOR SCHEDULE.
- SEE ENLARGED PLANS FOR ADDITIONAL WALL TAG INFORMATION.

TAG LEGEND

ELEMENT TAGS

- Room name: 101
- ROOM TAG: 101
- DOOR TAG: 101
- STOREFRONT TAG: 101
- WALL TAG: 101
- SPECIALTY EQUIPMENT TAG: 101
- FLOOR TAG: 101

VIEW TAGS

- EXTERIOR ELEVATION: 101
- INTERIOR ELEVATION: 101
- SECTION MARK: 101
- VIEW CALLOUT: 101
- LEVEL HEAD: 101
- SPOT ELEVATION MARK: 101

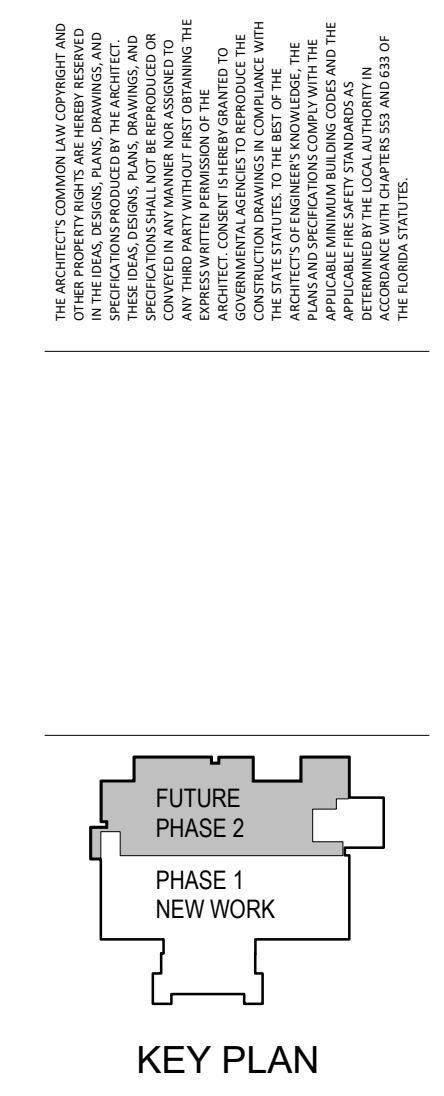
ANNOTATION TAGS

- ALIGNMENT TAG: 101
- SPECIFIC NOTE TAG: 101

SPECIFIC KEYNOTES - PLANS

NUMBER	TEXT
A01	CUSTOM RECEPTION DESK
A02	OPERABLE ACOUSTICAL FOLDING WALL SYSTEM (HIGH STC-RATING)
A03	MANUAL SLIDING GLASS PARTITION
A04	INFILL, PATCH, AND REPAIR WHERE DOOR WAS REMOVED
A05	EXISTING DOOR TO REMAIN

Wannemacher Jensen Architects, Inc.
 132 Mirror Lake Drive N, Unit 301
 St. Petersburg, Florida 33701-3214
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1 LEVEL 1 - FLOOR PLAN
 1/8" = 1'-0"

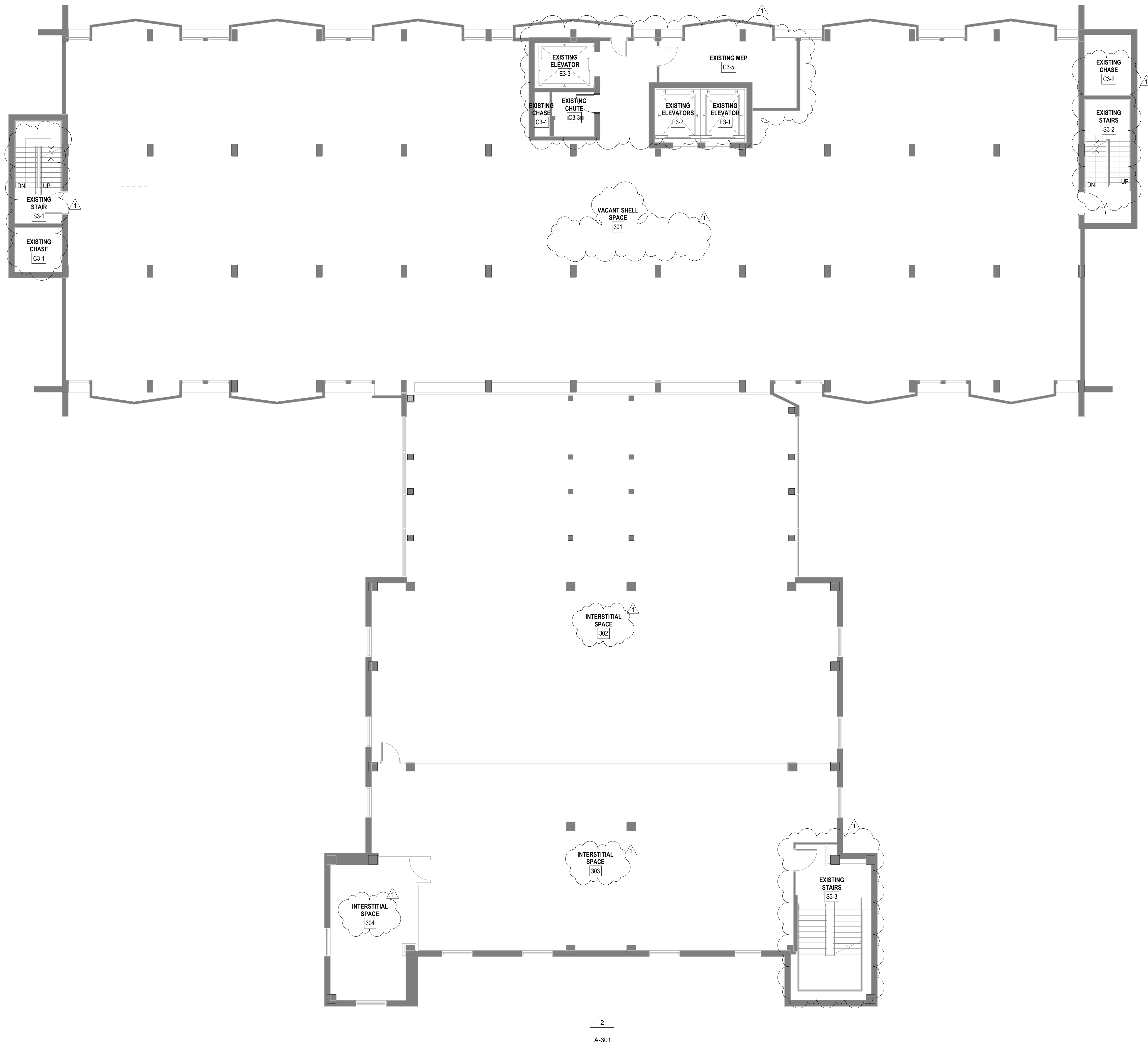
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LEVEL 1 FLOOR PLAN



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- SEE ENLARGED PLANS FOR ADDITIONAL WALL TAG INFORMATION.

TAG LEGEND

ELEMENT TAGS

- | | |
|-----------|-------------------------|
| Room name | ROOM TAG |
| 101 | ROOM TAG |
| DOOR TAG | DOOR TAG |
| ST-X | STOREFRONT TAG |
| X 6 X 6 | WALL TAG |
| XXX | SPECIALTY EQUIPMENT TAG |
| 11 | FLOOR TAG |

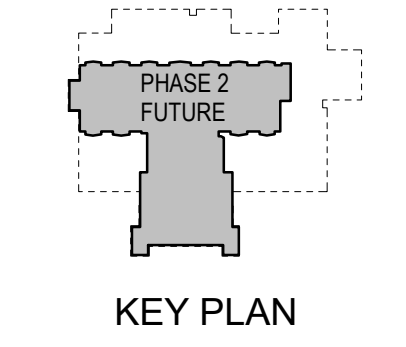
VIEW TAGS

- | | | |
|-------|-----------|---------------------|
| Ref 1 | A101 | EXTERIOR ELEVATION |
| Ref 1 | A101 | INTERIOR ELEVATION |
| 1 | SIM | SECTION MARK |
| 1 | SIM | VIEW CALLOUT |
| Name | Elevation | LEVEL HEAD |
| 1'-0" | A.F.F. | SPOT ELEVATION MARK |

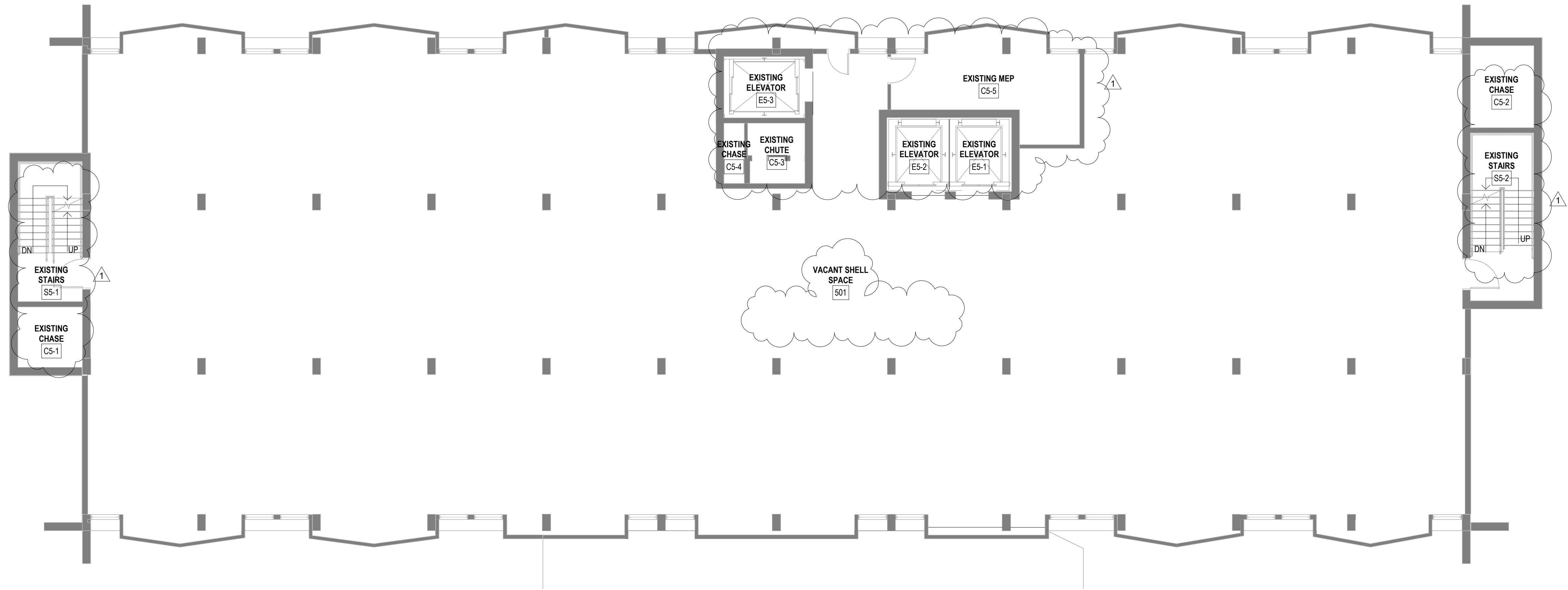
ANNOTATION TAGS

- | | |
|-------------------|-------|
| ALIGNMENT TAG | ALIGN |
| SPECIFIC NOTE TAG | XXX |

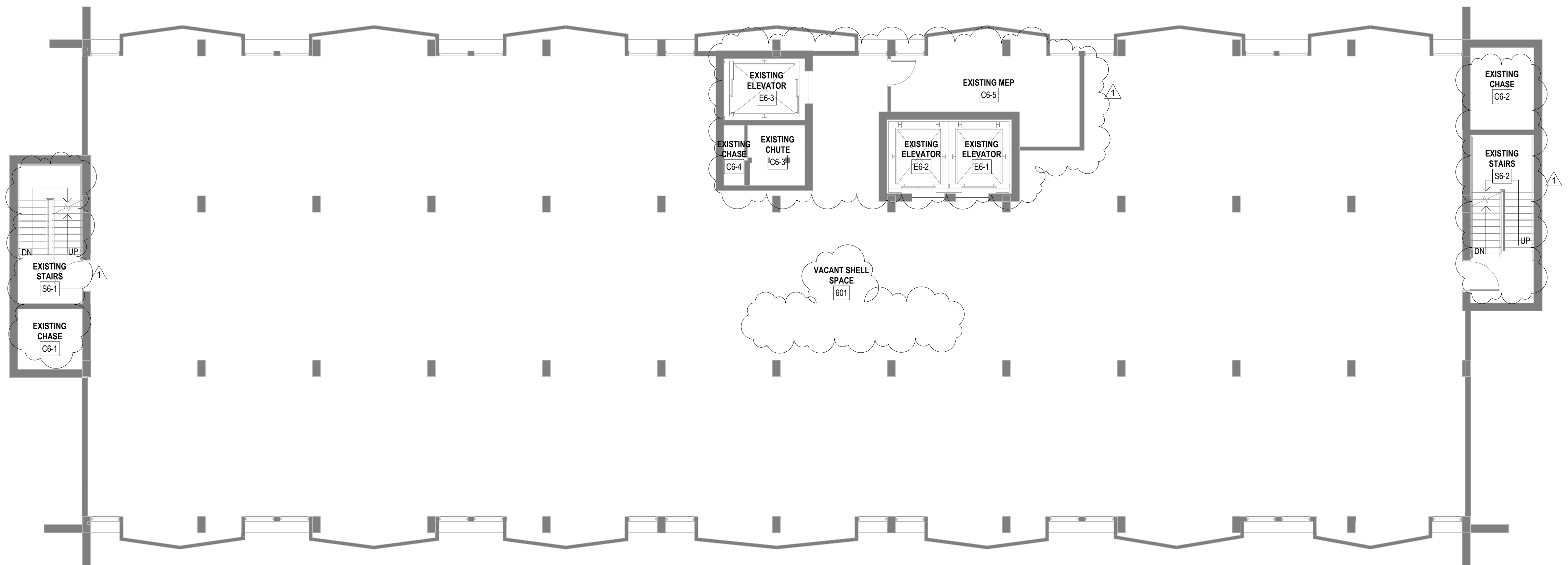
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1 P1 - LEVEL 5 - FUTURE PHASE 2 SPACE PLANNING ONLY
1/8" = 1'-0"



2 P1 - LEVEL 6 - FUTURE PHASE 2 SPACE PLANNING ONLY
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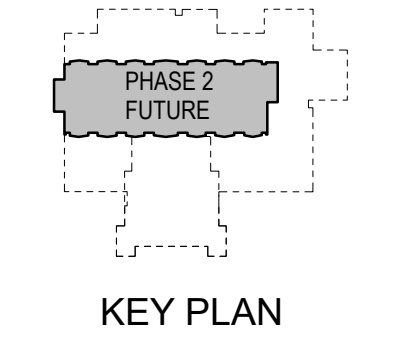
- HATCHED AREA NOT INCLUDED IN SCOPE OF WORK UNLESS OTHERWISE NOTED.
- PROVIDE SUPPORT FOR WALL MOUNTED CABINETS AND PLUMBING FIXTURES. STEEL STUDS SUPPORTING WALL MOUNTED FIXTURES TO BE DOUBLED AT 16 O.C. OR NOT LESS THAN 20 GAUGE PER FBC 2517.5.1.1.
- COMBUSTIBLE MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH FBC 603.1 (FIRE RETARDANT - TREATED WOOD) AND 805.1 & 806.1
- PROVIDE CEMENTITIOUS BACKER BOARD IN PLACE OF GWB AT ALL LOCATIONS SHOWING CERAMIC OR PORCELAIN TILE FINISH.
- SEE SHEET A-900 FOR FINISH PLANS.
- SEE SHEET A-120 FOR PLAN DETAIL CALLOUTS.
- SEE SHEET A-801 - A-802 FOR PARTITION TYPE DETAILS. PROVIDE ACOUSTICAL BATT INSULATION WHERE INDICATED.
- SEE SHEET A-120 FOR DIMENSION PLANS.
- SEE SHEET A-810 FOR DOOR SCHEDULE.
- SEE ENLARGED PLANS FOR ADDITIONAL WALL TAG INFORMATION.

TAG LEGEND

ELEMENT TAGS		VIEW TAGS	
Room name 101	ROOM TAG	Ref 1 A101	EXTERIOR ELEVATION
DOOR TAG	DOOR TAG	Ref 1 A101	INTERIOR ELEVATION
STOREFRONT TAG	STOREFRONT TAG	1 Ref	SECTION MARK
WALL TAG	WALL TAG	1 Ref	VIEW CALLOUT
SPECIALTY EQUIPMENT TAG	SPECIALTY EQUIPMENT TAG	1 Ref	LEVEL HEAD
FLOOR TAG	FLOOR TAG	1 Ref	SPOT ELEVATION MARK
ALIGNMENT TAG	ALIGN	Name Elevation	
SPECIFIC NOTE TAG	XXX	1'-0" A.F.F.	

Wannemacher Jensen Architects, Inc.
132 Mirror Lake Drive N, Unit 301
St. Petersburg, Florida 33701-3214
www.wjarc.com
(727) 822-5566
AR04244
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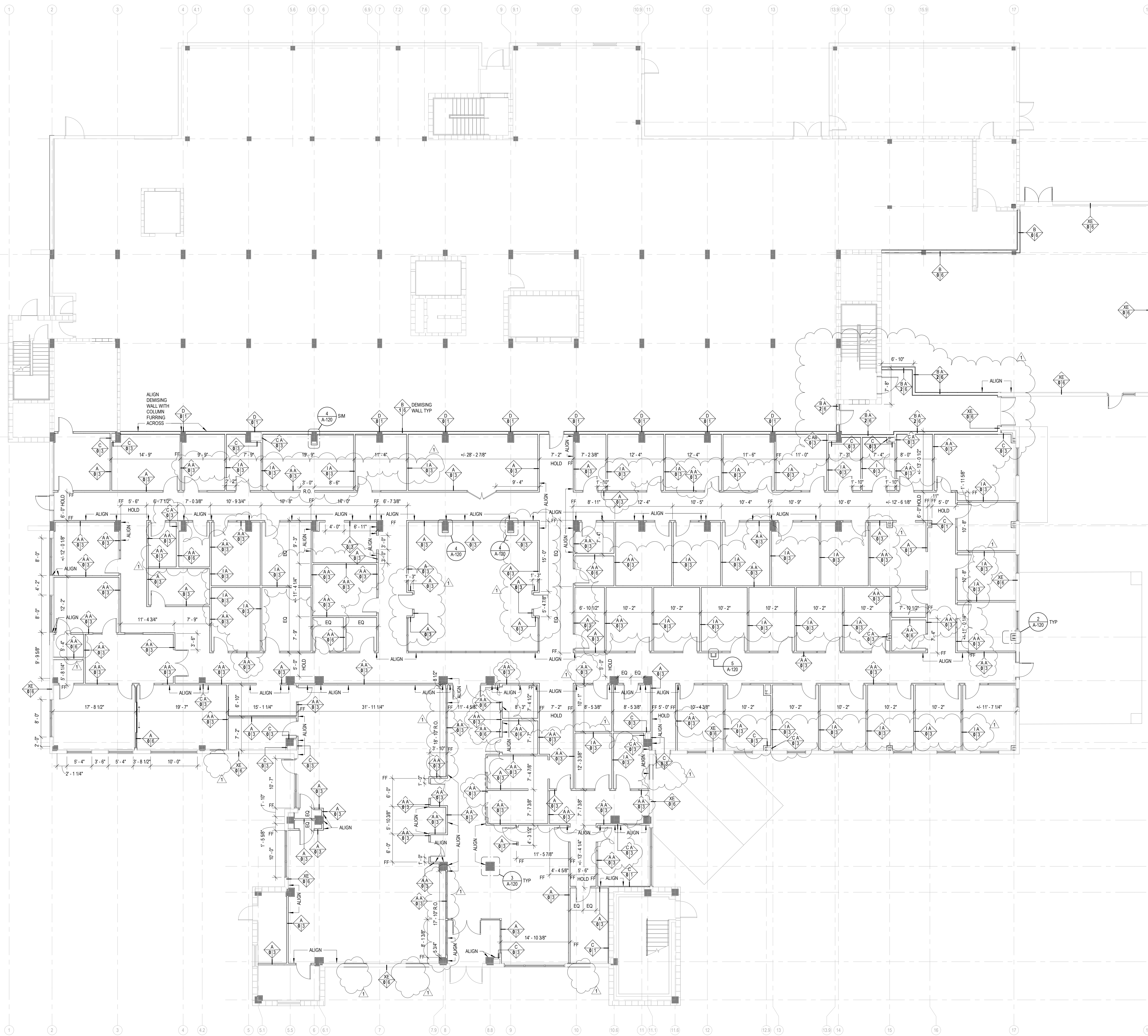
THIS DRAWING IS THE PROPERTY OF WANNEMACHER JENSEN ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WANNEMACHER JENSEN ARCHITECTS, INC. THE USER OF THIS DRAWING AGREES TO HOLD WANNEMACHER JENSEN ARCHITECTS, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST WANNEMACHER JENSEN ARCHITECTS, INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.



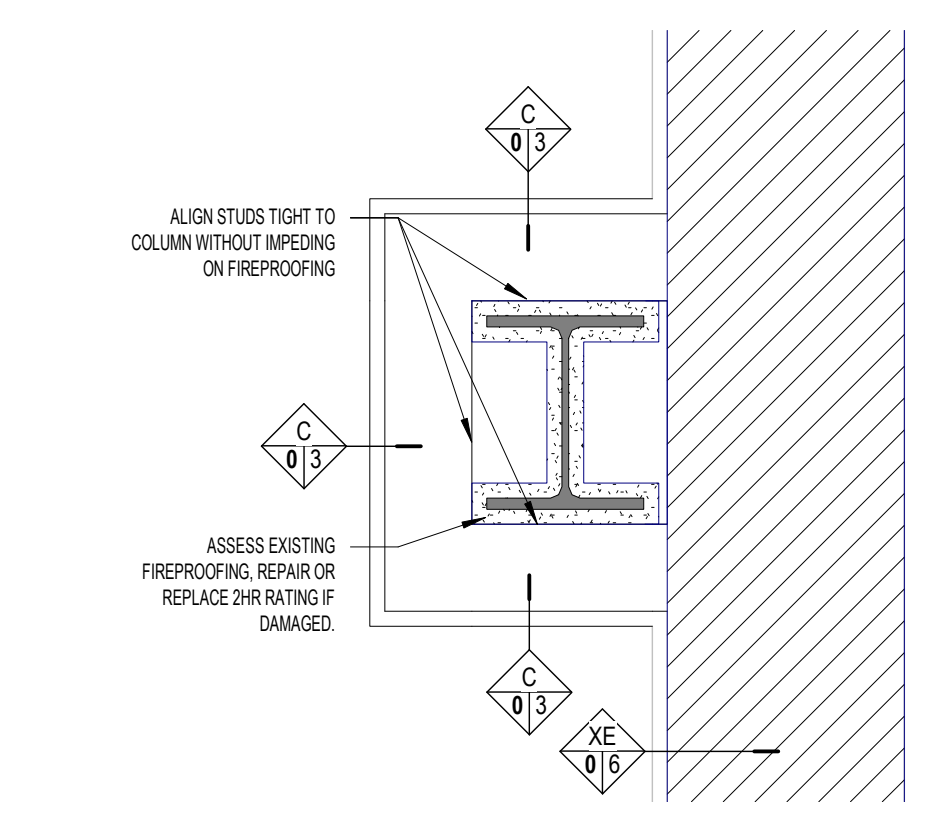
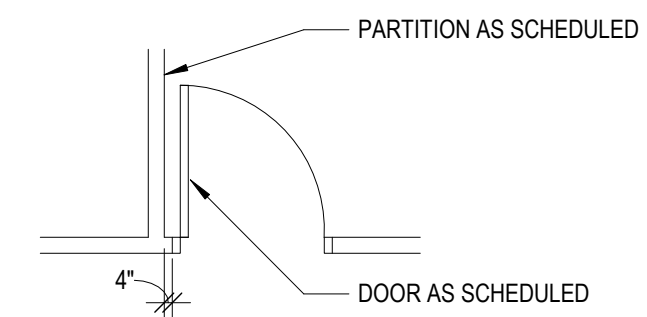
SPHA ED WHITE INTERIOR RENOVATION - PHASE 1
ST. PETERSBURG HOUSING AUTHORITY
2331 9TH AVENUE NORTH,
ST PETERSBURG, FL 33713

Project number
2112

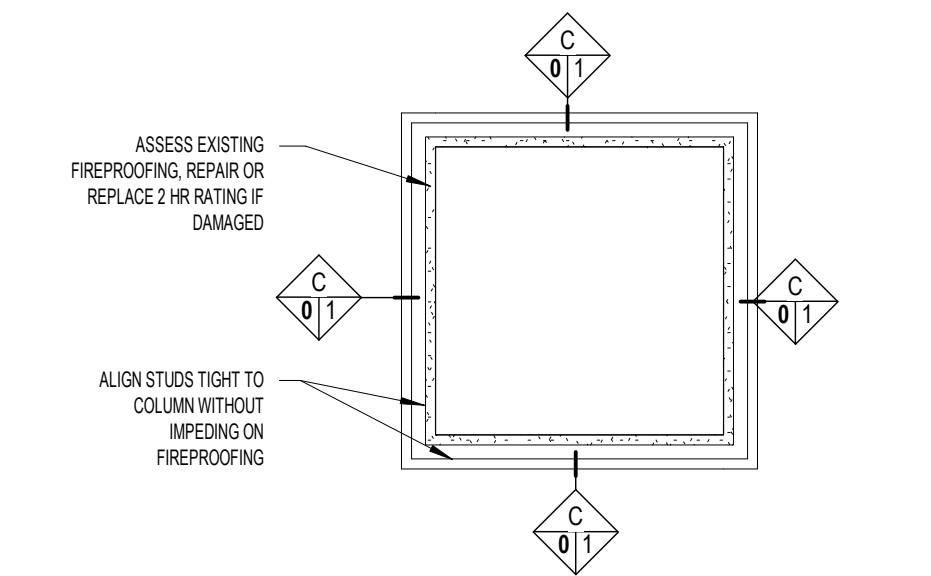
DISTRIBUTION	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023



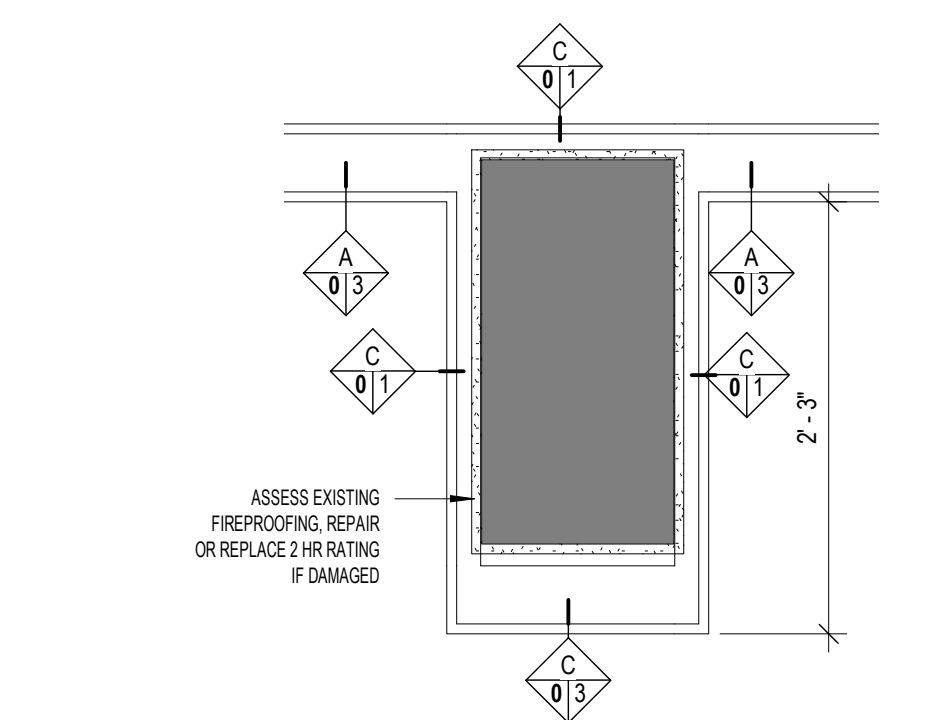
- DIMENSION NOTES:**
- DIMENSIONS ARE INDICATED TO THE FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, OR CENTERLINE OF PARTITION TYPE AS SCHEDULED. UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS ARE DIMENSIONED TO CENTERLINE OF STUD AND FROM INSIDE FACES OF EXTERIOR BLOCK WALLS.
 - A. FF = DIMENSIONED TO FINISH FACE OF WALL INDICATED DUE TO ALIGNMENT TO COLUMN FURRING
 - ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
 - A. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQUIREMENT
 - B. STRUCTURAL GRID
 - C. LARGE SCALE DETAILS
 - D. SMALL SCALE DETAILS
 - E. ENLARGED VIEWS
 - F. FLOOR PLANS AND ELEVATIONS
 - FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
 - VERTICAL DIMENSIONS ARE INDICATED FROM THE FINISH FLOOR ELEVATION TO FACE OF FINISHED MATERIAL AT THE DIMENSION POINT, UNLESS NOTED ABOVE FINISH FLOOR - "AFF".
 - DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.
 - MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
 - OPENINGS OCCURRING IN PARTITIONS OR WALLS:
 - A. WHEN ONE JAMB OCCURS AT A COLUMN OR GRID LINE NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE GOVERNED BY CRITERIA OR SCHEDULES.
 - B. WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE ONE JAMB WILL BE DIMENSIONED.
 - DOOR LOCATIONS ARE TO BE LOCATED BY ONE OF THE FOLLOWING:
 - A. ONE JAMB FACE LOCATED BY A PARTITION AT RIGHT ANGLE. TYPICAL UNLESS INDICATED ON PLAN.



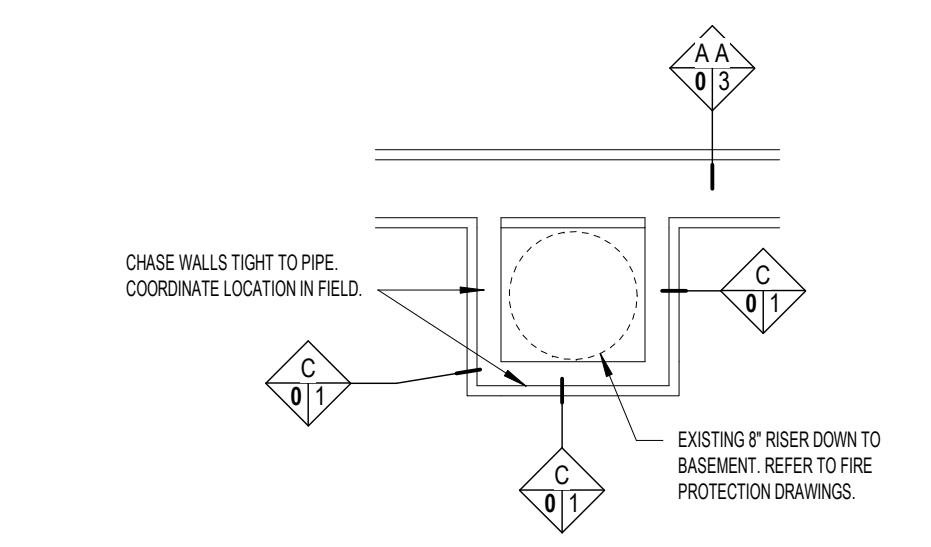
2 STEEL COLUMN FURRING DETAIL - TYPICAL
1" = 1'-0"



3 CONCRETE COLUMN FURRING DETAIL - TYPICAL
1" = 1'-0"



4 CONCRETE COLUMN FURRING DETAIL @ CASEWORK
1" = 1'-0"



5 FIRE RISER CHASE
1" = 1'-0"



1 LEVEL 1 - REFLECTED CEILING PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. CEILING HEIGHTS ARE INDICATED FROM THE FINISH FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED.
2. REFER TO ELEVATION TAG FOR GYPSUM WALL BOARD CEILING HEIGHT.
3. VERIFY LOCATIONS OF ALL LIGHT FIXTURES, AIR SLOTS, AIR SUPPLY AND RETURN GRILLES WITH PLANS AND COORDINATE INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
4. ALIGN EXIT SIGNS WITH THE CENTER OF DOORS UNLESS OTHERWISE NOTED. CENTER CEILING MOUNTED EXIT SIGNS IN CORRIDOR OR CEILING PANEL IN OPEN AREAS UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR LOCATION.
5. AT ACOUSTICAL PANEL CEILINGS, LOCATE ELECTRICAL OR LIFE SAFETY FIXTURES AND DEVICES IN CENTER OF PANEL, UNLESS OTHERWISE NOTED.
6. PAINT ALL MECHANICAL SLOTS, GRILLES, OR ACCESS PANELS TO MATCH SURFACE ON WHICH THEY OCCUR, UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS TO PROVIDE ALL MISCELLANEOUS MTL STUD FRAMING REQUIRED FOR SOFFITS AND BULKHEADS AS GRAPHICALLY DEPICTED ON THE REFLECTED CEILING PLAN, SECTIONS AND ELEVATIONS.
8. SUPPORT FINISH EDGES OF CEILING WITH EDGE ANGLES ATTACHED TO WALL.
9. PAINT ALL EXPOSED STEEL STRUCTURE AND ALL OTHER EXPOSED SURFACES THAT ARE NOT PREFINISHED OR INTEGRALLY COLORED EXCEPT IN CONCEALED SPACES INCLUDING MECHANICAL ROOMS, JANITOR CLOSETS, AND ELECTRICAL ROOMS.
10. PROVIDE CARE AND COORDINATION TO CONCEAL ALL CONDUIT, FIRE PROTECTION PIPING, AND PLUMBING.
11. ALL LIGHTING IS DEPICTED TO INDICATE LOCATION ONLY. SEE ELECTRICAL FOR FIXTURE SPECIFICATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
12. AT ALL EXPOSED METAL DECK LOCATIONS UTILIZE WEDGE BOLT/NUT SYSTEM TO HANG ALL SYSTEMS.
13. PROVIDE METAL DECK WITH PRE-FINISHED EXPOSED SURFACES. PROVIDE ACQUALED METAL DECK WHERE EXPOSED TO OCCUPIED SPACES WITHIN BUILDING. SEE STRUCTURAL DWGS TYP.
14. CONTROL JOINTS SHALL BE INSTALLED IN CEILING TO DELINEATE AREAS NO MORE THAN 110 SQ. FT.
15. AT EXPOSED ACOUSTICAL DECK CEILINGS, CONCEAL ALL CONDUIT ABOVE DECK.
16. PAINT ALL GYPSUM CEILINGS, P., UNLESS NOTED OTHERWISE. REFERENCE FINISH LEGEND ON SHEET (A-910).
17. SEE SHEET A-730 FOR ENLARGED CEILING PLANS & DETAILS.

CEILING FIXTURE LEGEND

- SUPPLY DIFFUSER
- RETURN DIFFUSER
- EXHAUST VENT
- LINEAR SUPPLY DIFFUSER
- A - FLUXPANEL | 2X2 DIRECT
- B - FLUXPANEL | 2X2 LINEAR
- C - FLUXPANEL | 4'x4' RECESSED LINEAR LIGHT FIXTURE
- D - LIGHTOLIER | PR6 R ROUND DOWNLIGHT
- E - LED UNDERCABINET STRIP LIGHT
- F1 - CYL6 - 6 IN | CANOPY MOUNT | B.O. FIXTURE 9'-6" A.F.F.
F2 - CYL6 - 6 IN | CANOPY MOUNT | B.O. FIXTURE 7'-6" A.F.F.
F3 - CYL6 - 6 IN | CANOPY MOUNT | B.O. FIXTURE 7'-0" A.F.F.
- G1 - FINELITE HPX | INDIRECT/DIRECT | 4'-0" LONG | B.O. FIXTURE 8'-0" A.F.F.
G2 - FINELITE HPX | INDIRECT/DIRECT | 4'-0" LONG | B.O. FIXTURE 10'-0" A.F.F.
G3 - FINELITE HPX | INDIRECT/DIRECT | 8'-0" LONG | B.O. FIXTURE 10'-0" A.F.F.
- H - ARMSTRONG | LINEAR ACOUSTICAL BAFFLES | 3' 1/2" LONG - COLOR: MOSS | B.O. FIXTURE 10'-0" A.F.F.
- I - ARMSTRONG | ACOUSTICAL CLOUDS | 3' 1/2" LONG SIDE / 2' 1/2" SHORT SIDE - COLOR: STONE | B.O. FIXTURE 8'-0" A.F.F.
- J1 - LIGHTOLIER | BASIC TRACK SYSTEM 6000 SERIES | 4'-0" INDIVIDUAL TRACK W/ LIVE END | B.O. FIXTURE 10'-0" A.F.F.
J2 - LIGHTOLIER | BASIC TRACK SYSTEM 6000 SERIES | 2'-0" INDIVIDUAL TRACK W/ LIVE END | B.O. FIXTURE 10'-0" A.F.F.
J3 - LIGHTOLIER | BASIC TRACK SYSTEM 6000 SERIES | 8'-0" JOINDER TRACK | B.O. FIXTURE 10'-0" A.F.F.
- K - LIGHTOLIER | TRACK HEAD | B.O. FIXTURE 10'-0" A.F.F.
- L - WALL PACK | B.O. FIXTURE 9'-0" A.F.F.
- EXIT SIGN

CEILING MATERIAL LEGEND

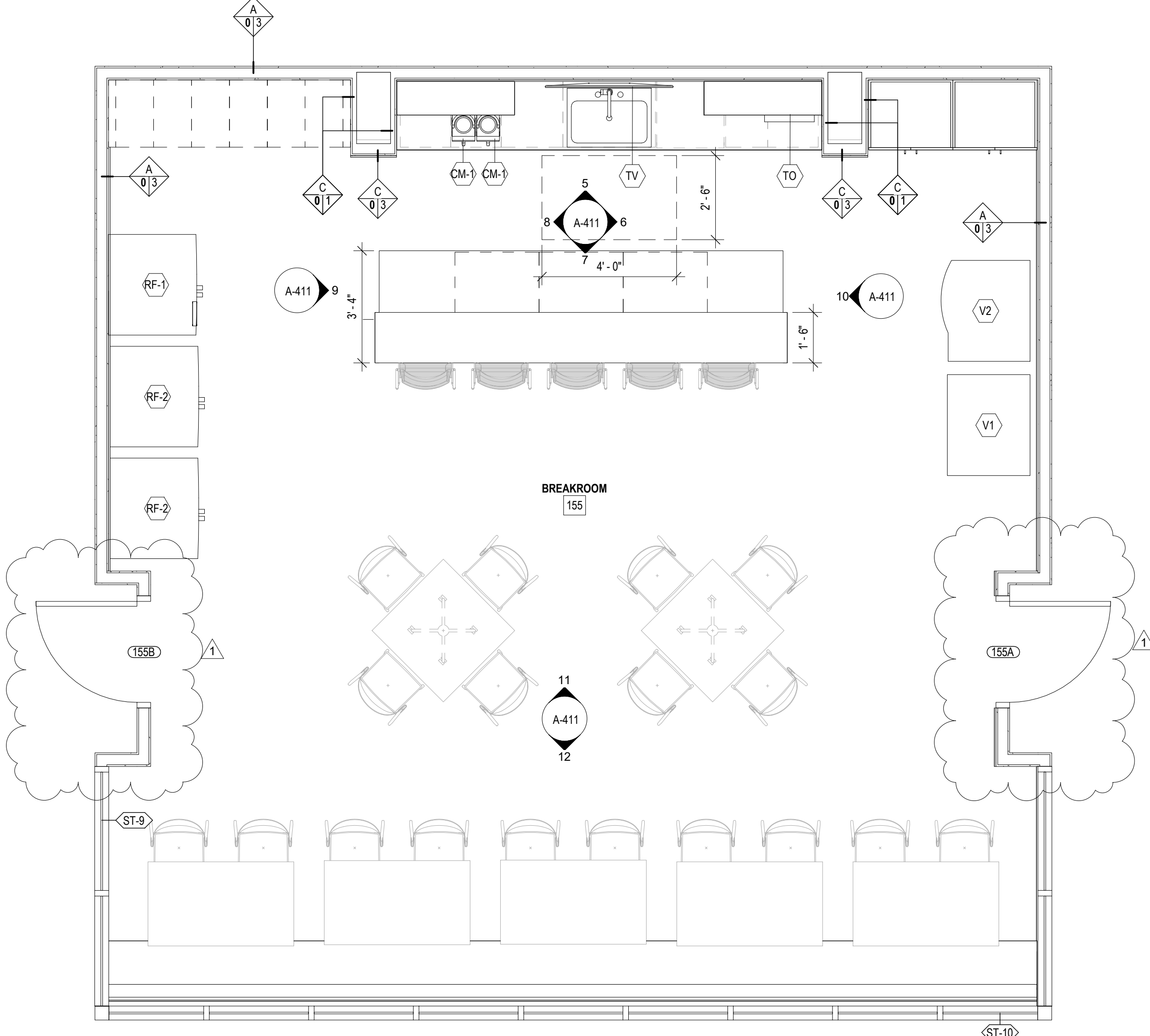
- GYPSUM BOARD CEILING. SEE GENERAL NOTE 2 ON THIS SHEET.
- MOISTURE RESISTANT GYPSUM BOARD CEILING. SEE GENERAL NOTE 2 ON THIS SHEET.
- 4 X 2 X 2 ACoustical PANEL CEILING TILES. APC-1 SEE FINISH LEGEND ON SHEET A-910. USE WITH SUSPENSION SYSTEM USG DX/DXL.
- 2 X 2 ACoustical PANEL TILE. APC-2 SEE FINISH LEGEND ON SHEET A-910. USE WITH SUSPENSION SYSTEM USG DX/DXL.
- EXPOSED DECK PAINTED BLACK
- BLANK DENOTES OPEN TO UNDERSIDE OF STRUCTURAL DECK
- MSH-1 DESCRIPTION: MANUAL ROLLER SHADES MANUFACTURER: MECO SHADES COLOR: 3% OPENING T B D REMARKS: LOCATION: SEE RCP CONTACT: JONATHAN GOSSELL 407.335.8569 JONATHAN.GOSSELL@MECO SHADE.COM
- ALTERNATE NO. 1: BASE BID: SINGLE ROLL SOLAR MOTORIZED SHADE AT BOARDROOM/TRAINING INTERIOR GLASS. ALTERNATE: DOUBLE ROLL MOTORIZED WITH BLACKOUT AT BOARDROOM/TRAINING INTERIOR GLASS

SPECIFIC KEYNOTES - RCP

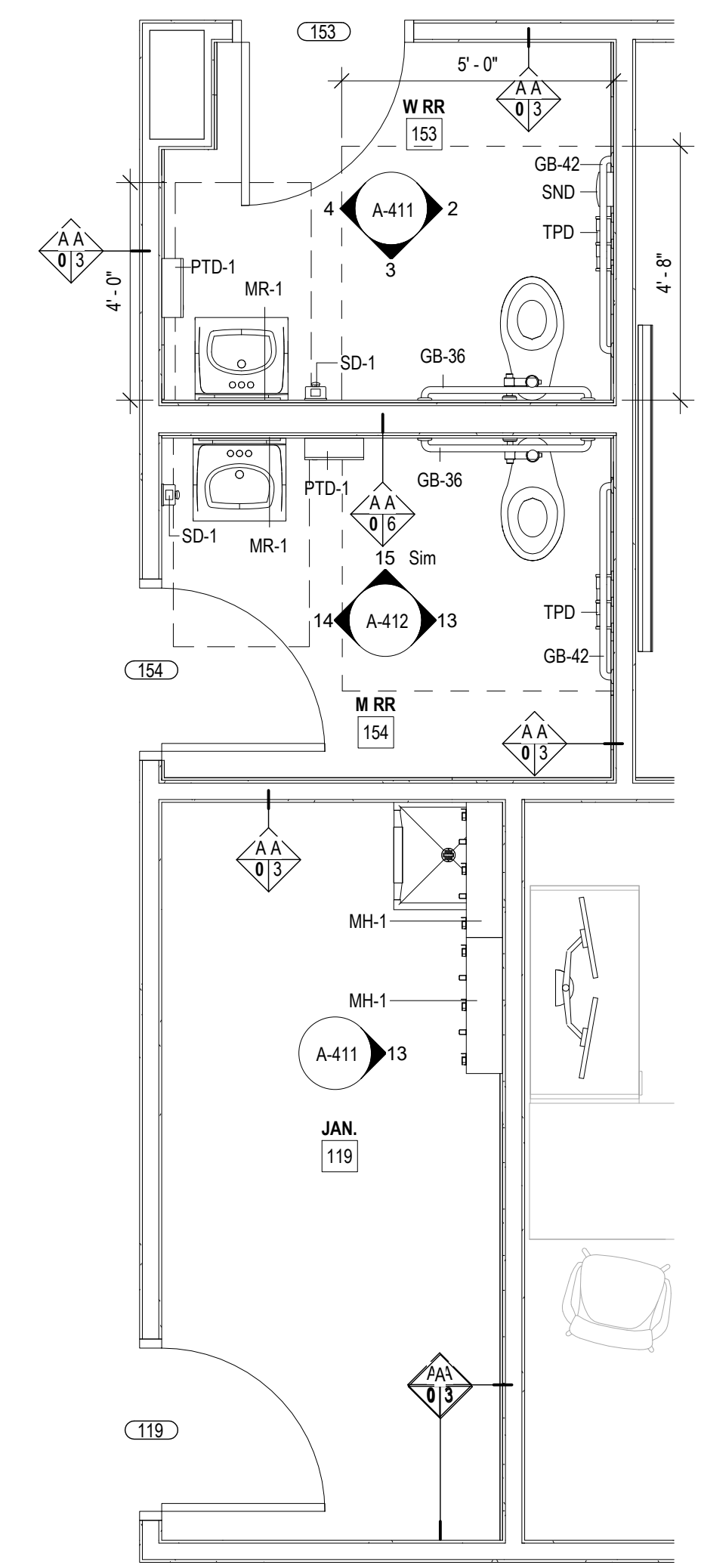
NUMBER	TEXT
A01	SIDEHALL DIFFUSER. REFER TO MECHANICAL DRAWINGS
A02	SOFFIT
A03	TRAPEZOIDAL CEILING CLOUD
A04	CEILING MOUNTED PROJECTOR
A05	CEILING MOUNTED PROJECTION SCREEN
A06	SUSPENDED ACOUSTIC BAFFLE
A07	CEILING MOUNTED MONITOR ARM
A08	EXISTING LIGHT FIXTURE TO REMAIN

GENERAL NOTES INTERIOR ELEVATIONS

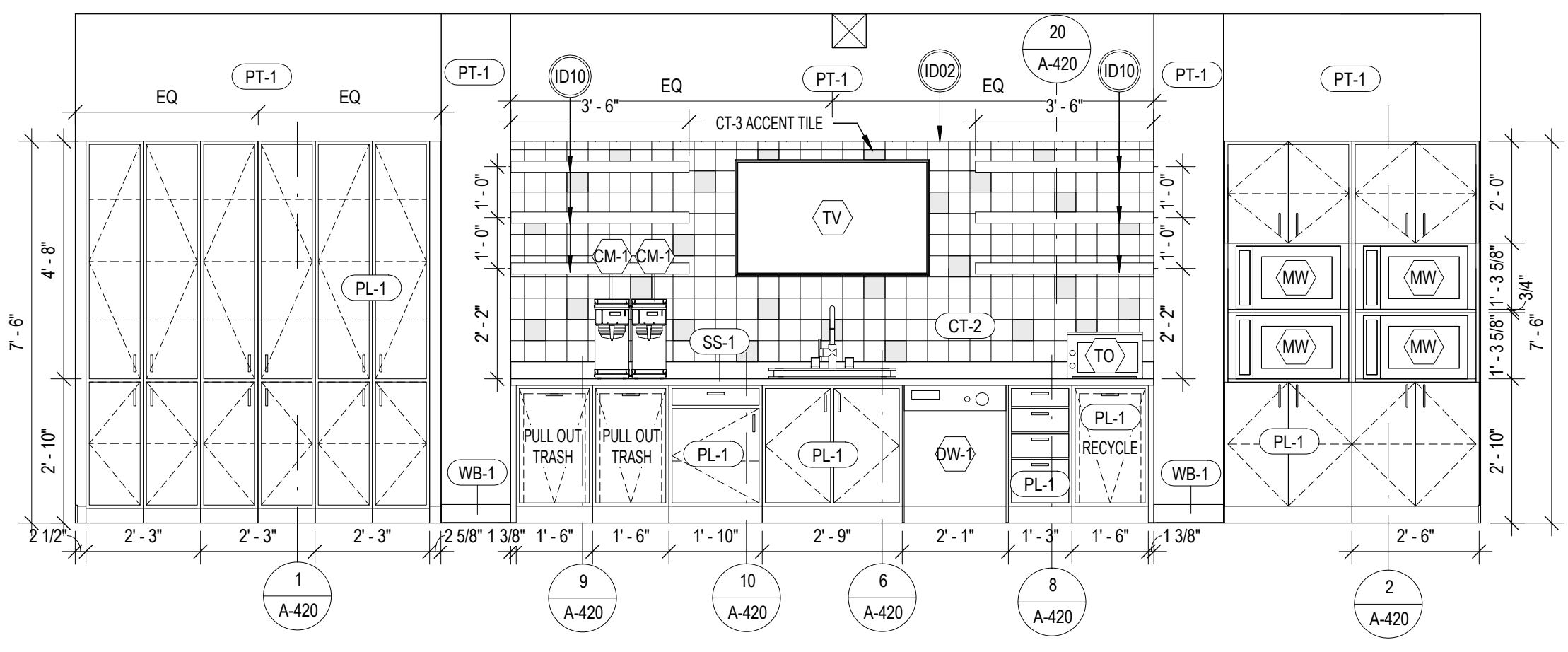
1. ALL ITEMS ON THE FURNITURE PLAN ARE OWNER FURNISHED AS PART OF A SEPARATE FF&E PACKAGE.



155 BREAKROOM, 153RR, 154RR & 119 JAN. - ENLARGED FLOOR PLANS
3/8" = 1'-0"



153 RR - EAST ELEV 3/8" = 1'-0"
153 RR - SOUTH ELEV 3/8" = 1'-0"
153 RR - WEST ELEV 3/8" = 1'-0"



155 BREAKROOM - NORTH ELEV
3/8" = 1'-0"

TOILET ACCESSORY SCHEDULE

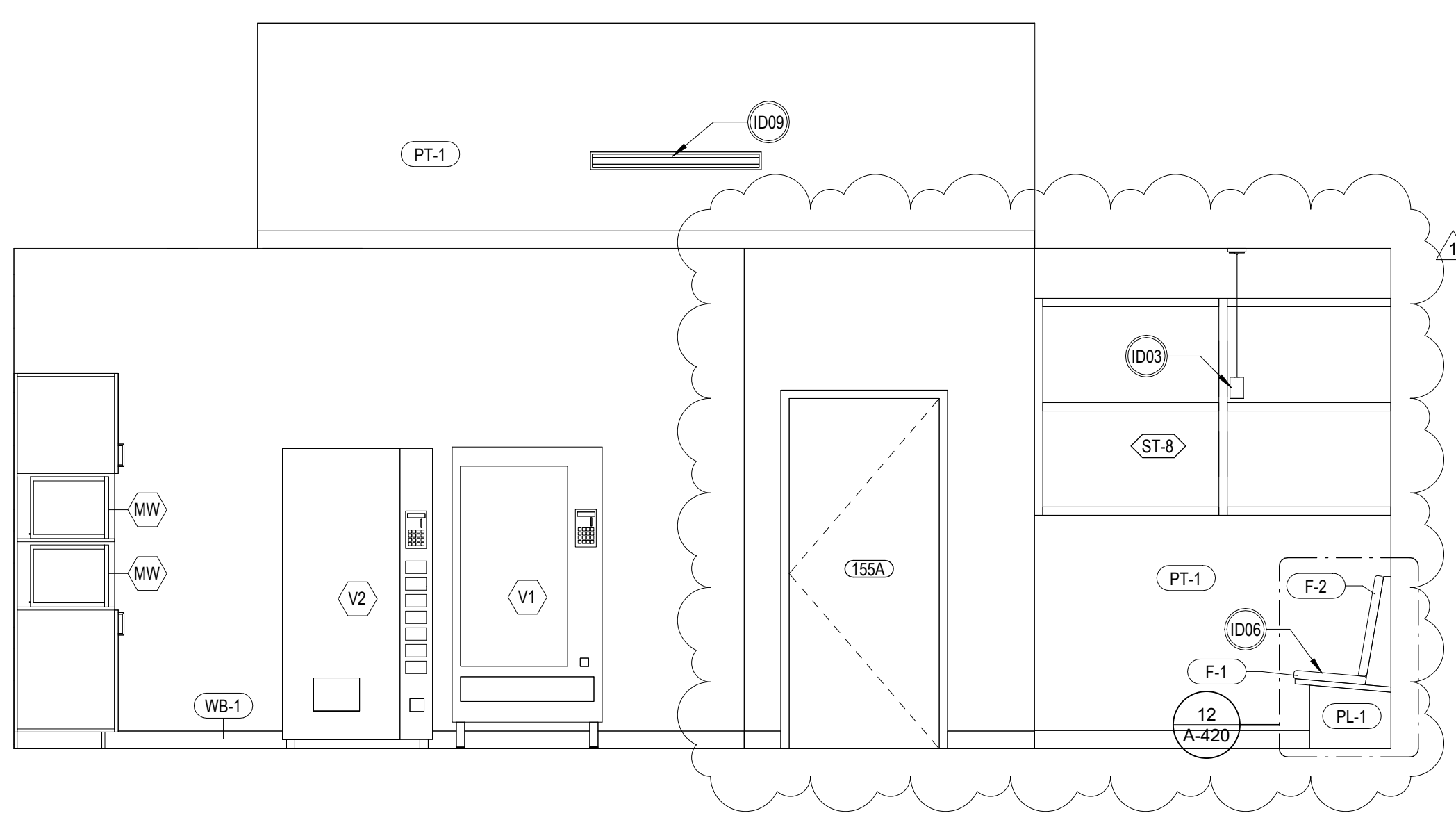
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS
DCS	BABY CHANGING STATION	American Specialties Inc.	9013	
GB-36	GRAB BAR 36"	American Specialties Inc.	3801-36AW	
GB-42	GRAB BAR 42"	American Specialties Inc.	3801-42AW	
MH-1	UTILITY SHELF W/ HOOKS	Bradley Corporation	9863	
MR-1	MIRROR 18" W X 36" H	American Specialties Inc.	0000-836-41	
PTD-1	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	American Specialties Inc.	6467-9	
SD-1	SOAP DISPENSER	American Specialties Inc.	0347	
SND	NAPIKIN DISPOSAL	TBD		
TPD	TOILET PAPER HOLDER	American Specialties Inc.	7305-2B	

EQUIPMENT SCHEDULE - LEVEL 1

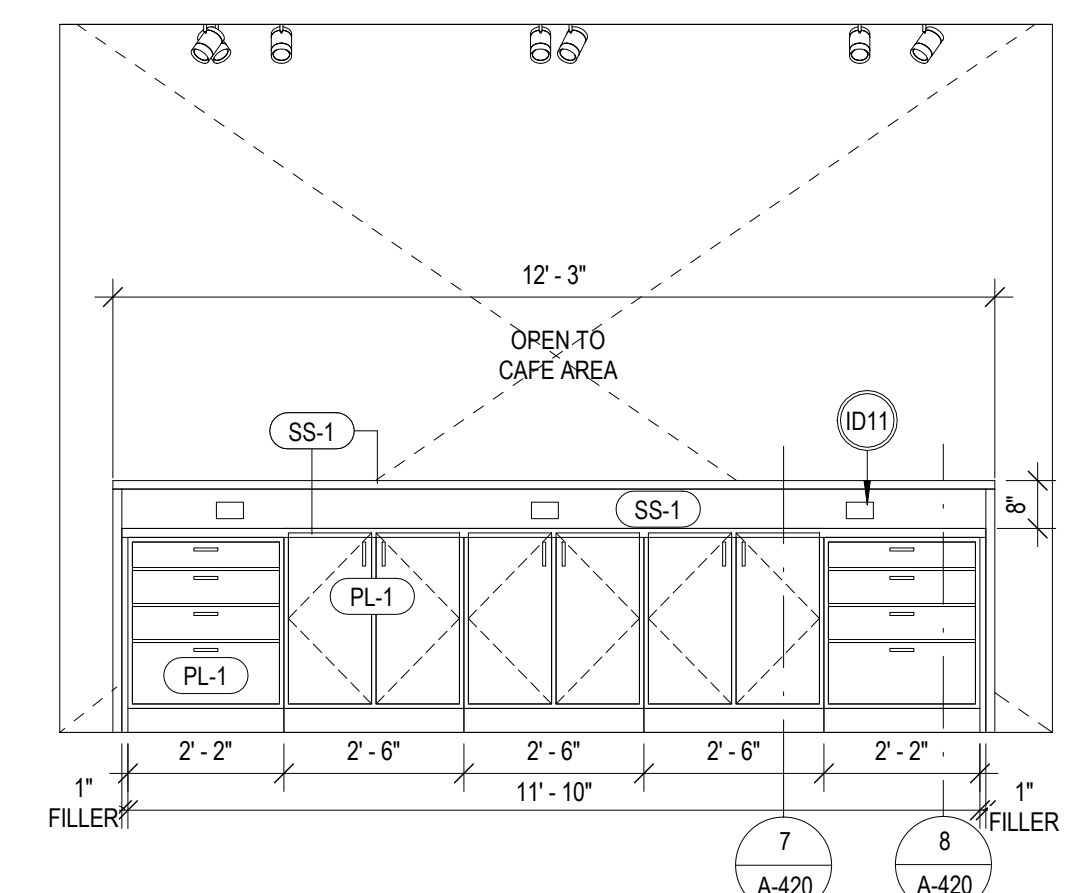
Level	ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	PROVIDED BY	INSTALLED BY
LEVEL 1	CM-1	POUROVER COFFEE BREWER	BLINN	33200.0002	CONTRACTOR	CONTRACTOR
LEVEL 1	CM-2	KEURIG	KEURIG		OWNER	OWNER
LEVEL 1	CC-1	COPPER	BIZHUB 808		OWNER	OWNER
LEVEL 1	DW-1	DISHWASHER	BOSCH	SKX78650JC	CONTRACTOR	CONTRACTOR
LEVEL 1	MB-1	MARKERBOARD			OWNER	OWNER
LEVEL 1	MW	MICROWAVE	WHIRLPOOL	UMCS225GZ	OWNER	OWNER
LEVEL 1	PO-1	MAIL POSTAGE MACHINE			OWNER	OWNER
LEVEL 1	PS-1	PROJECTION SCREEN	DA-LITE	DELUXE ELECTROL	CONTRACTOR	CONTRACTOR
LEVEL 1	RB-1	RECYCLING BIN			OWNER	OWNER
LEVEL 1	RF-1	SIDE BY SIDE REFRIGERATOR W ICE MAKER	WHIRLPOOL	WRS338SDHS	CONTRACTOR	CONTRACTOR
LEVEL 1	RF-2	SIDE BY SIDE REFRIGERATOR	WHIRLPOOL	WRS315SNHW	CONTRACTOR	CONTRACTOR
LEVEL 1	ST-1	ENVELOPE STUFFER MACHINE	GE	G90CA5SPSS	OWNER	OWNER
LEVEL 1	TO	TOASTER OVEN	GE	G90CA5SPSS	OWNER	OWNER
LEVEL 1	TV	LCD TV	BY OWNER	50ES6309U	OWNER	OWNER
LEVEL 1	UCF-1	UNDER COUNTER REFRIGERATOR	Beverage Air	BB24HC-1-FG-S	OWNER	OWNER
LEVEL 1	UCF-2	UNDER COUNTER REFRIGERATOR (ADA)	SUMMIT	ALS4	CONTRACTOR	CONTRACTOR
LEVEL 1	V1	VENDING MACHINE			OWNER	OWNER
LEVEL 1	V2	VENDING MACHINE			OWNER	OWNER

SPECIFIC KEYNOTES - INTERIOR

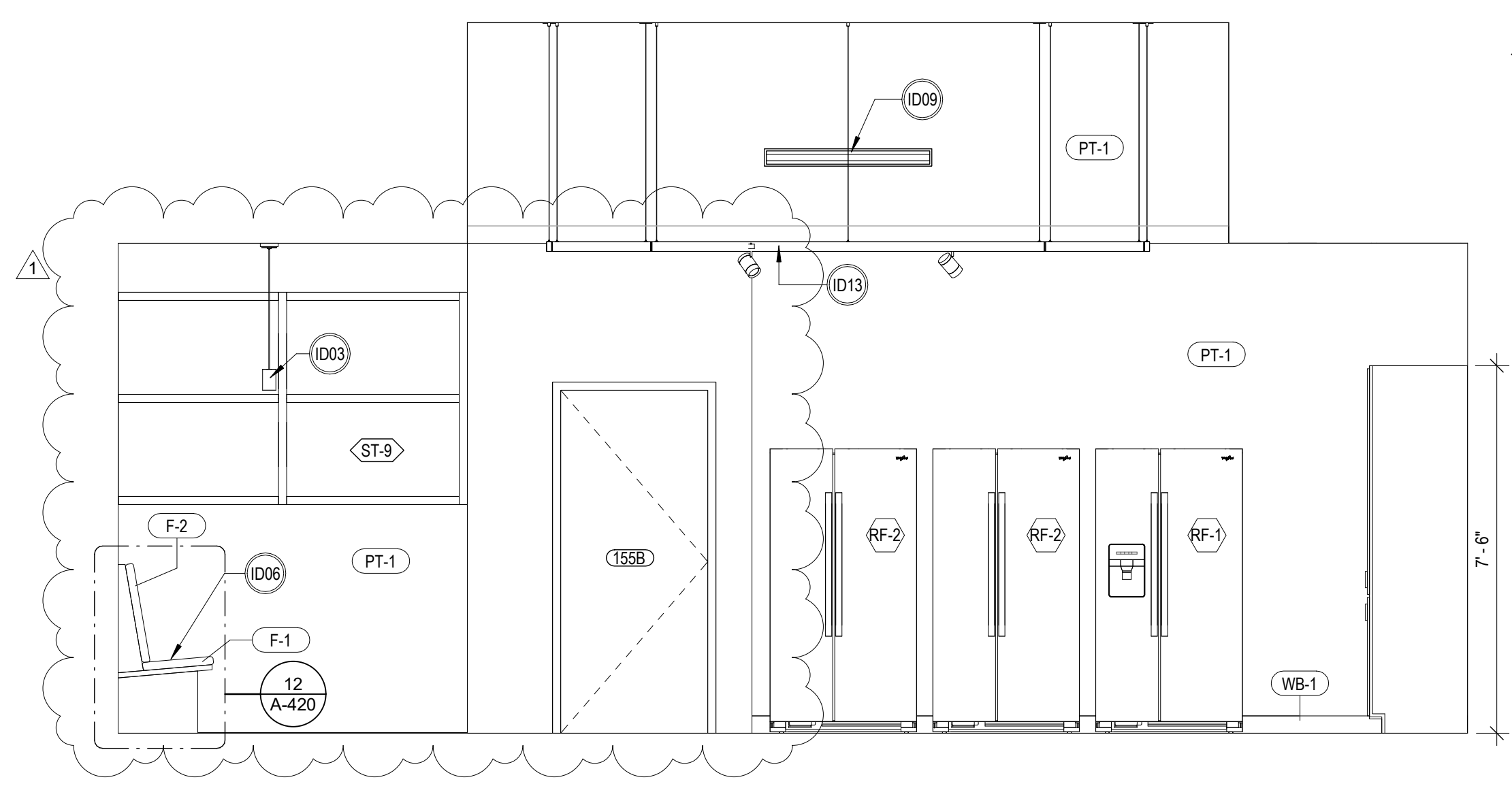
NUMBER	TEXT
ID01	PROVIDE VALANCE TO CONCEAL LED UNDERCABINET LIGHTING
ID02	CAP EDGE OF TILE WITH SCHLUTER STRIP. SEE FINISH PLAN A-900
ID03	SUSPENDED LIGHT FIXTURE. REFER TO CEILING PLANS AND ELECTRICAL FOR TYPE
ID05	HILLOW ADA DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE PLUMBING
ID06	CUSTOM BENCH. SEE MILLWORK SECTIONS.
ID07	CUSTOM RECEPTION DESK
ID08	CEILING CLOUDS. SEE ROOF FOR TYPE
ID09	SIDEWALL DIFFUSER. REFER TO MECHANICAL DRAWINGS
ID10	FLOATING SHELVES. REFER TO SHEET A-420
ID11	OUTLET
ID12	SUSPENDED CEILING BAFFLE. REFER TO RCP
ID13	TRACK SYSTEM. REFER TO RCP
ID14	VINYL FILM. SEE DOOR SCHEDULE A-810



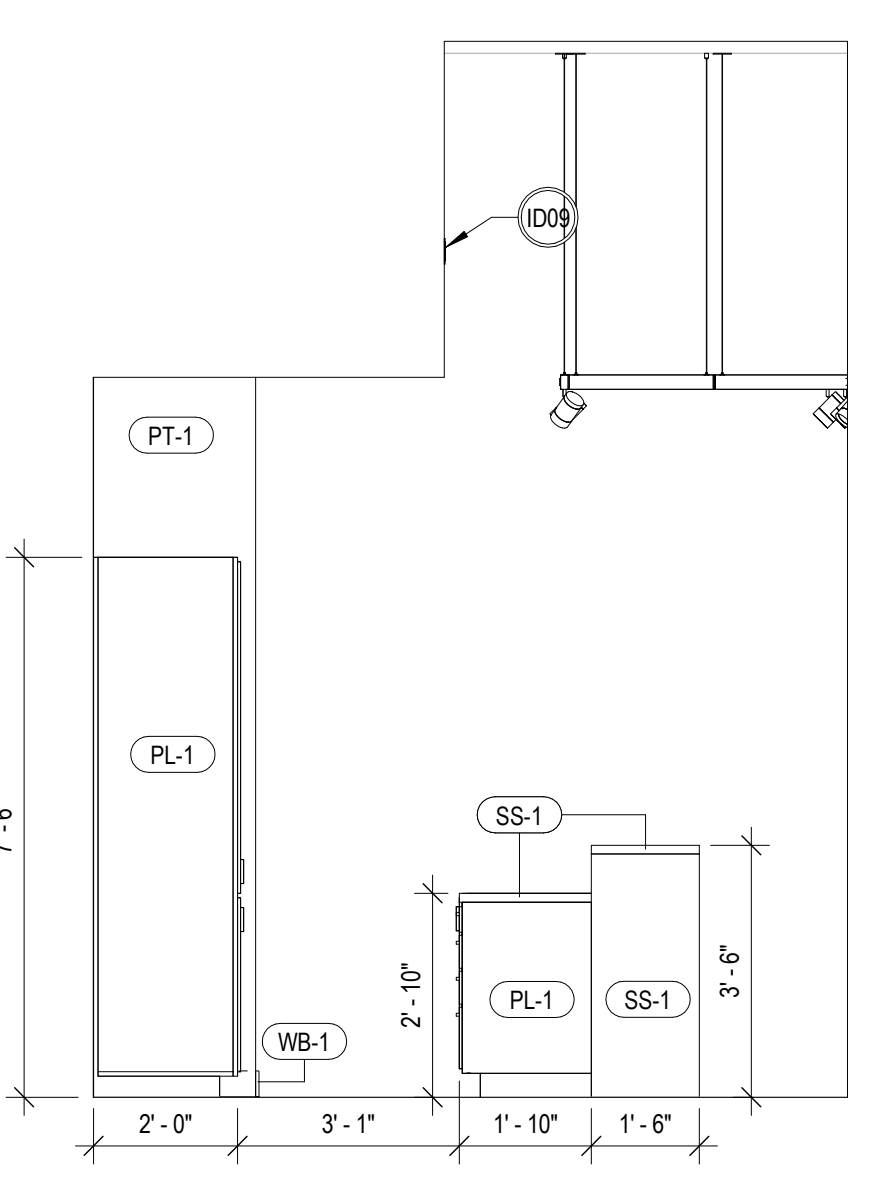
155 BREAKROOM - EAST ELEV
3/8" = 1'-0"



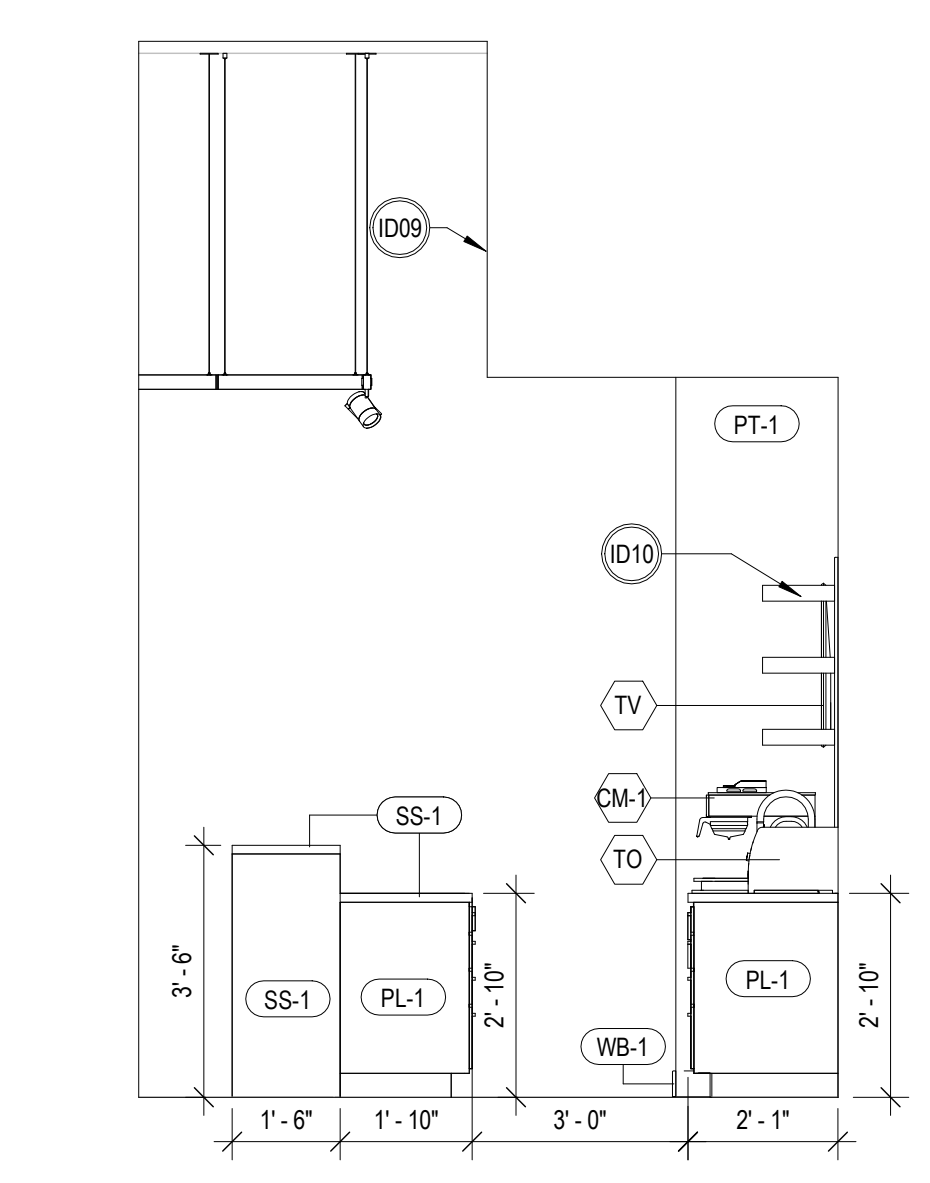
155 BREAKROOM - ISLAND SOUTH ELEV
3/8" = 1'-0"



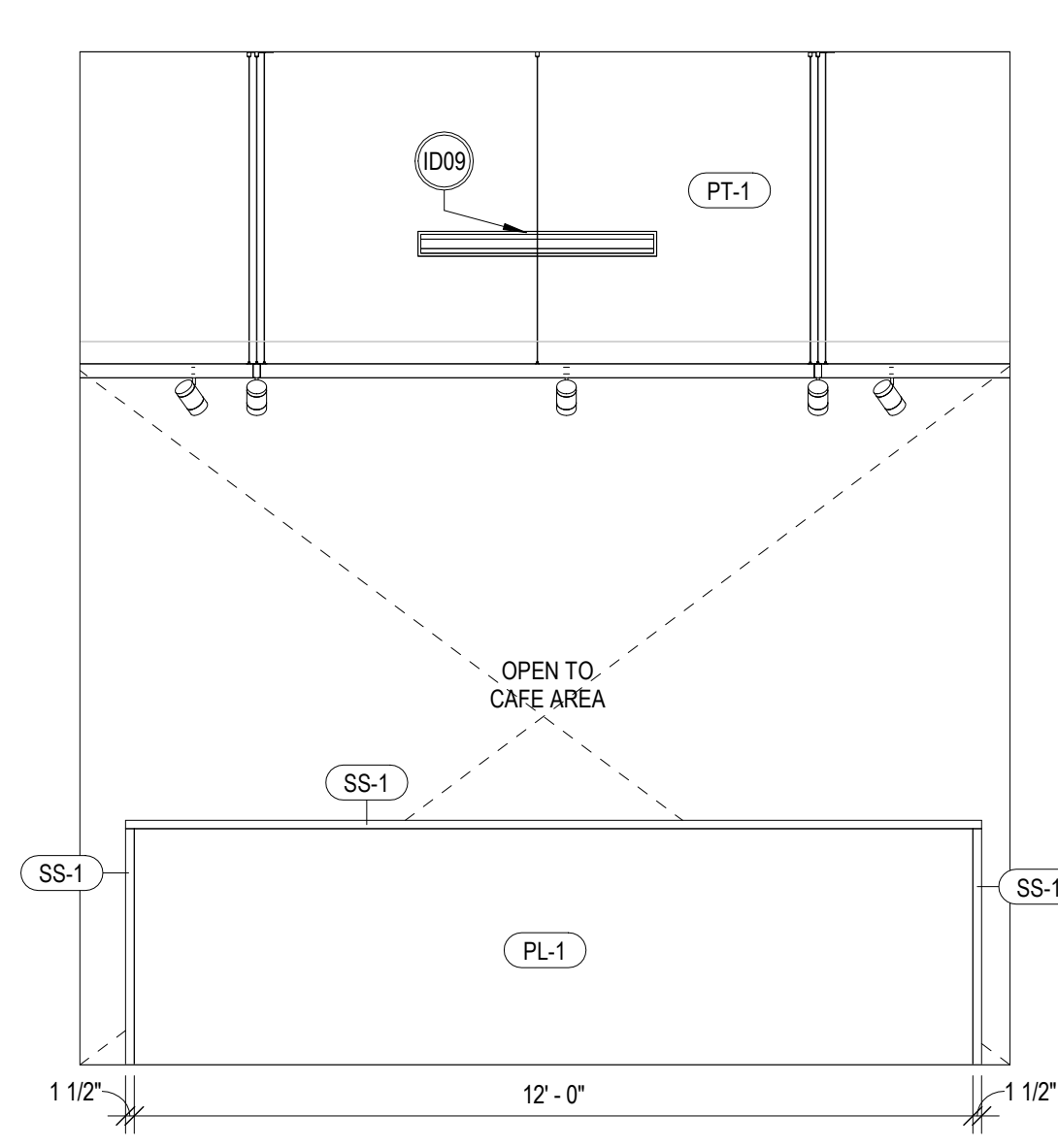
155 BREAKROOM - WEST ELEV
3/8" = 1'-0"



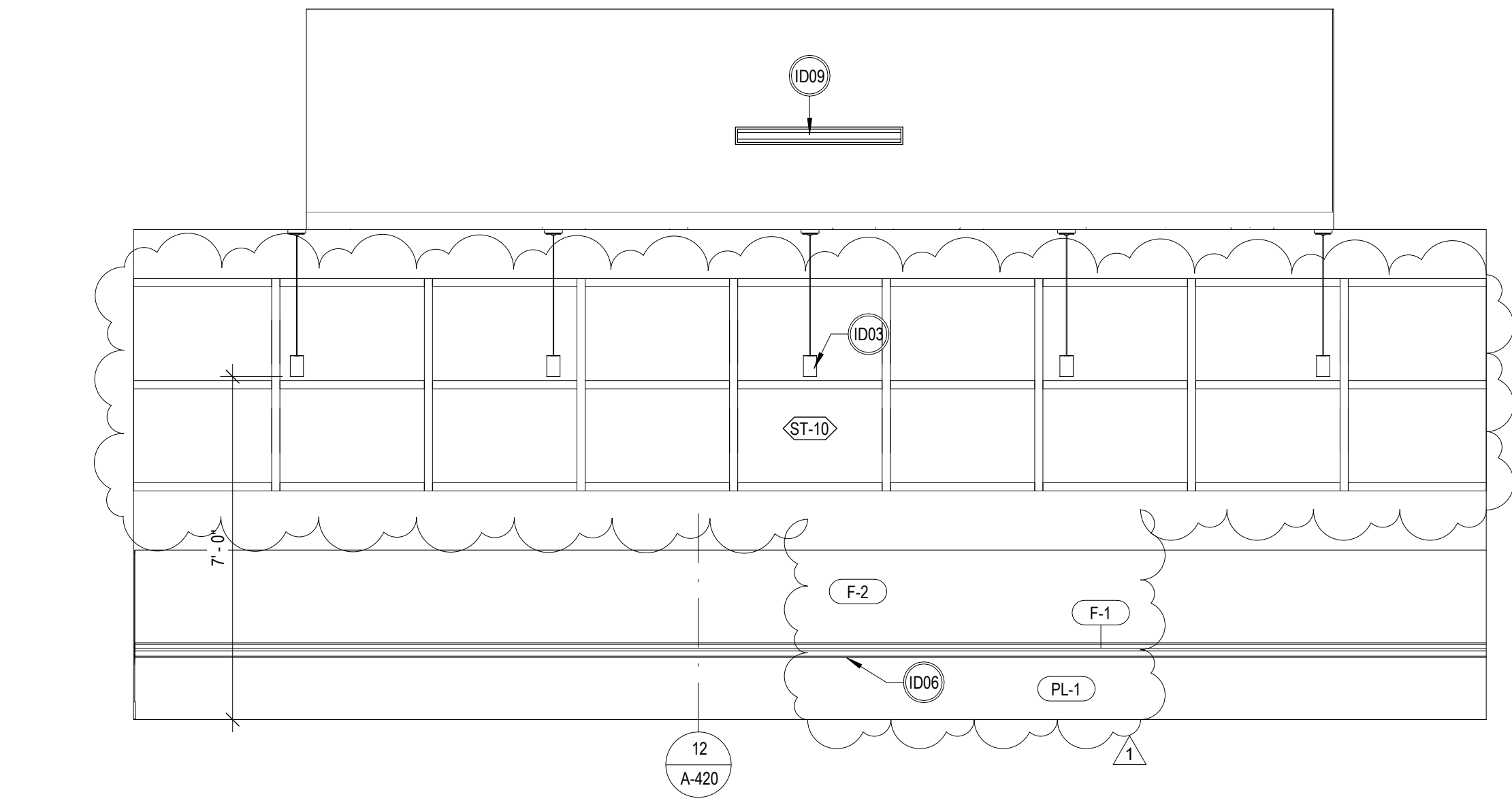
155 BREAKROOM - ISLAND EAST ELEV.
3/8" = 1'-0"



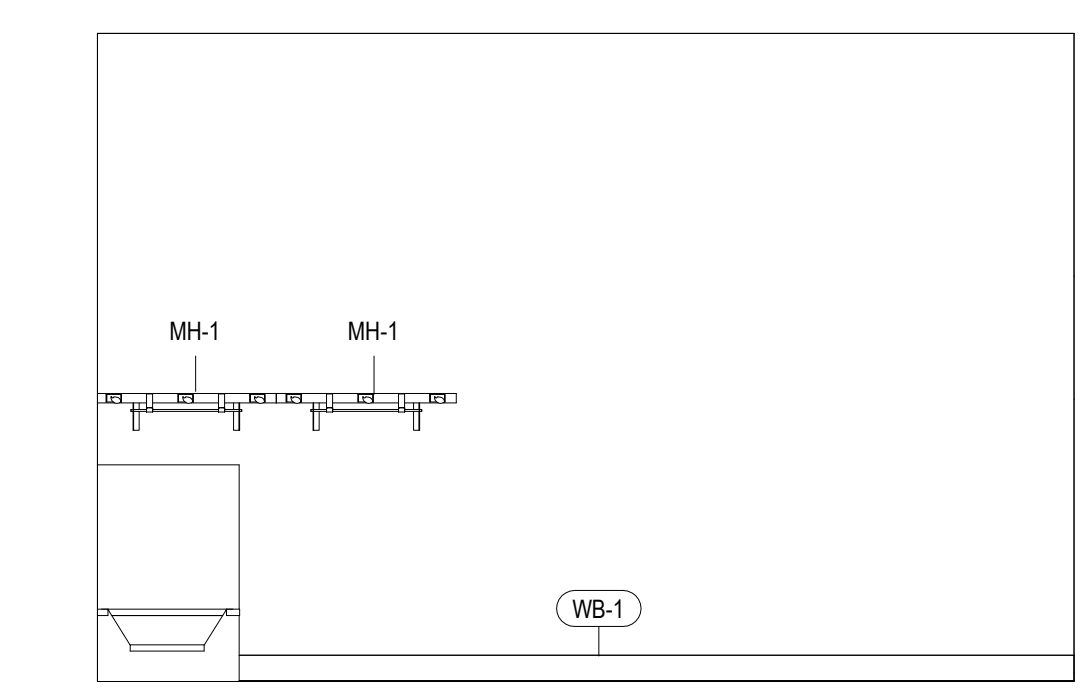
155 BREAKROOM - ISLAND WEST ELEV
3/8" = 1'-0"



155 BREAKROOM - ISLAND NORTH ELEV
3/8" = 1'-0"



155 BREAKROOM - BENCH SOUTH ELEV
3/8" = 1'-0"



119 JANITORIAL ROOM - EAST ELEV
3/8" = 1'-0"

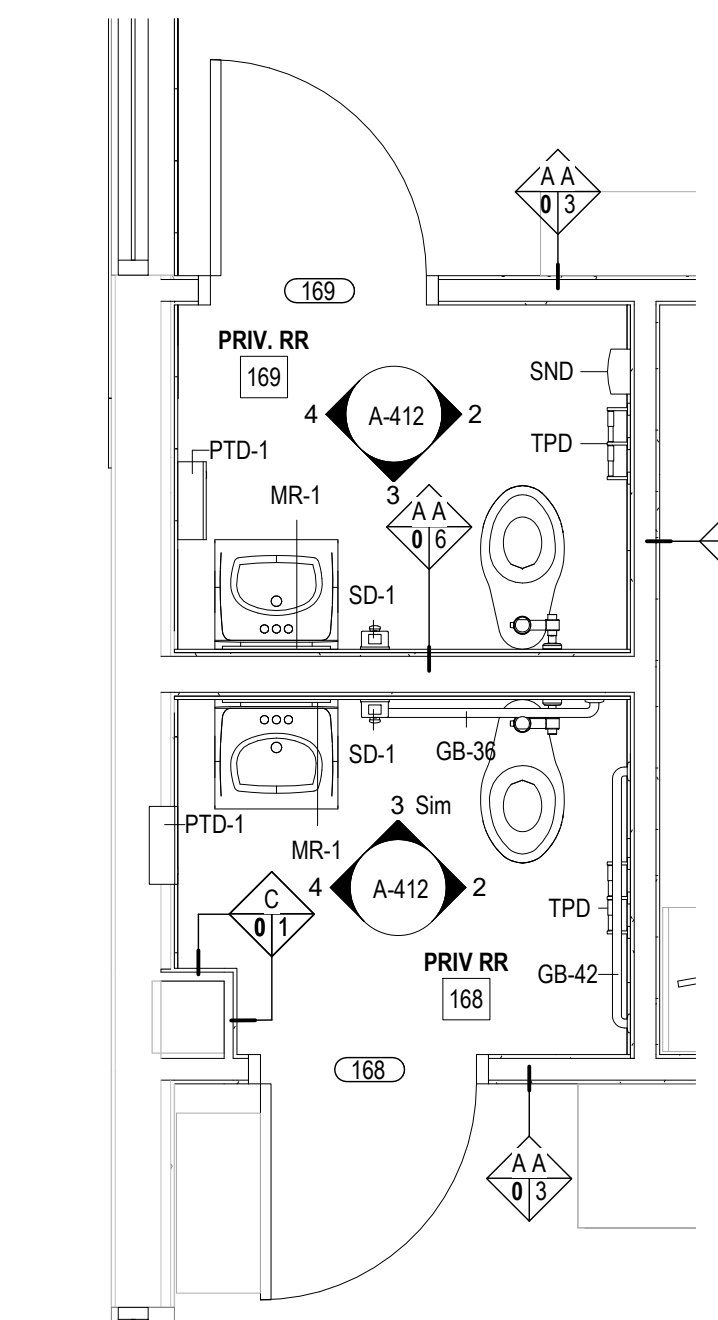
SPH AED WHITE INTERIOR RENOVATION - PHASE 1

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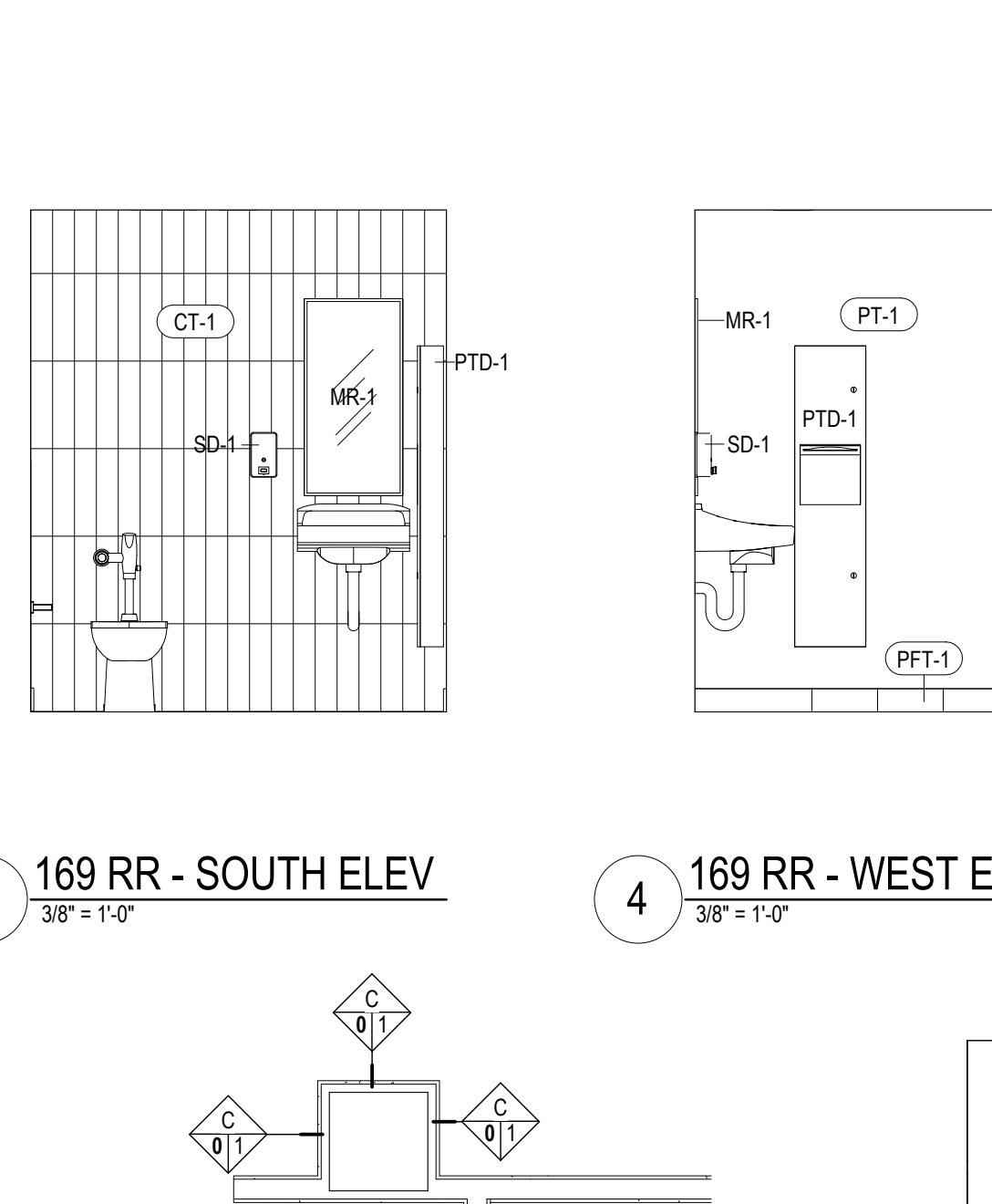
Project number
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DISTRIBUTION

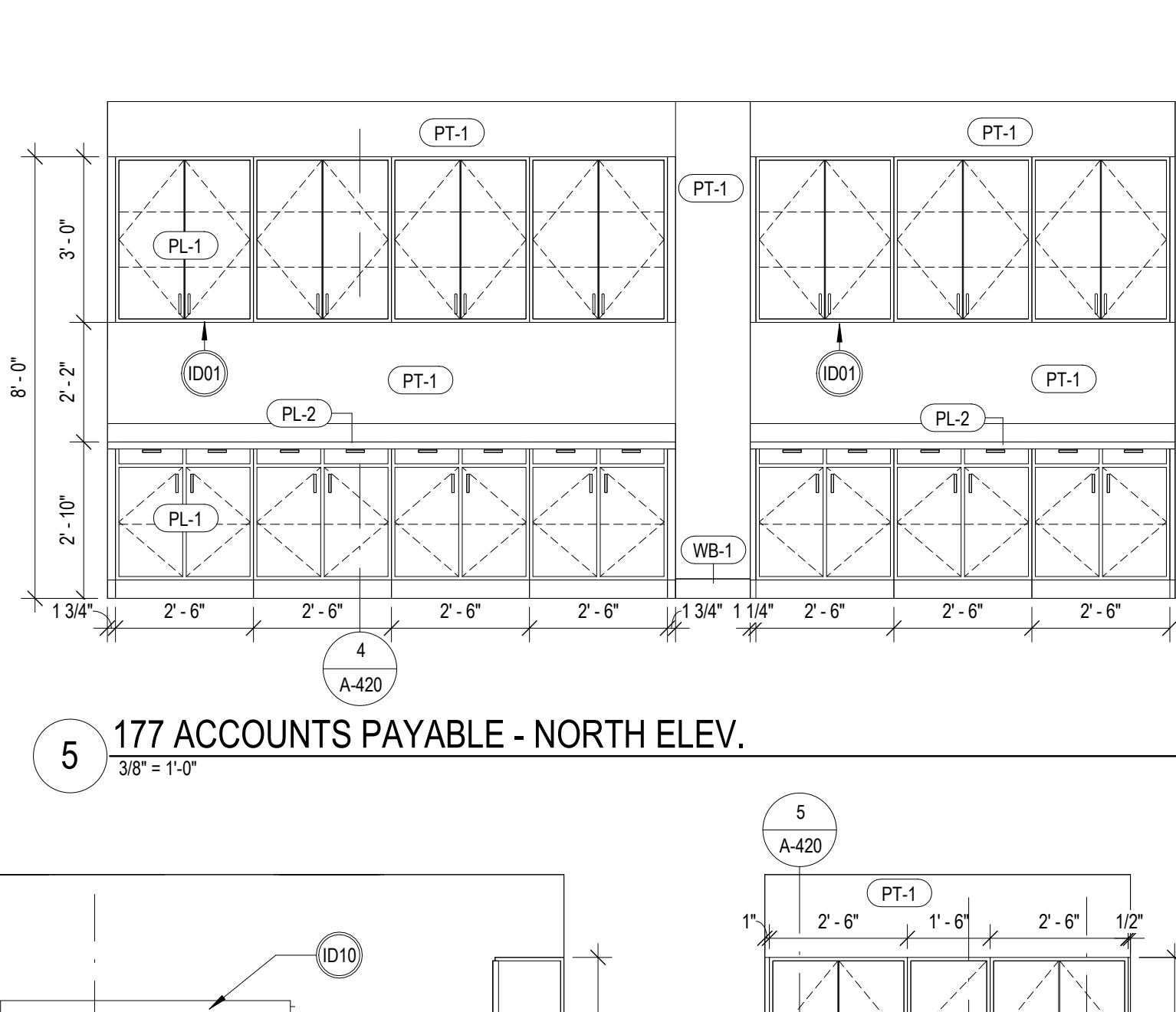
MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023



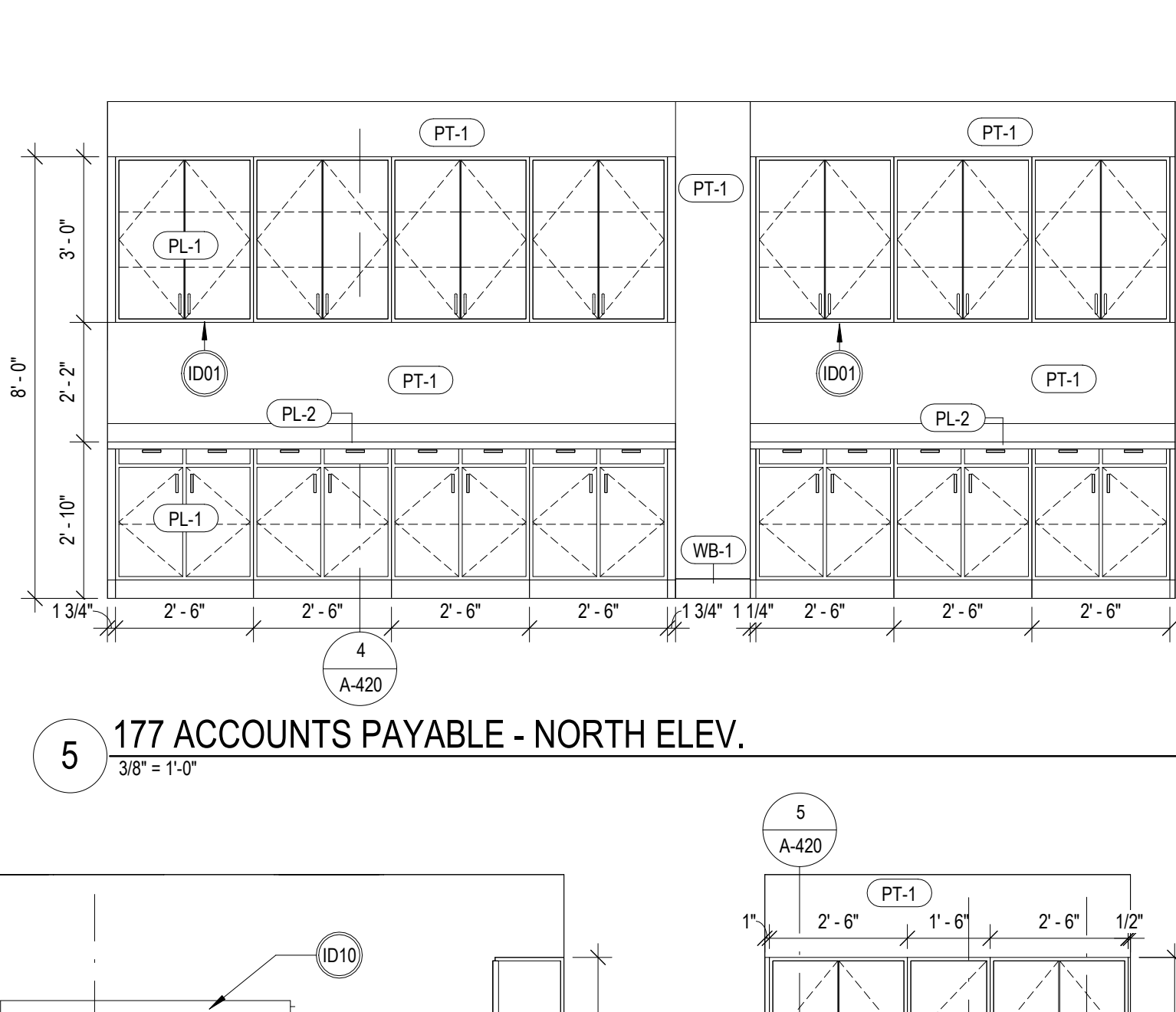
1 169 RR - EAST ELEV.
3/8" = 1'-0"



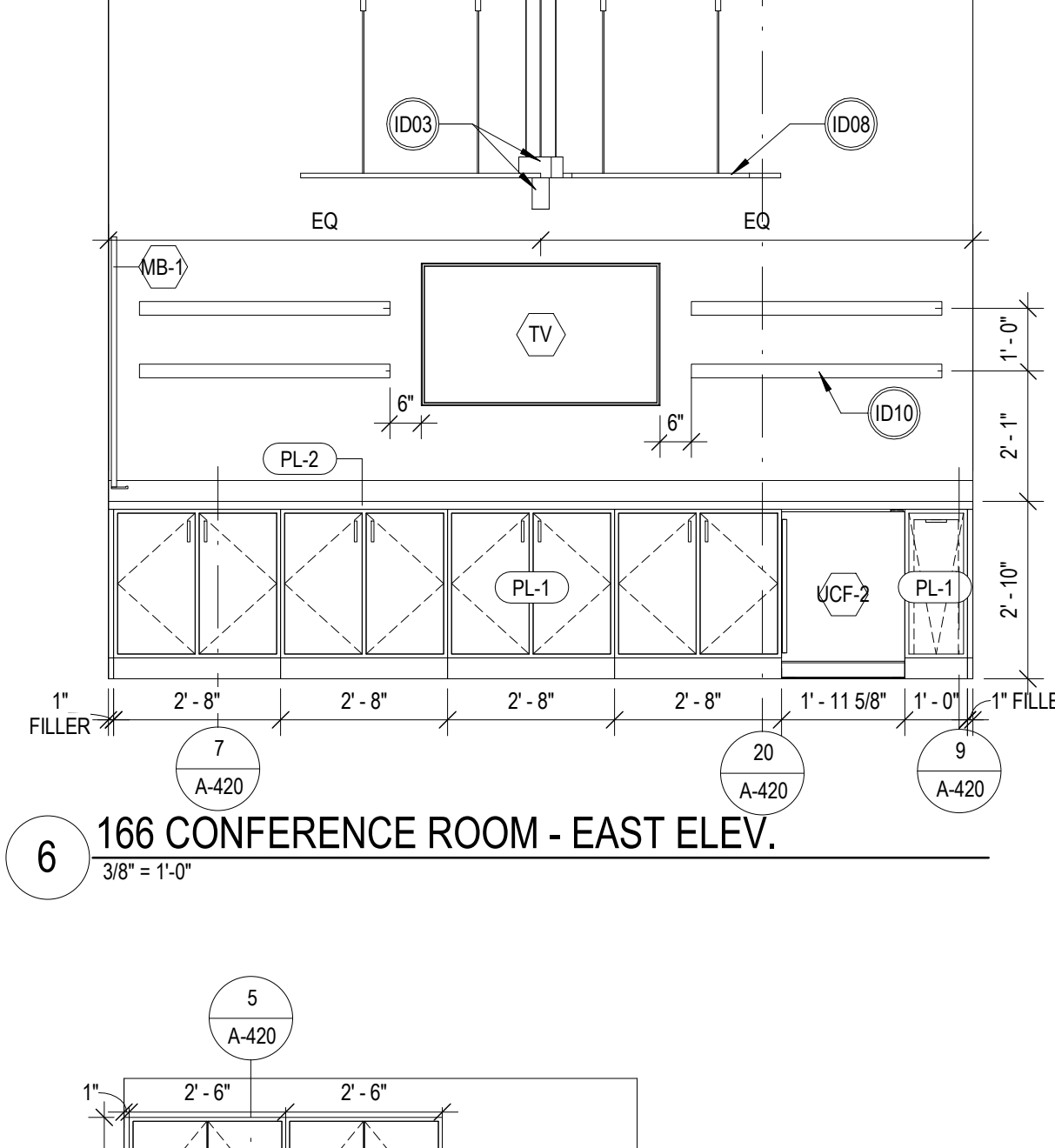
2 169 RR - SOUTH ELEV.
3/8" = 1'-0"



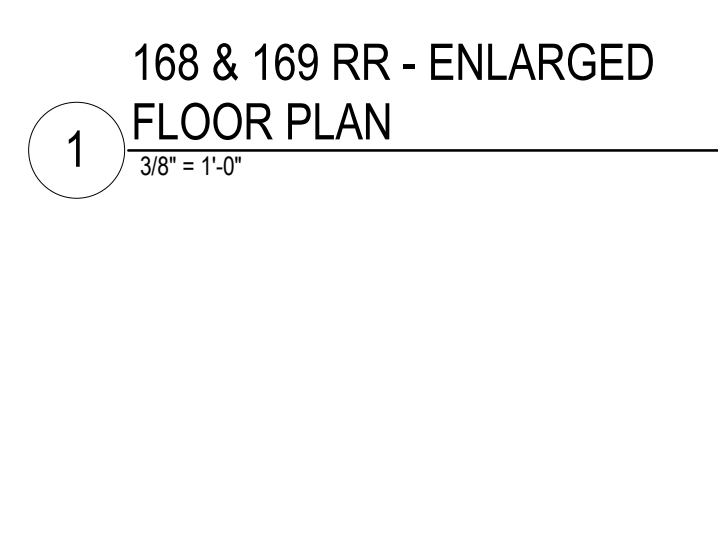
3 169 RR - WEST ELEV.
3/8" = 1'-0"



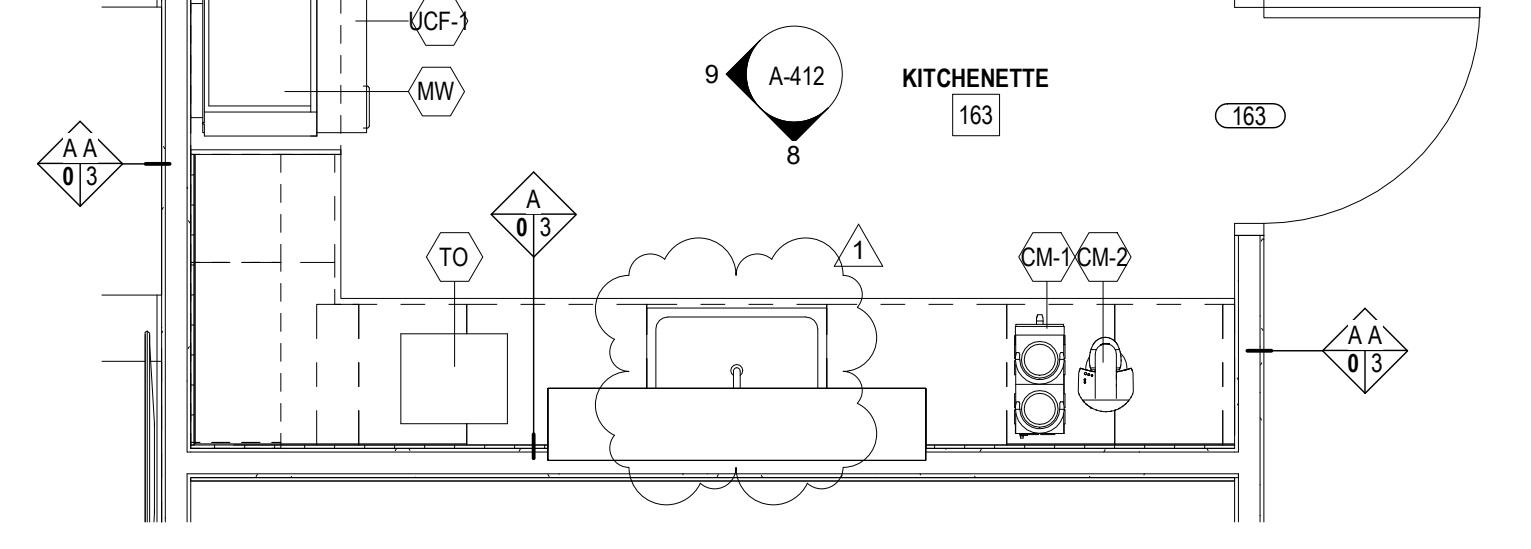
4 177 ACCOUNTS PAYABLE - NORTH ELEV.
3/8" = 1'-0"



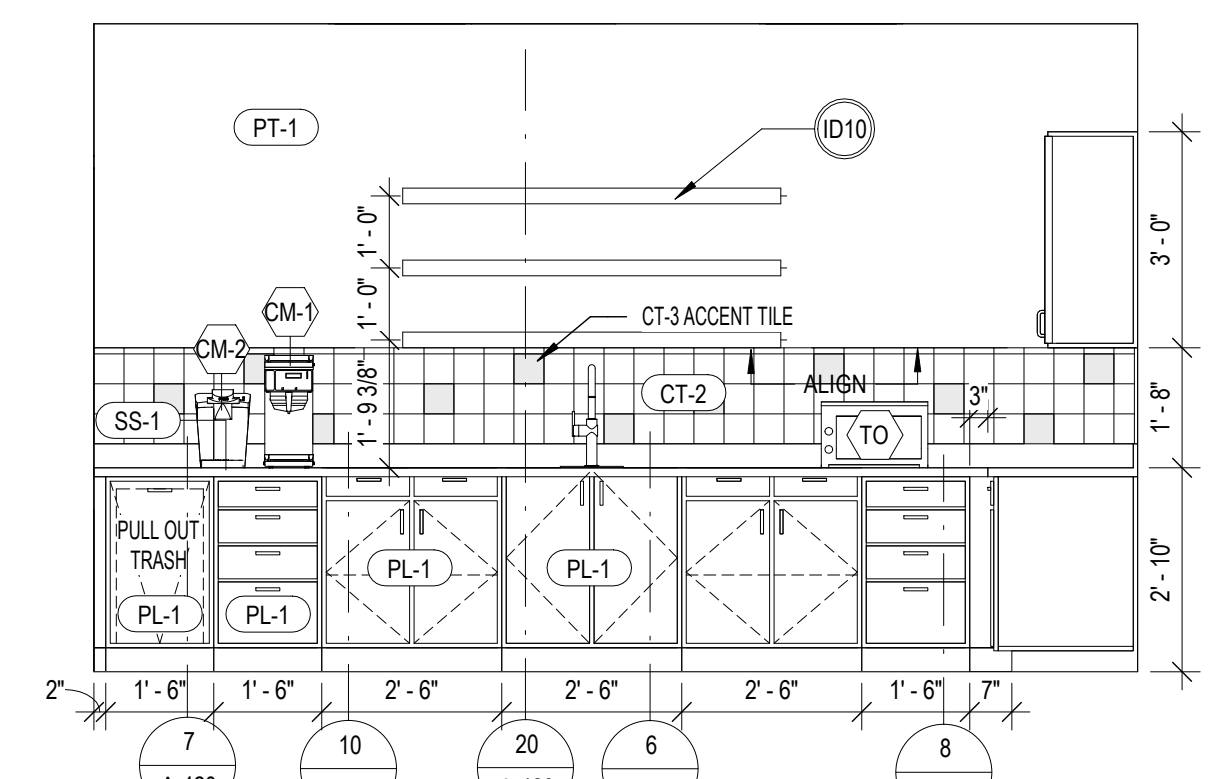
5 166 CONFERENCE ROOM - EAST ELEV.
3/8" = 1'-0"



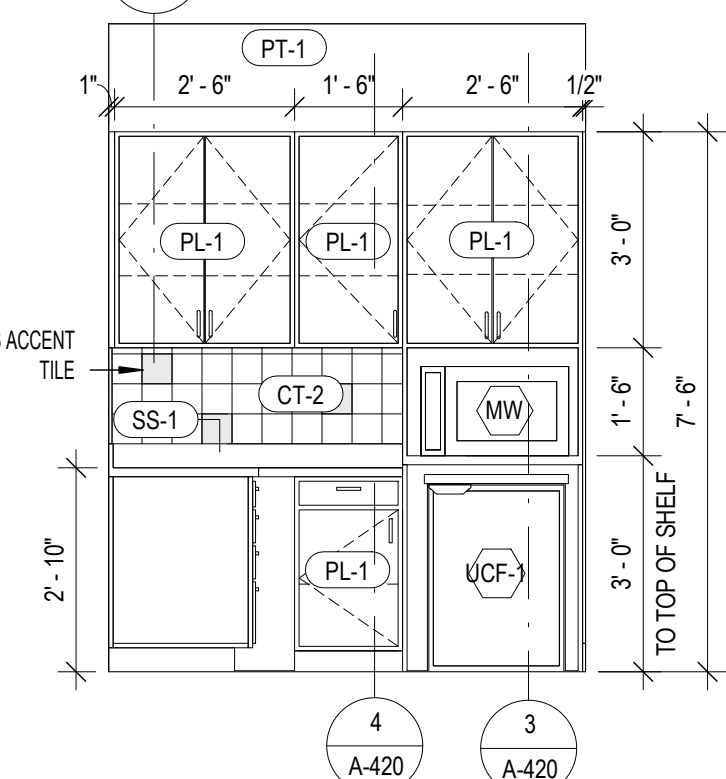
6 168 & 169 RR - ENLARGED FLOOR PLAN
3/8" = 1'-0"



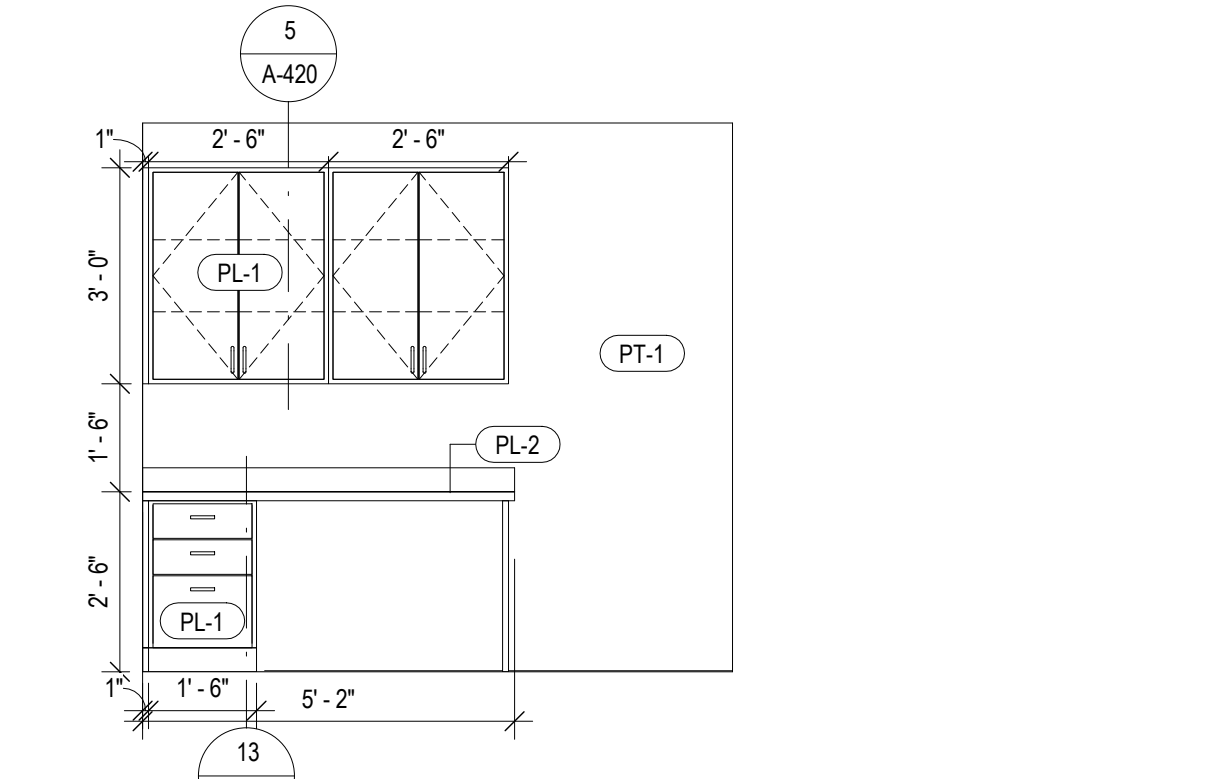
7 163 KITCHENETTE - ENLARGED FLOOR PLAN
3/8" = 1'-0"



8 KITCHENETTE - SOUTH ELEV.
3/8" = 1'-0"



9 163 KITCHENETTE - WEST ELEV.
3/8" = 1'-0"



10 180 SERVER ROOM - EAST ELEV.
3/8" = 1'-0"

GENERAL NOTES INTERIOR ELEVATIONS

- ALL ITEMS ON THE FURNITURE PLAN ARE OWNER FURNISHED AS PART OF A SEPARATE FF&E PACKAGE.
- REFER TO SHEET G-104 FOR BATHROOM FIXTURE MOUNTING HEIGHTS AND INFORMATION.
- REFER TO FINISH PLANS FOR SPECIFIC FINISHES ON SHEET A-900.
- TOILET PARTITIONS TO BE FLOOR MOUNTED. PARTITIONS SHOULD HAVE A CONTINUOUS PLASTIC WALL BRACKET, PLASTIC SHOES, AND A CONTINUOUS HINGE.
- ALIGN CENTER OF MIRRORS WITH CENTERLINE OF LAVATORIES. TYP. U. N.O.
- MANUFACTURERS NOTED IN ACCESSORY AND FIXTURES LEGEND TO BE USED AS BASIS OF DESIGN, UNLESS NOTED OTHERWISE. PLEASE SEE PLUMBING SHEET P-401 FOR REFERENCE.
- ALL TOILET ACCESSORIES TO BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE PRESSURE TREATED WOOD BLOCKING INSIDE WALL PARTITIONS FOR ALL FIXTURES (AS REQUIRED AS PER CONSTRUCTION AND/OR MANUFACTURER).
- PROVIDE COAT HOOKS AT EVERY TOILET STALL, INSTALL AT 48" A.F.F. UNLESS NOTED OTHERWISE.
- FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- START TILE AS DEPICTED ON ELEVATIONS AND ALIGN GROUT JOINTS IN FLOOR TILE WITH GROUT JOINTS WITH WALL TILE.

TOILET ACCESSORY SCHEDULE

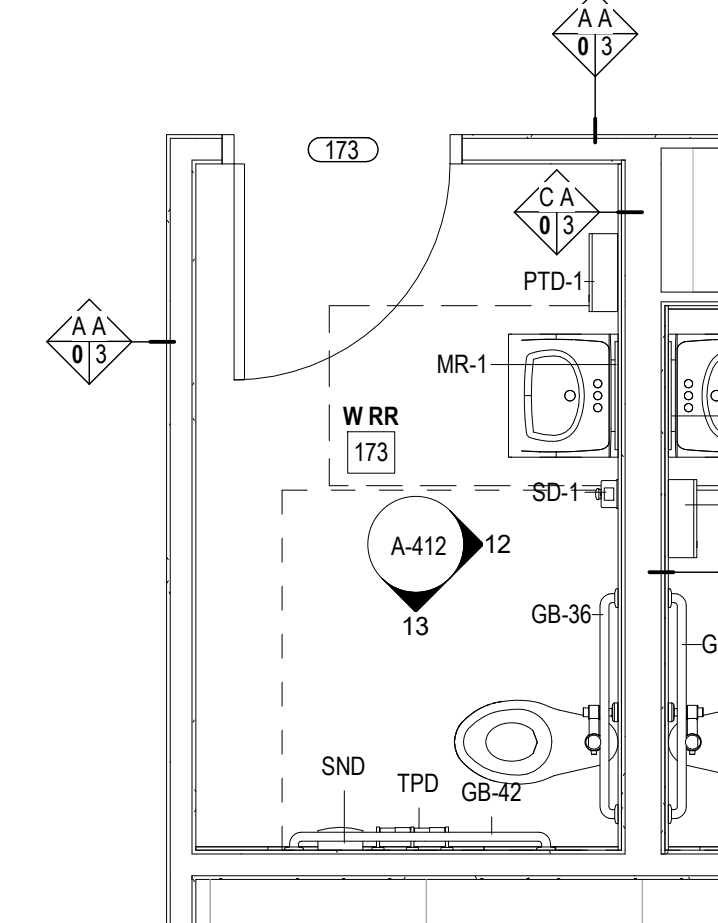
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS
DCS	BABY CHANGING STATION	American Specialties Inc.	9013	
GB-36	GRAB BAR 36"	American Specialties Inc.	3801-36AW	
GB-42	GRAB BAR 42"	American Specialties Inc.	3801-42AW	
MH-1	UTILITY SHELF W/ HOOKS	Bradley Corporation	9983	
MR-1	MIRROR 18" W X 36" H	American Specialties Inc.	0600-1836-41	
PTD-1	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	American Specialties Inc.	6467-9	
SD-1	SOAP DISPENSER	American Specialties Inc.	0347	
SND	NAPKIN DISPOSAL	TBO		
TPD	TOILET PAPER HOLDER	American Specialties Inc.	7305-2B	

EQUIPMENT SCHEDULE - LEVEL 1

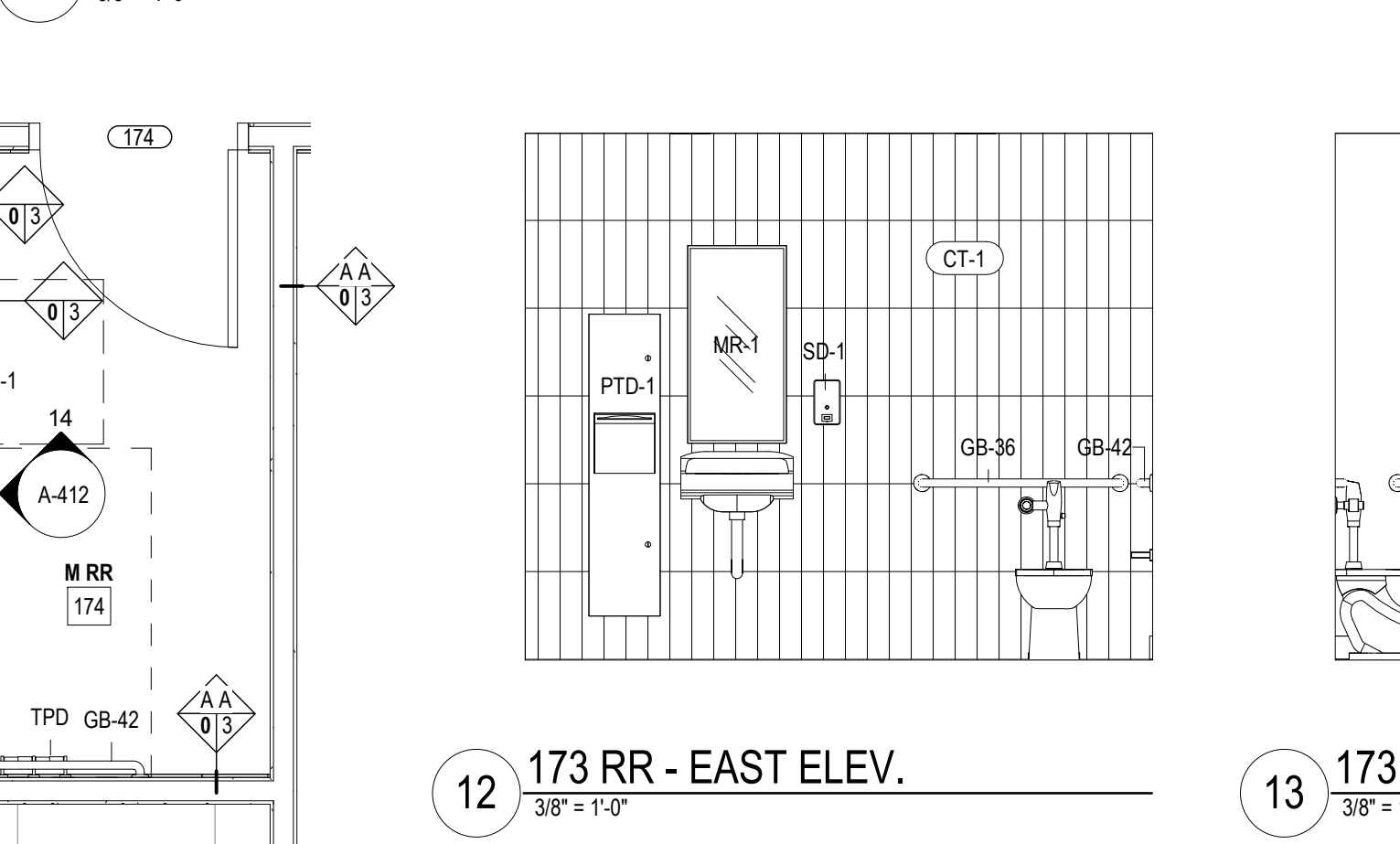
Level	ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	PROVIDED BY	INSTALLED BY
LEVEL 1	CM-1	POUROVER COFFEE BREWER	BUNN	33200.0002	CONTRACTOR	CONTRACTOR
LEVEL 1	CM-2	KEURIG	KEURIG		OWNER	OWNER
LEVEL 1	CO-1	COPPER	B/HUB 898		OWNER	OWNER
LEVEL 1	DW-1	DISHWASHER	BOSCH	SGX7865SUC	CONTRACTOR	CONTRACTOR
LEVEL 1	MB-1	MARKERBOARD			OWNER	OWNER
LEVEL 1	MW	MICROWAVE	WHIRLPOOL	UMC5225GZ	OWNER	OWNER
LEVEL 1	PO-1	MAIL POSTAGE MACHINE			CONTRACTOR	CONTRACTOR
LEVEL 1	PS-1	PROJECTOR SCREEN	DA-LITE	DELUXE ELECTROL	CONTRACTOR	CONTRACTOR
LEVEL 1	RB-1	RECYCLING BIN			OWNER	OWNER
LEVEL 1	RF-1	SIDE BY SIDE REFRIGERATOR W/ ICE MAKER	WHIRLPOOL	WRS33SDHS	CONTRACTOR	CONTRACTOR
LEVEL 1	RF-2	SIDE BY SIDE REFRIGERATOR	WHIRLPOOL	WRS31SNHW	CONTRACTOR	CONTRACTOR
LEVEL 1	ST-1	ENVELOPE STUFFER MACHINE			OWNER	OWNER
LEVEL 1	TO	TOASTER OVEN	GE	G90CAASSP5	OWNER	OWNER
LEVEL 1	TV	LCD TV	BY OWNER	50ES6305U	OWNER	OWNER
LEVEL 1	UCF-1	UNDER COUNTER REFRIGERATOR	Beverage Air	B824C-1FG-S	OWNER	OWNER
LEVEL 1	UCF-2	UNDER COUNTER REFRIGERATOR (ADA)	SUMMIT	AL54	CONTRACTOR	CONTRACTOR
LEVEL 1	V1	VENDING MACHINE	OWNER		OWNER	OWNER
LEVEL 1	V2	VENDING MACHINE	OWNER		OWNER	OWNER

SPECIFIC KEYNOTES - INTERIOR

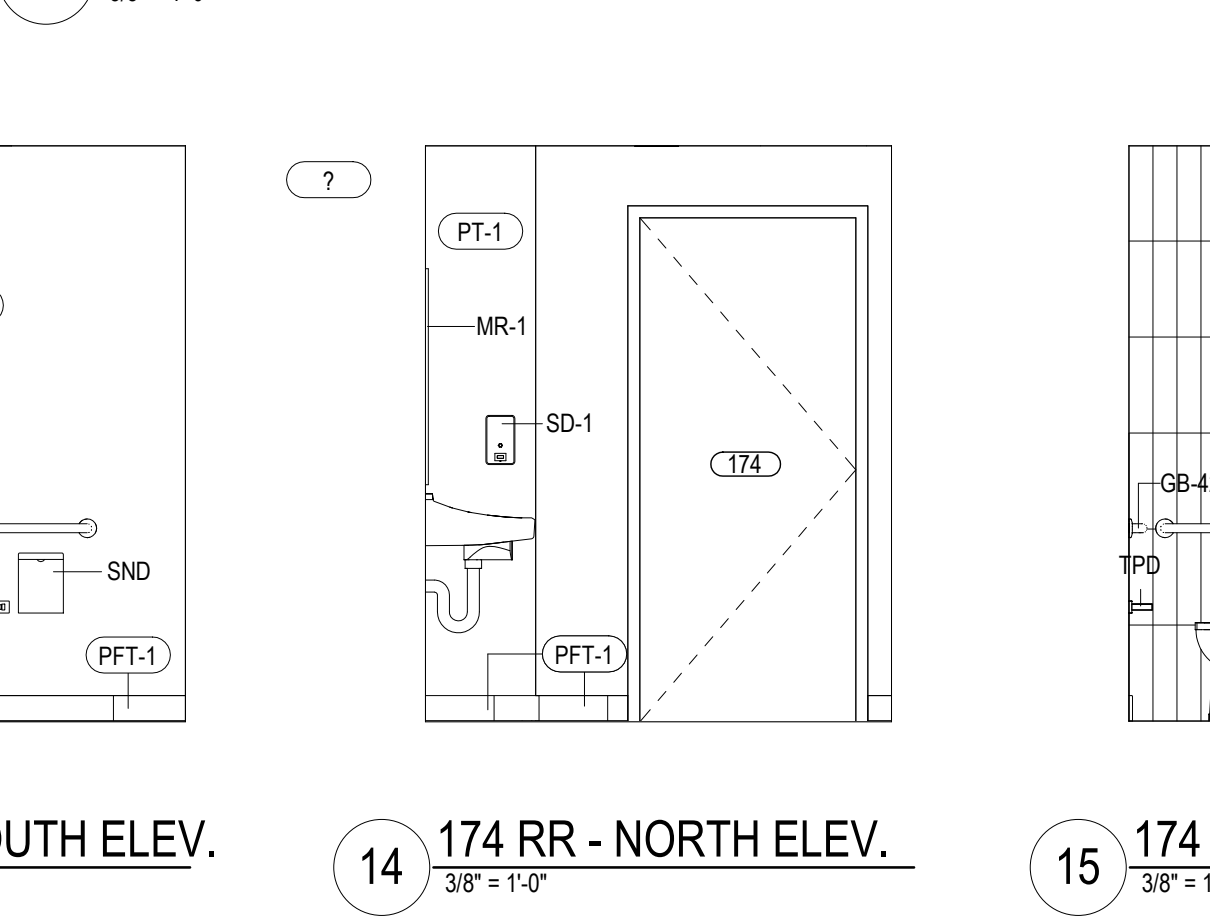
NUMBER	TEXT
ID01	PROVIDE VALANCE TO CONCEAL LED UNDERCABINET LIGHTING
ID02	CAP EDGE OF TILE WITH SCHLUTER STRIP. SEE FINISH PLAN A-900
ID03	SUSPENDED LIGHT FIXTURE. REFER TO CEILING PLANS AND ELECTRICAL FOR TYPE
ID05	HILLOW ADA DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE PLUMBING
ID06	CUSTOM BENCH. SEE MILLWORK SECTIONS.
ID07	CUSTOM RECEPTION DESK
ID08	CELING CLOUDS. SEE RCP FOR TYPE
ID09	SIDEWALL DIFFUSER. REFER TO MECHANICAL DRAWINGS
ID10	FLOATING SHELVES. REFER TO SHEET A-420
ID11	OUTLET
ID12	SUSPENDED CEILING BAFFLE. REFER TO RCP
ID13	TRACK SYSTEM. REFER TO RCP
ID14	VINYL FILM. SEE DOOR SCHEDULE A-810



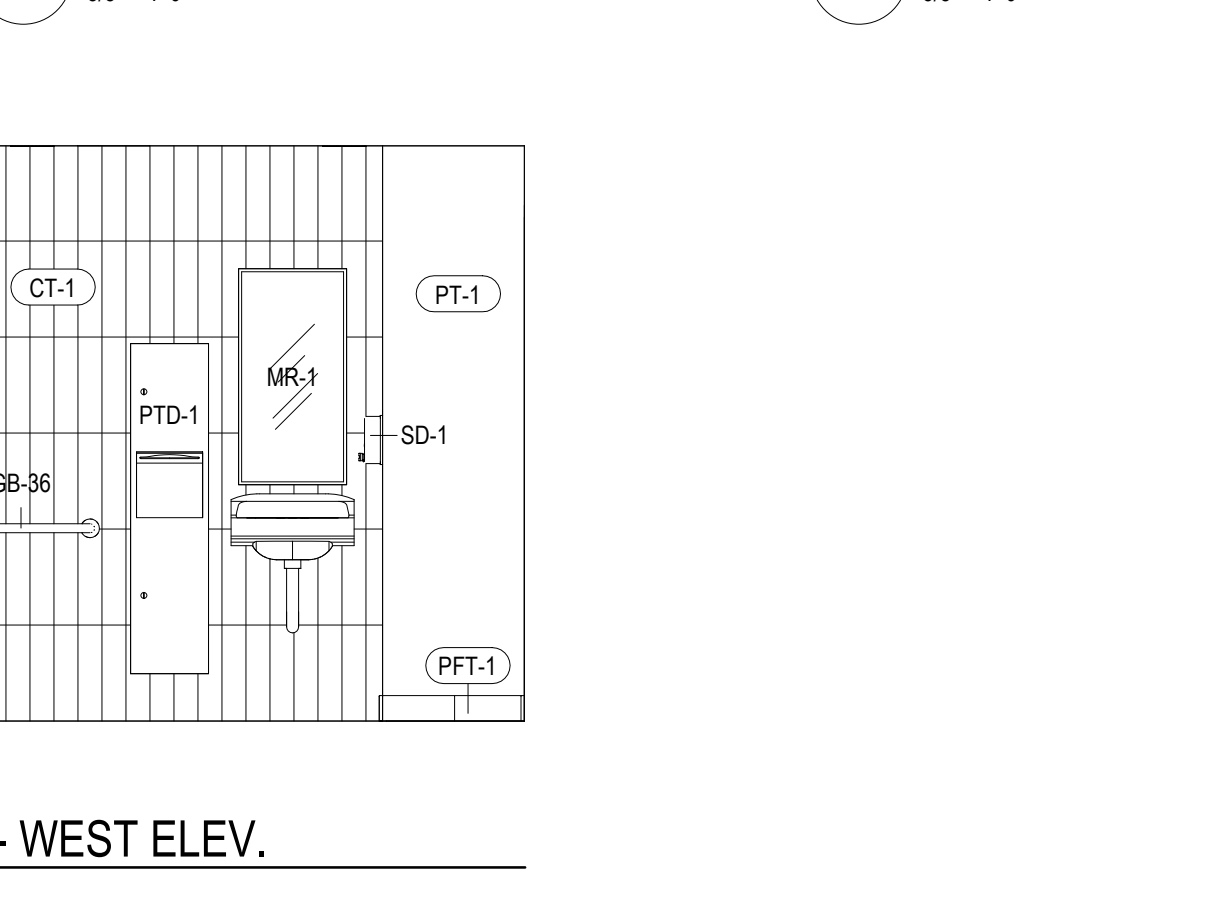
11 173 & 174 RR - ENLARGED FLOOR PLAN
3/8" = 1'-0"



12 173 RR - EAST ELEV.
3/8" = 1'-0"



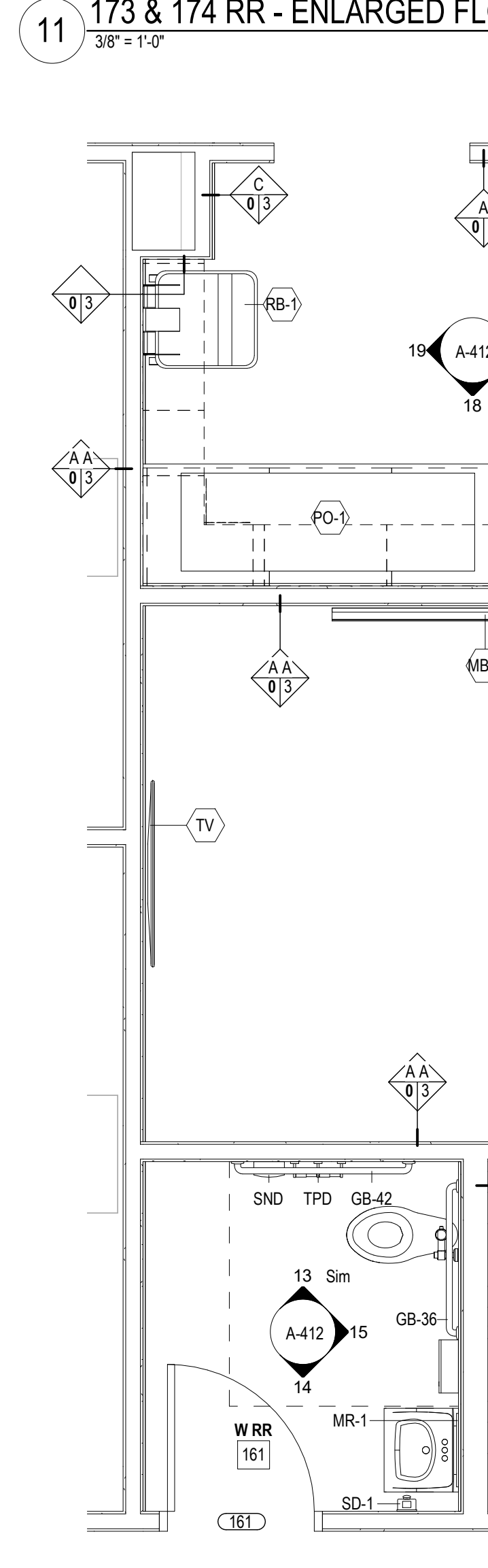
13 173 RR - SOUTH ELEV.
3/8" = 1'-0"



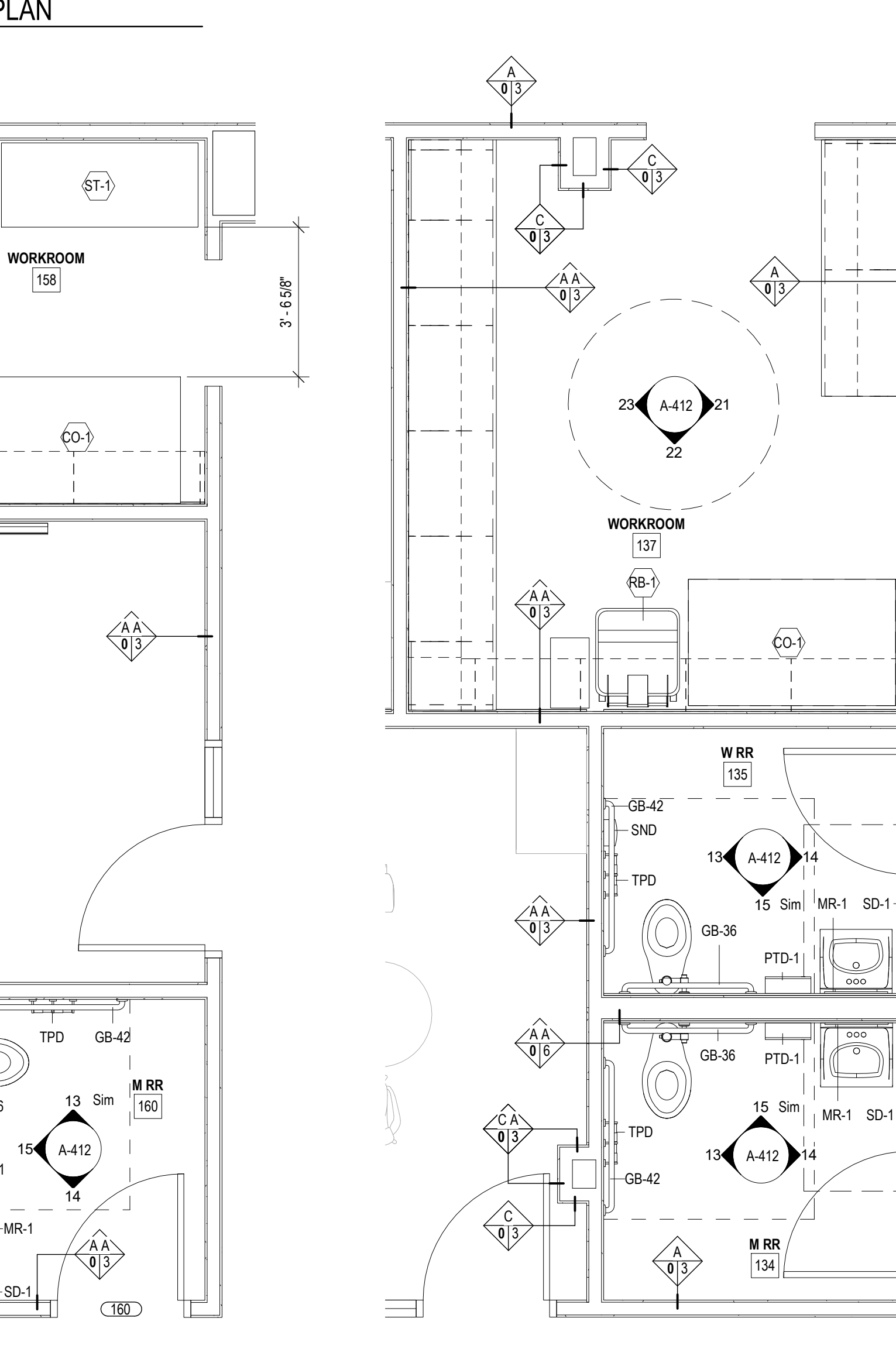
14 174 RR - NORTH ELEV.
3/8" = 1'-0"



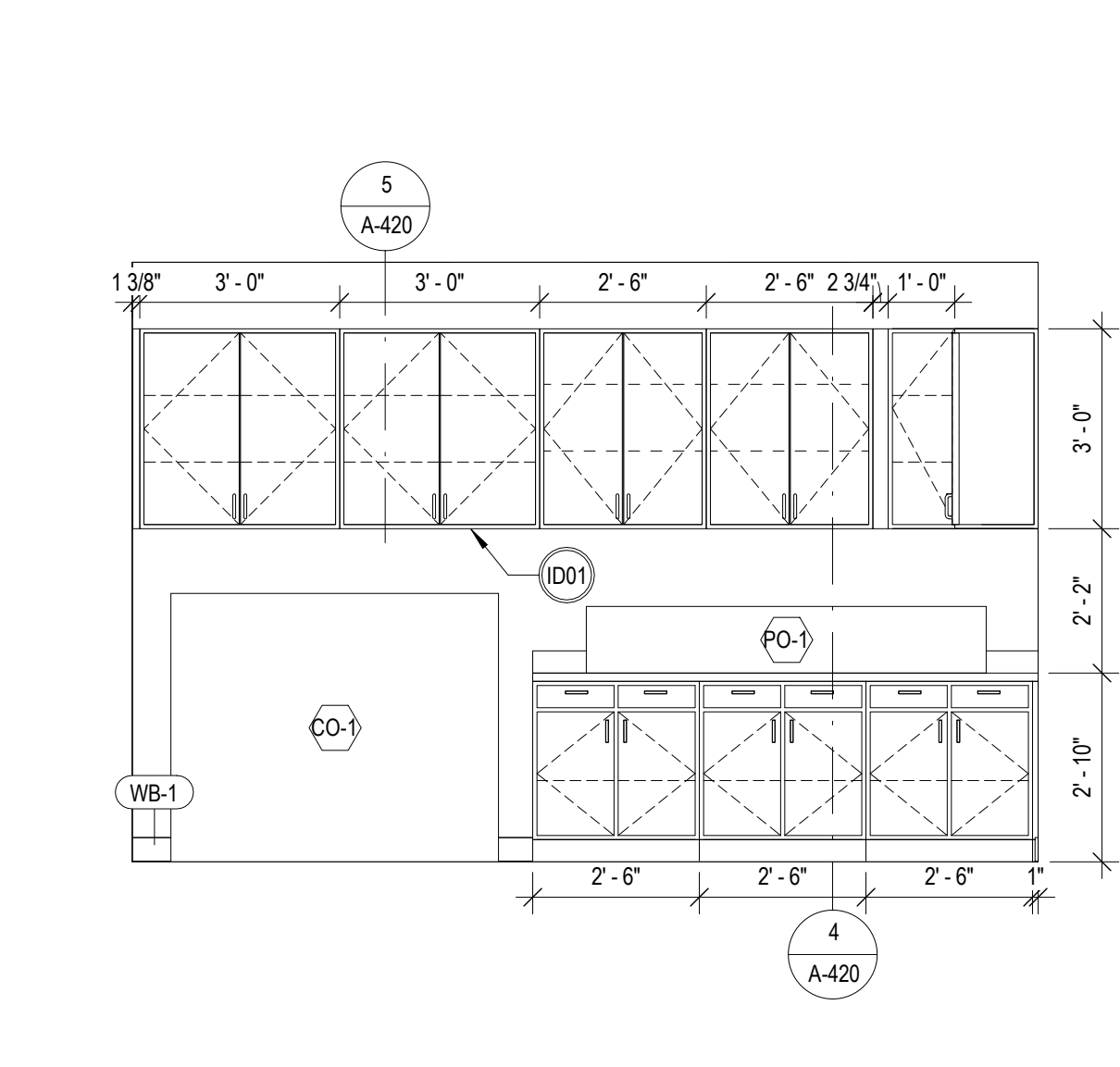
15 174 RR - WEST ELEV.
3/8" = 1'-0"



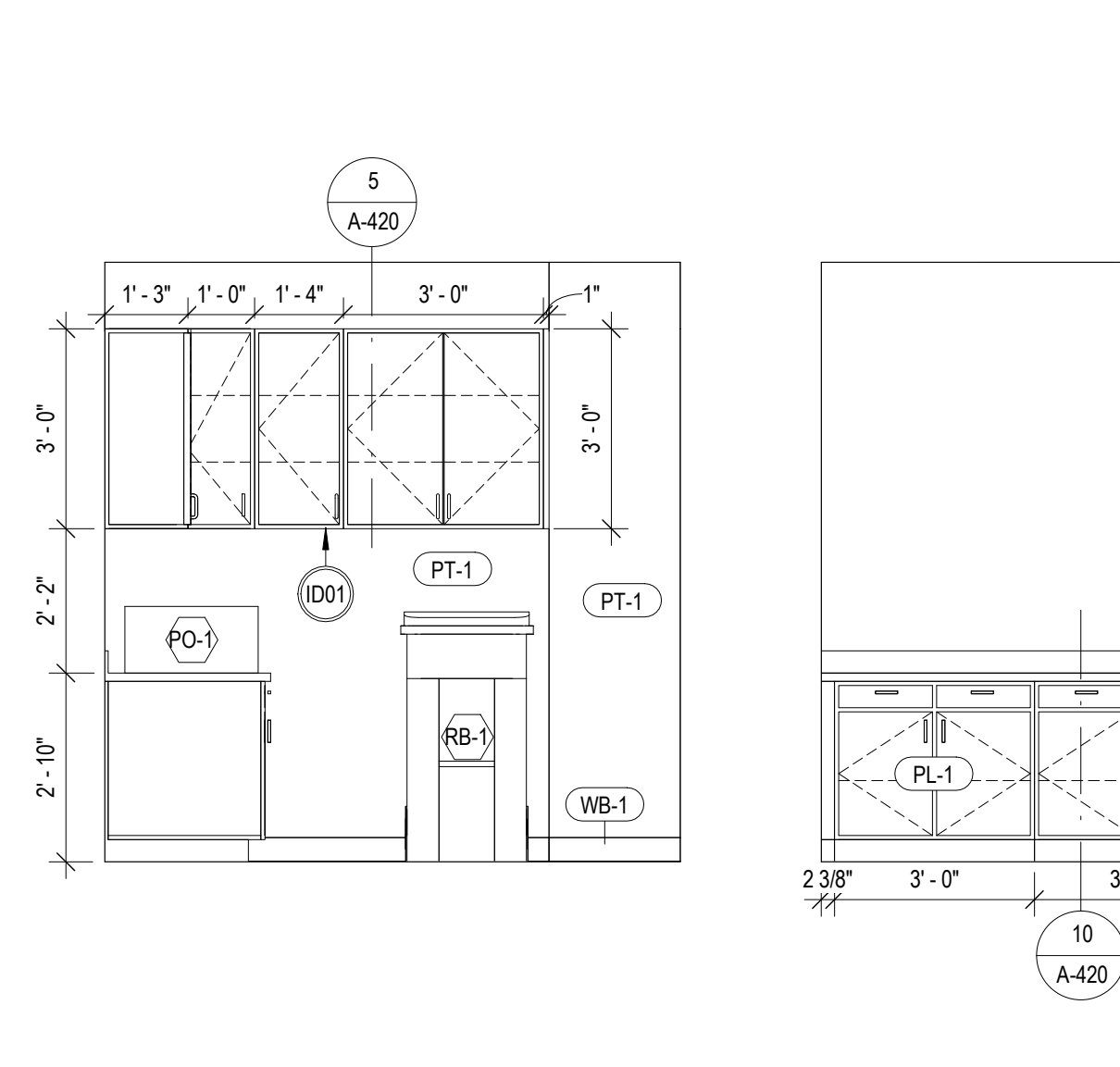
16 158 WORKROOM, 159 CONFERENCE ROOM, 160 & 161 RR - ENLARGED FLOOR PLANS
3/8" = 1'-0"



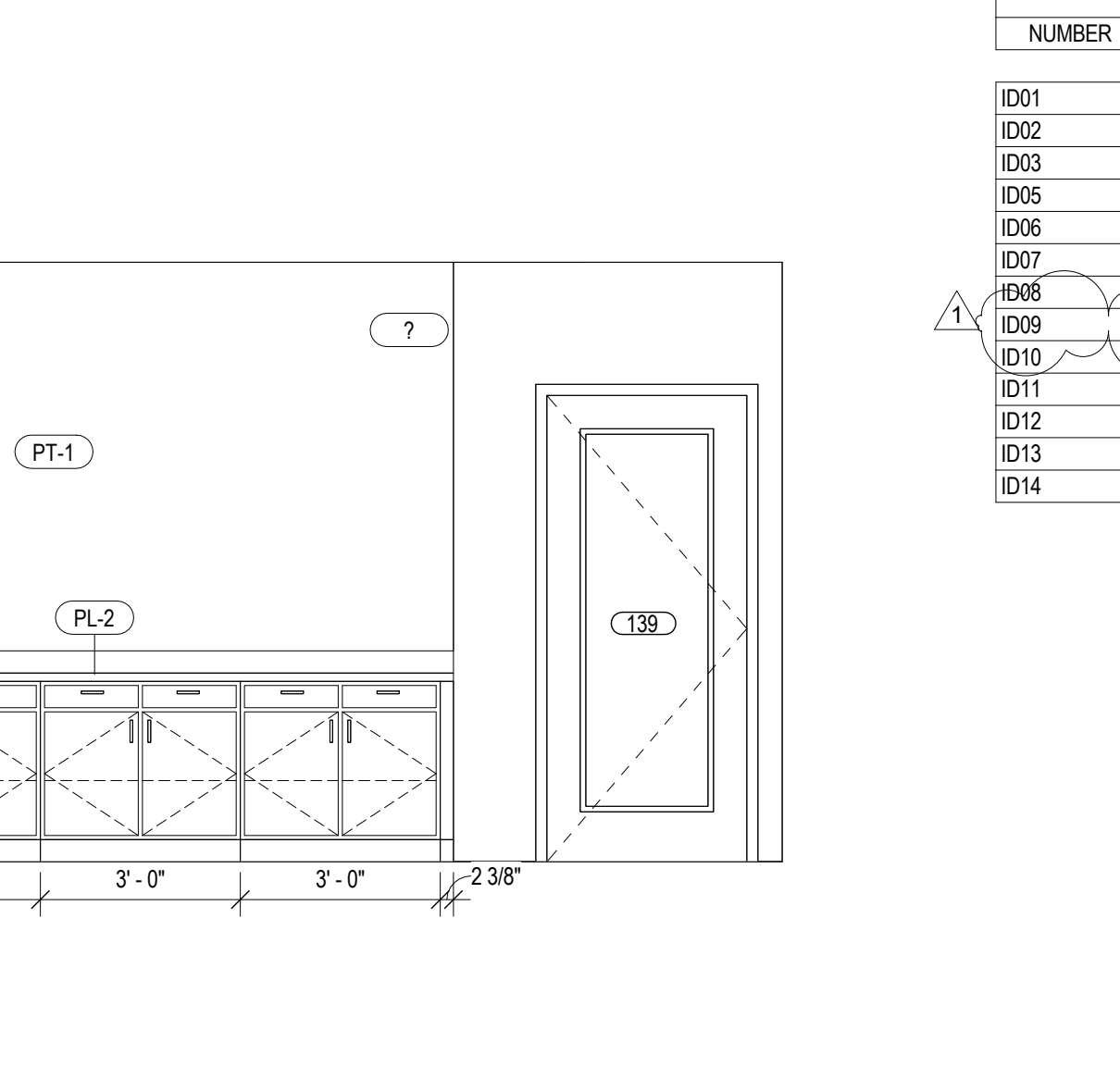
17 137 WORKROOM, 134 & 135 RR - ENLARGED FLOOR PLANS
3/8" = 1'-0"



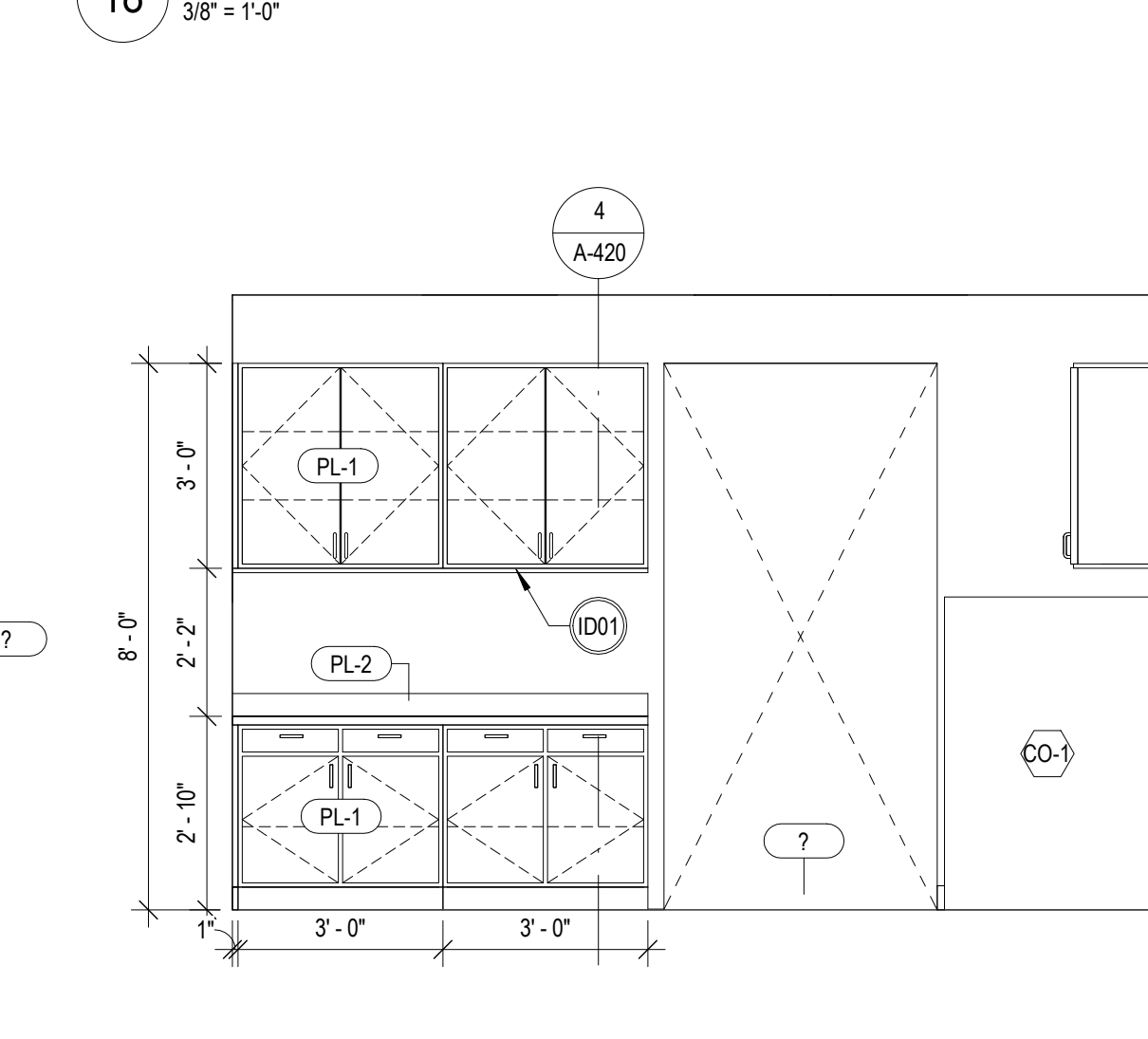
18 158 WORKROOM - SOUTH ELEV.
3/8" = 1'-0"



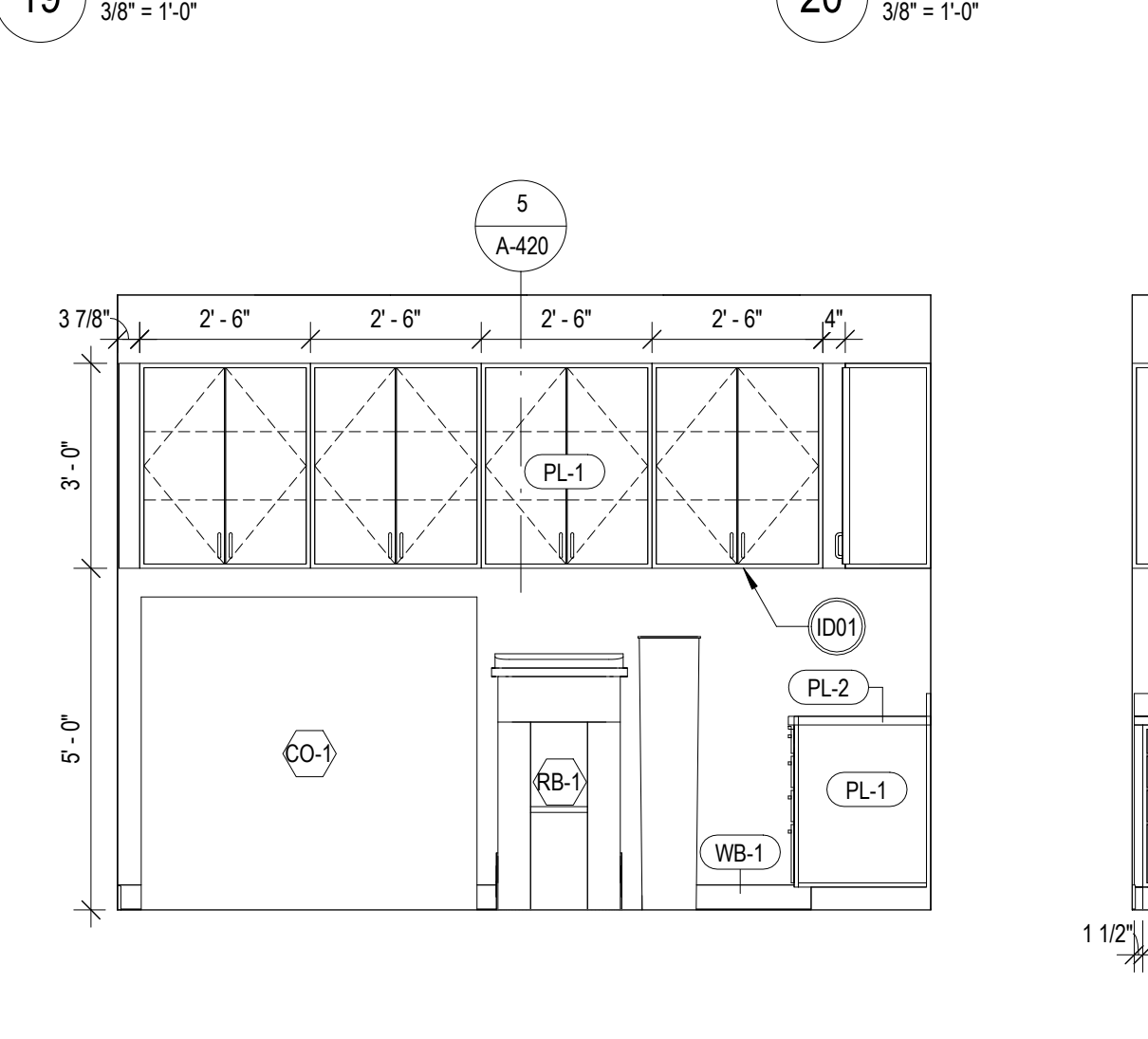
19 158 WORKROOM - WEST ELEV.
3/8" = 1'-0"



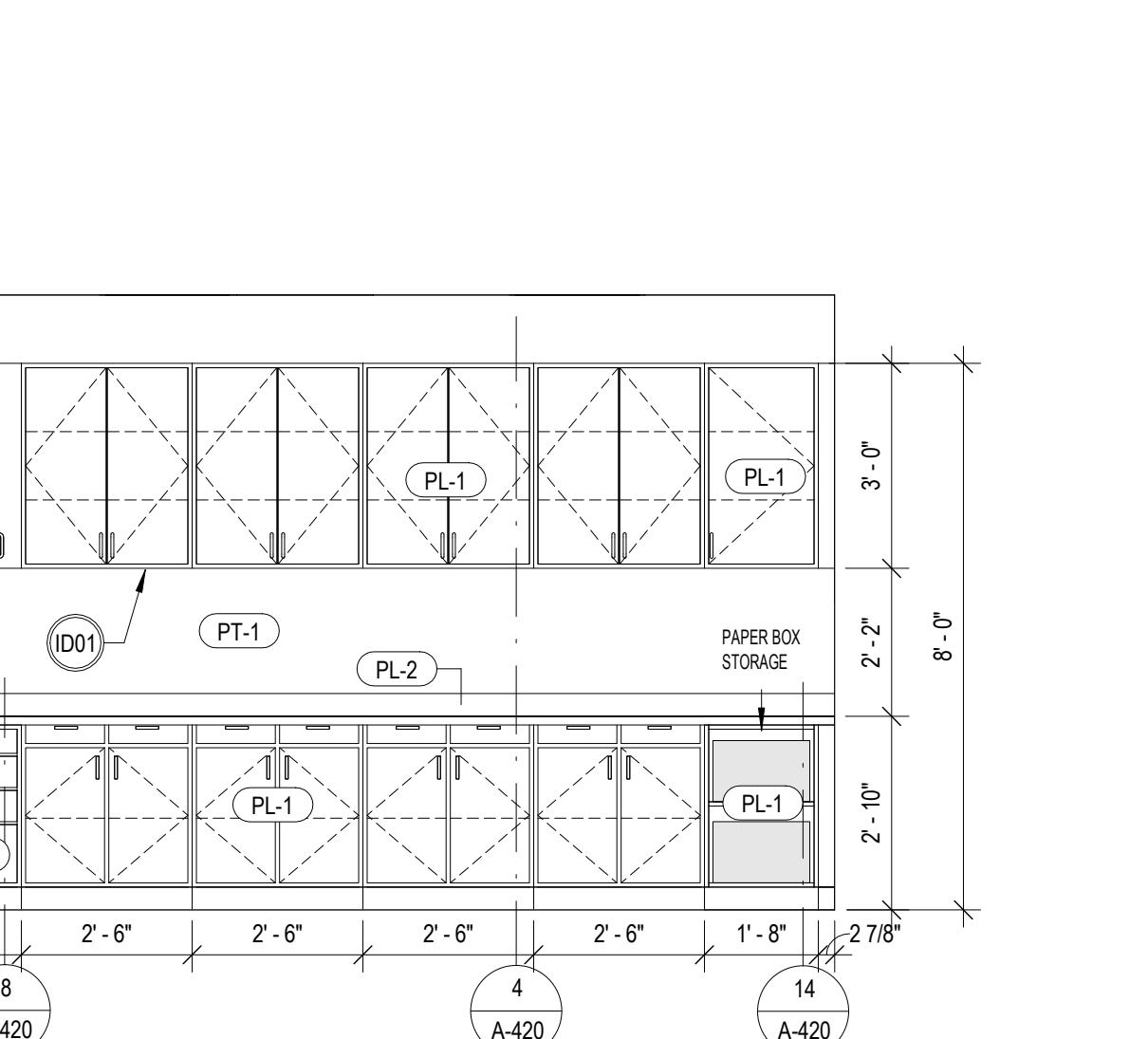
20 139 CONF. ROOM - SOUTH ELEV.
3/8" = 1'-0"



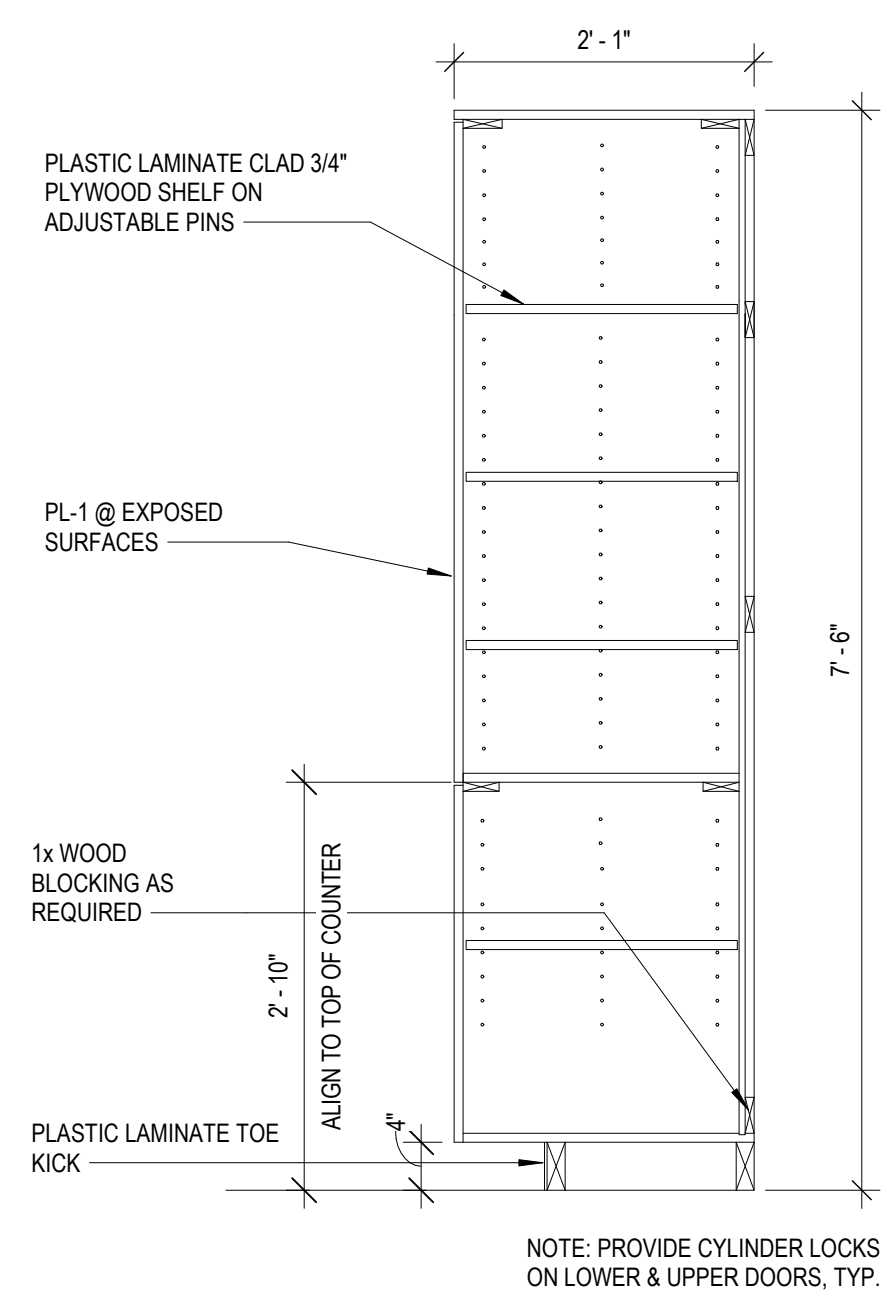
21 137 WORKROOM - EAST ELEV.
3/8" = 1'-0"



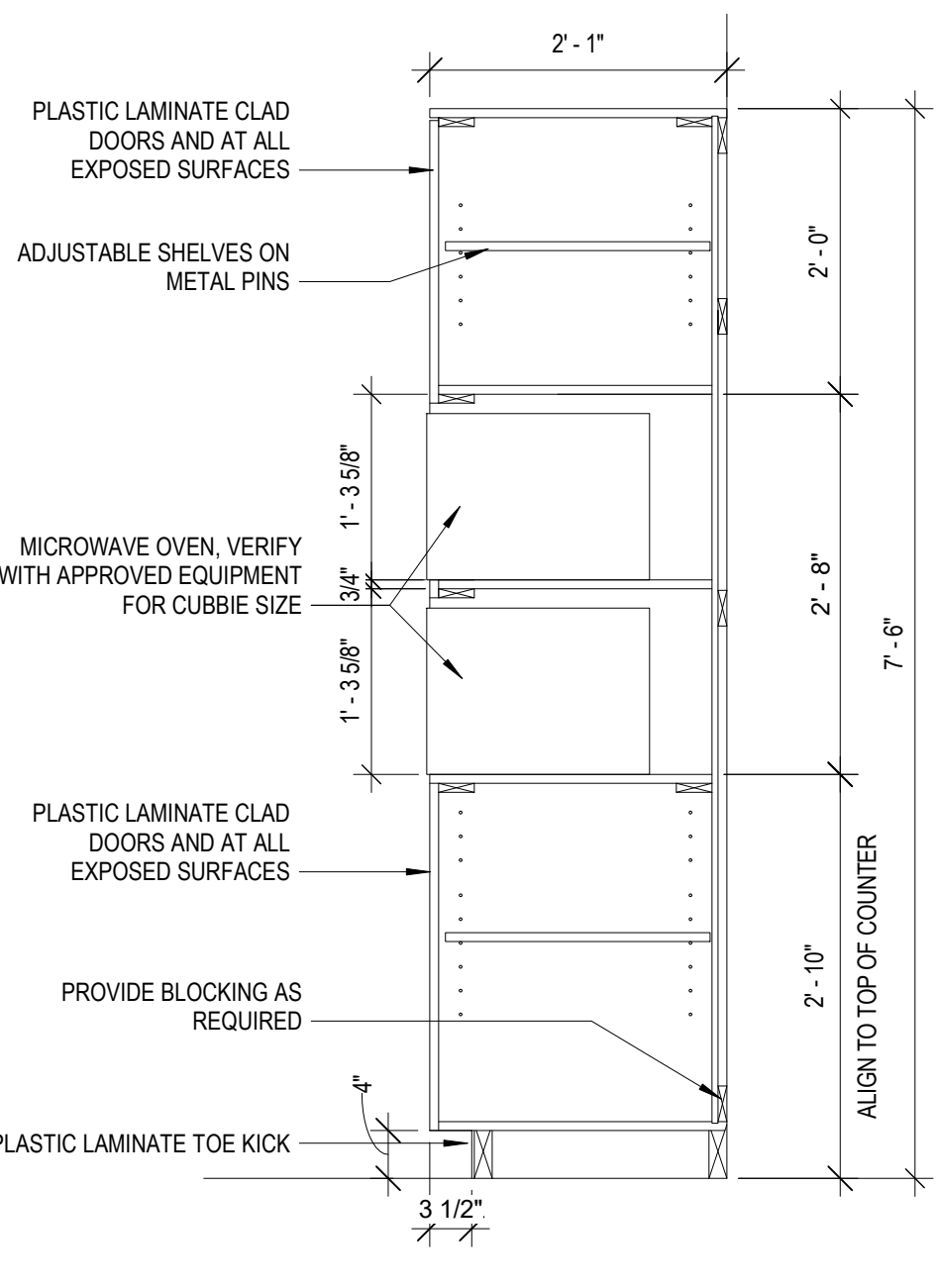
22 137 WORKROOM - SOUTH ELEV.
3/8" = 1'-0"



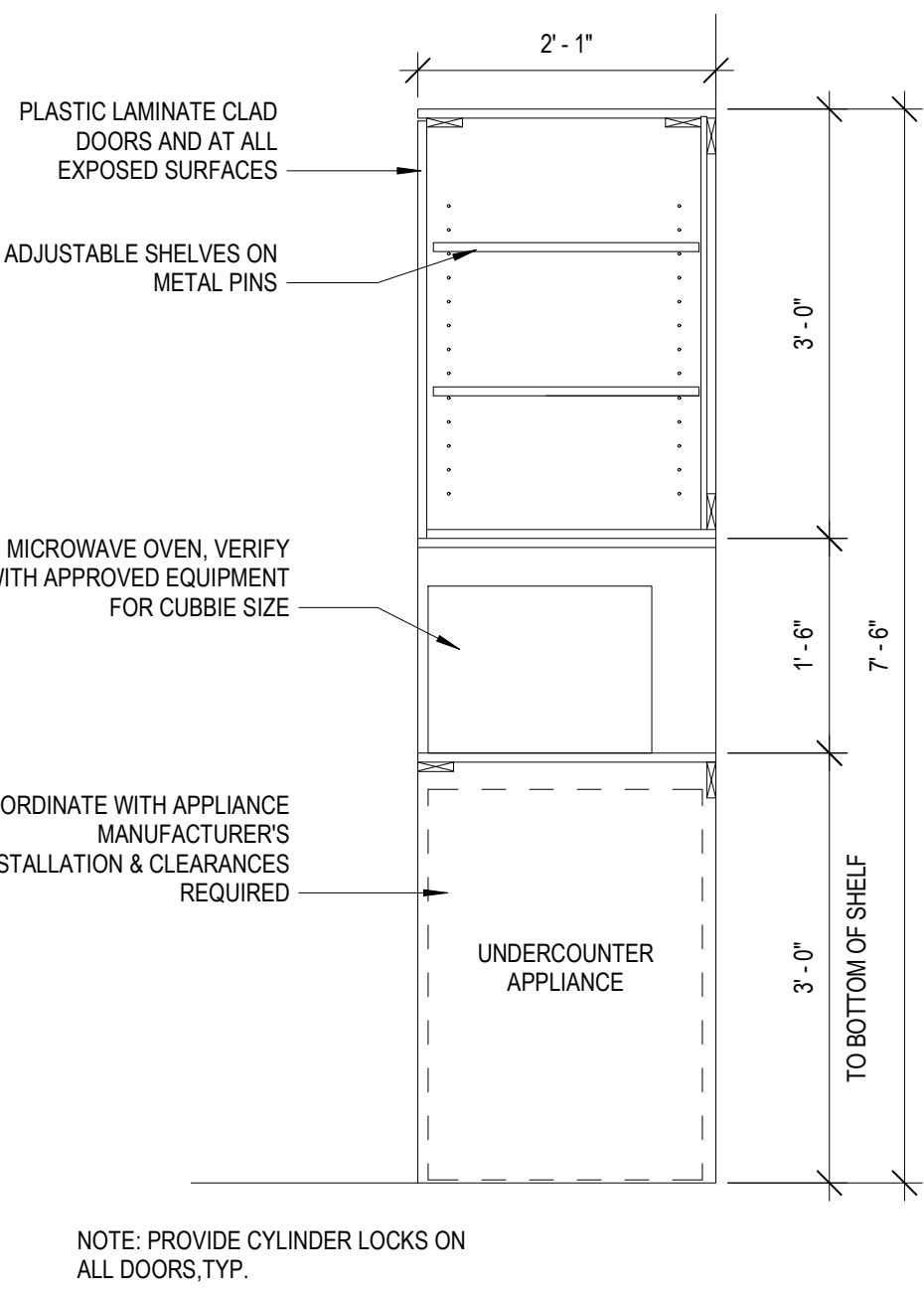
23 137 WORKROOM - WEST ELEV.
3/8" = 1'-0"



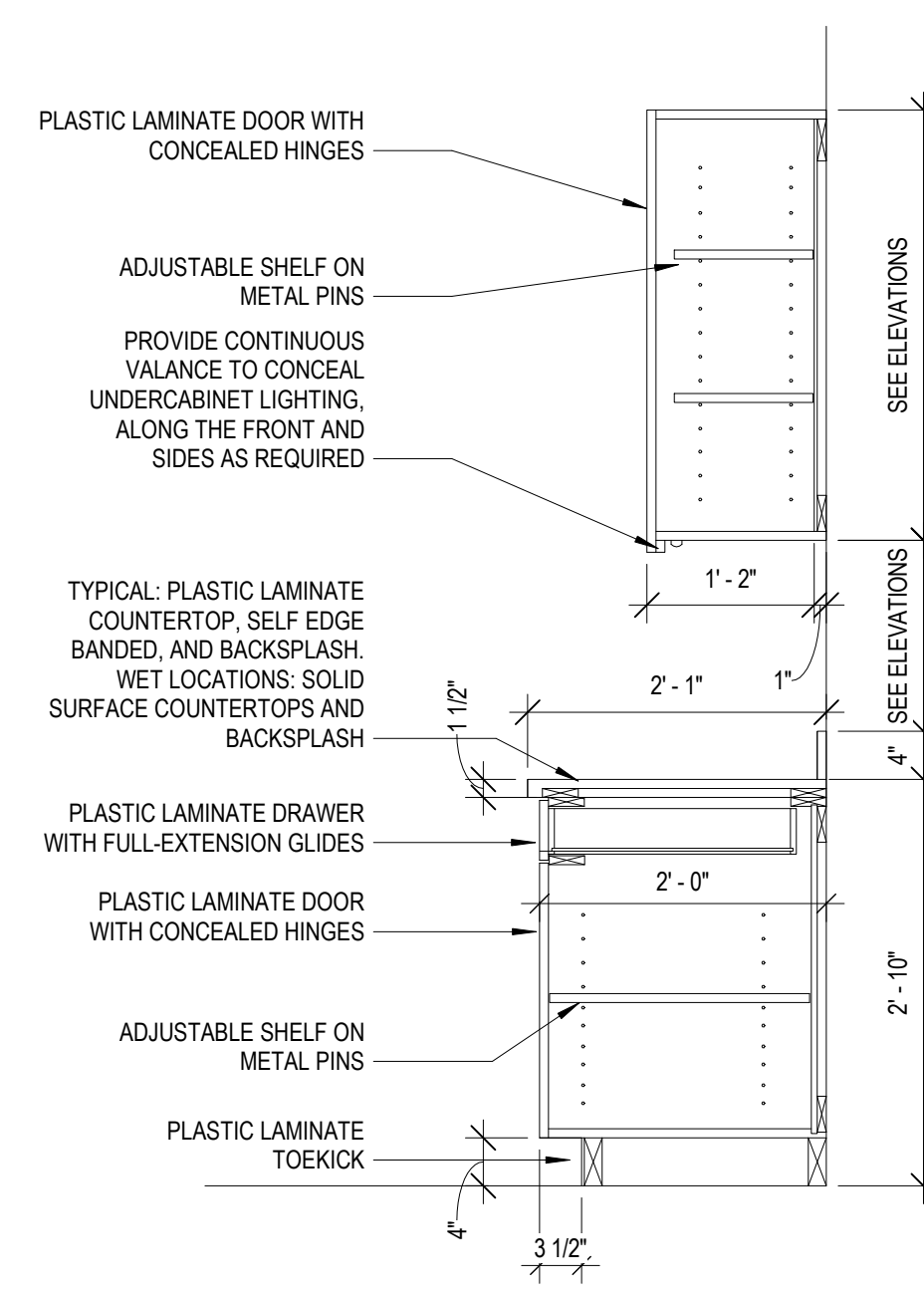
1 KITCHEN PANTRY CABINET SECTION
3/4" = 1'-0"



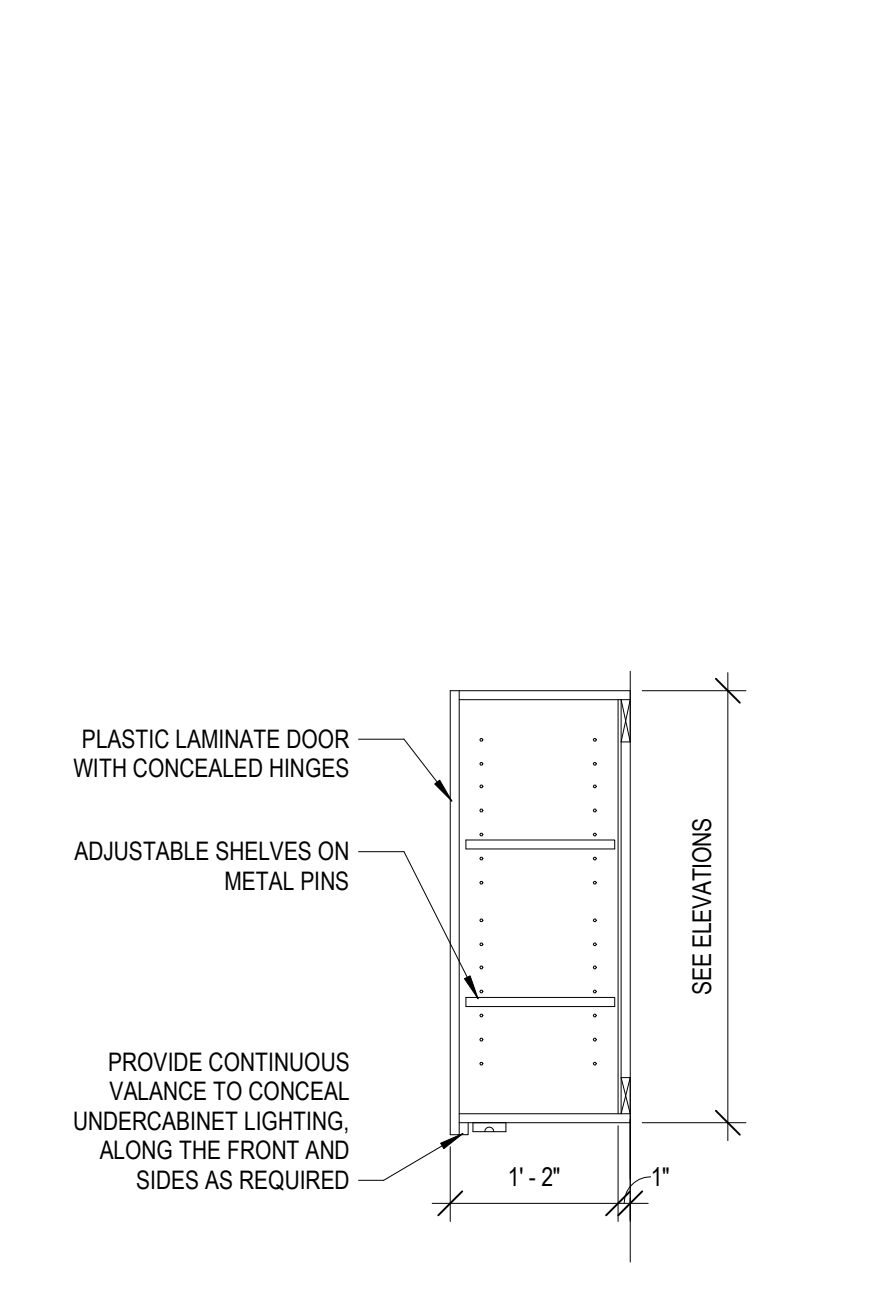
2 TALL CABINET W/ 2 MICROWAVE SHELVES
3/4" = 1'-0"



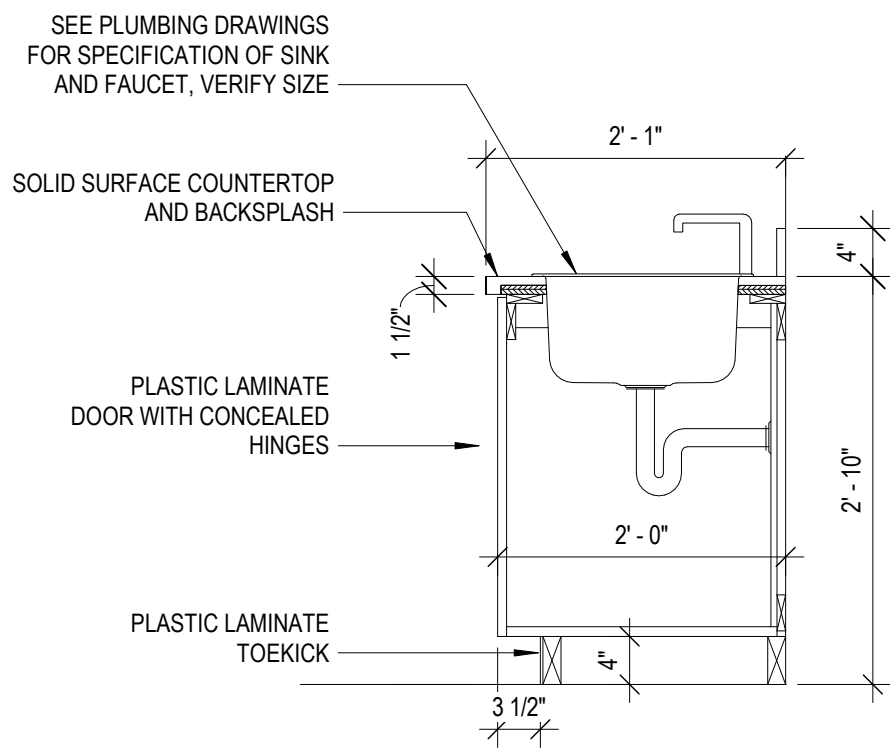
3 TALL CABINET W/ MICROWAVE
3/4" = 1'-0"



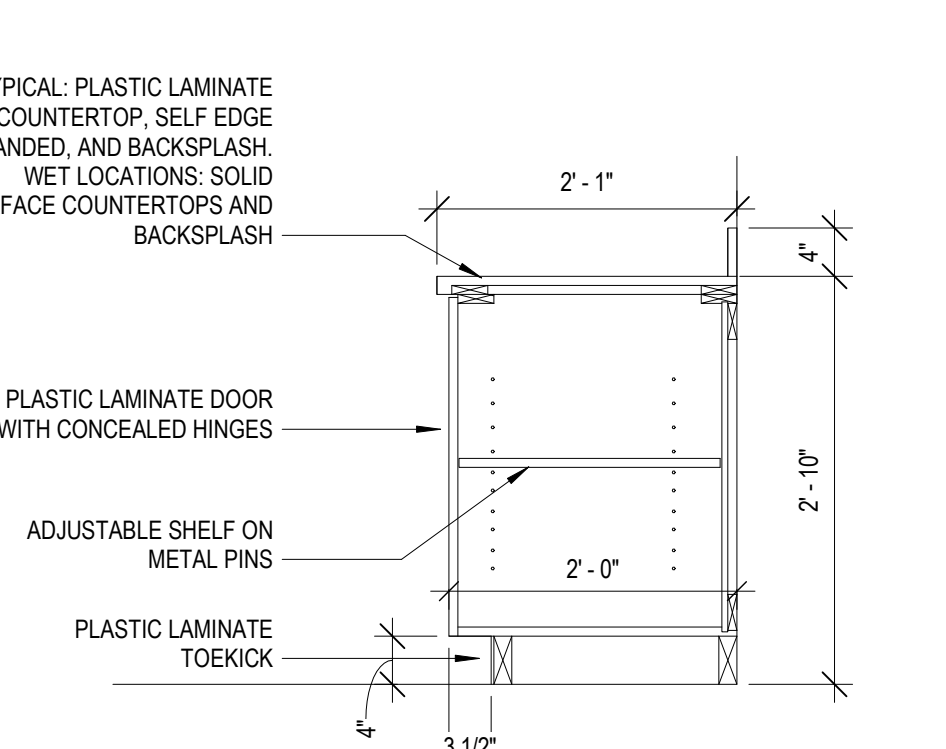
4 BASE CABINET SECTION
3/4" = 1'-0"



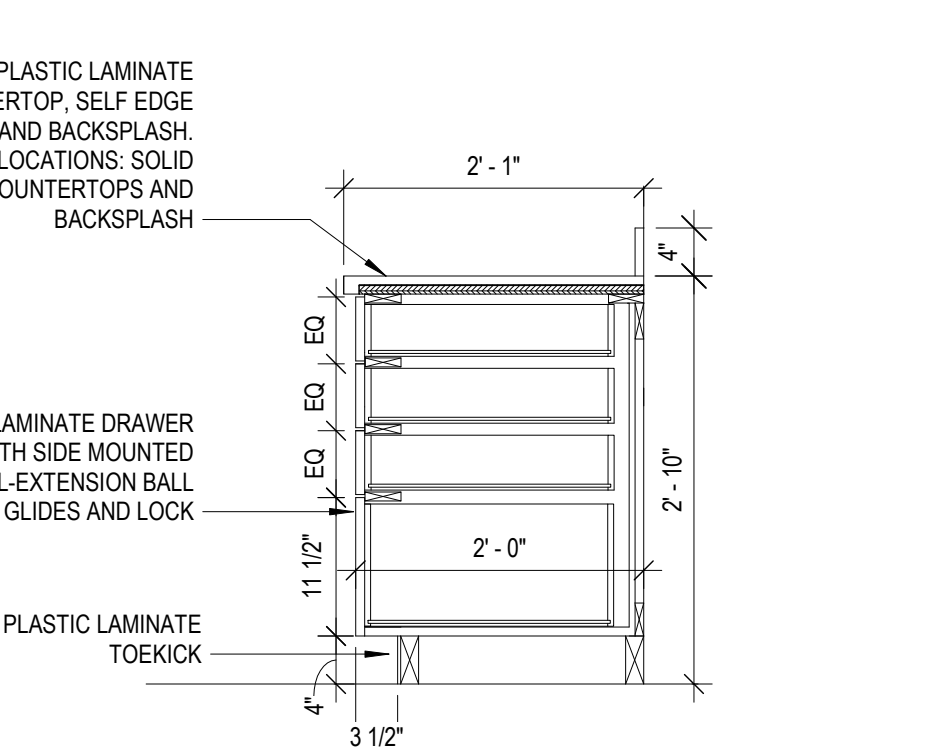
5 UPPER CABINET SECTION- EXEC
3/4" = 1'-0"



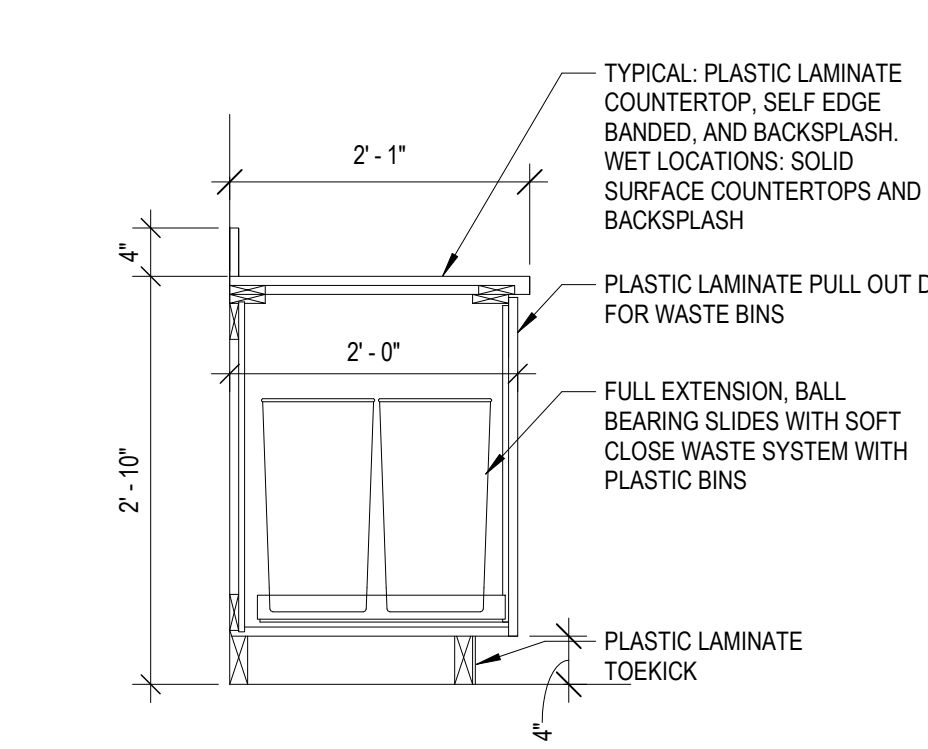
6 BASE CABINET SECTION W/ SINK
3/4" = 1'-0"



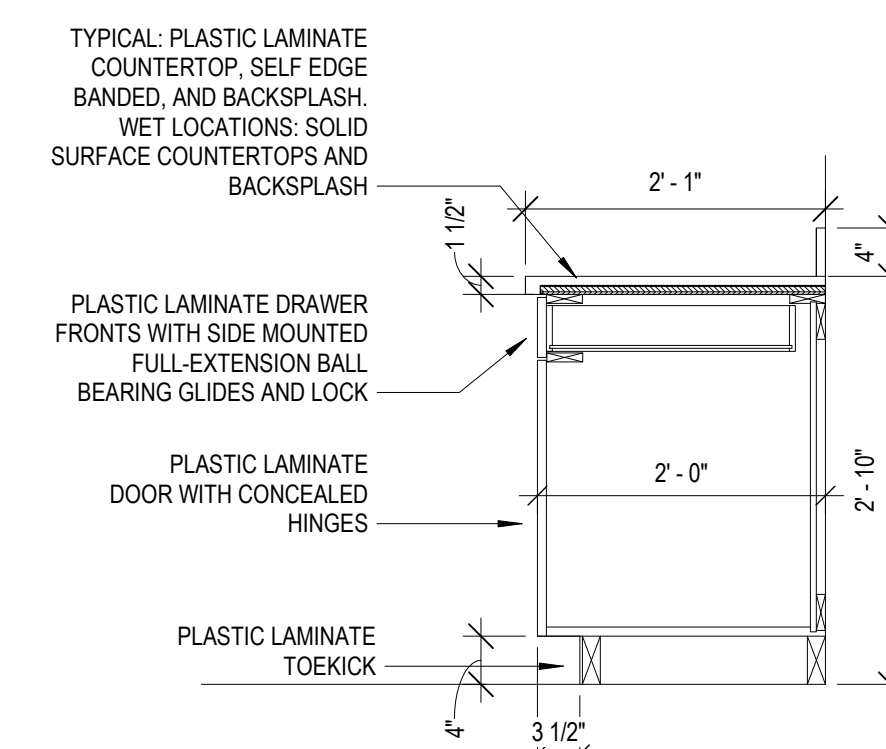
7 BASE CABINET SECTION- TYPICAL
3/4" = 1'-0"



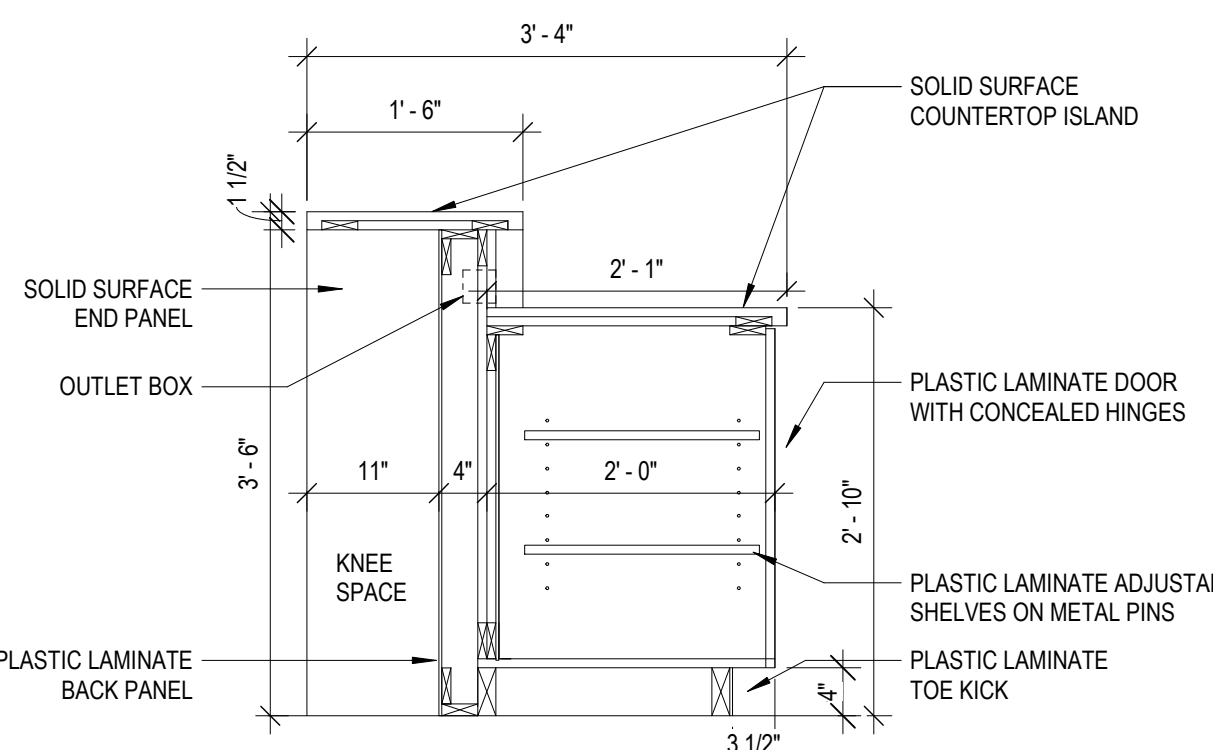
8 BASE CABINET SECTION W/ DRAWERS
3/4" = 1'-0"



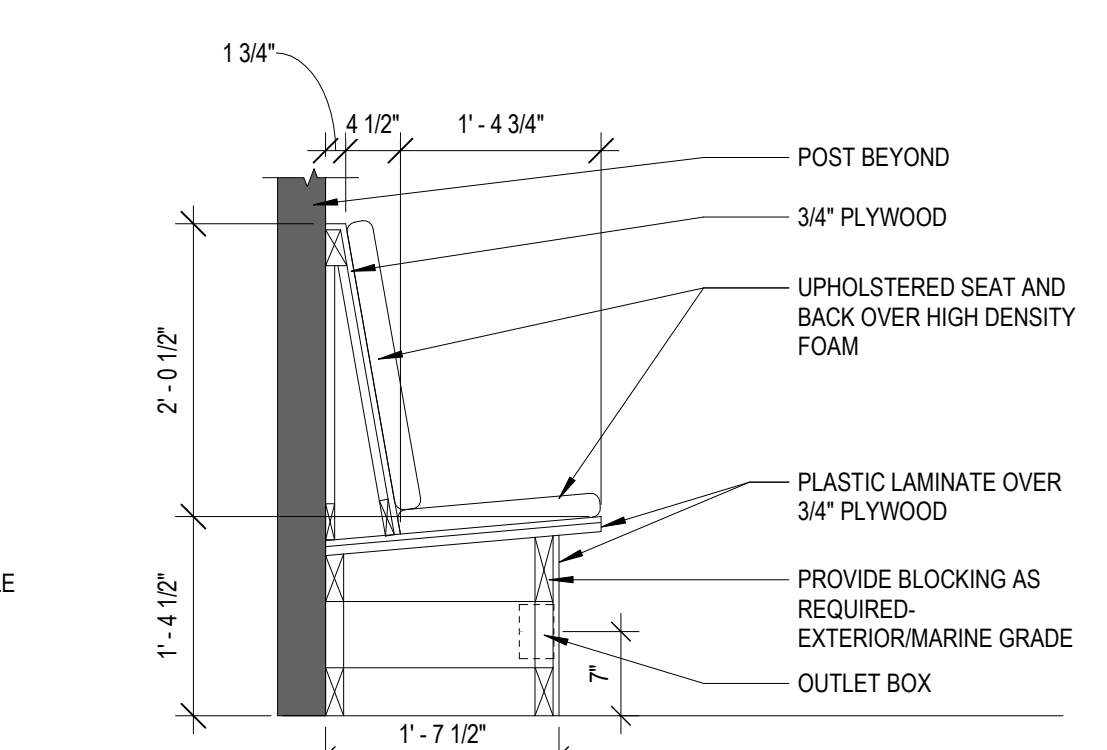
9 TRASH PULL-OUT CABINET
3/4" = 1'-0"



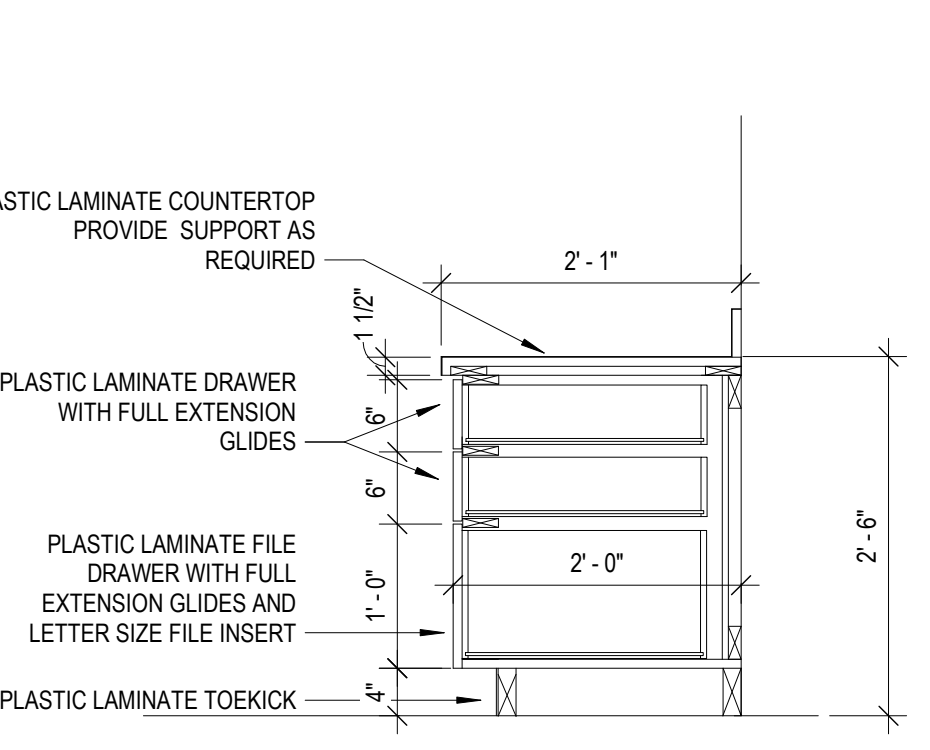
10 BASE CABINET SECTION
3/4" = 1'-0"



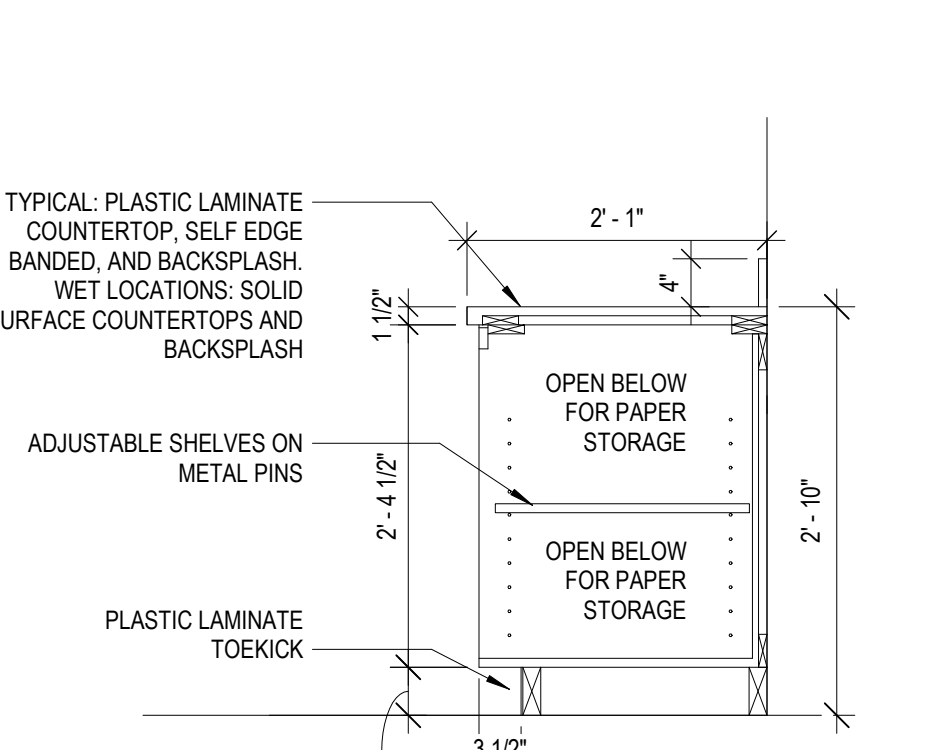
11 BASE CABINET - ISLAND
3/4" = 1'-0"



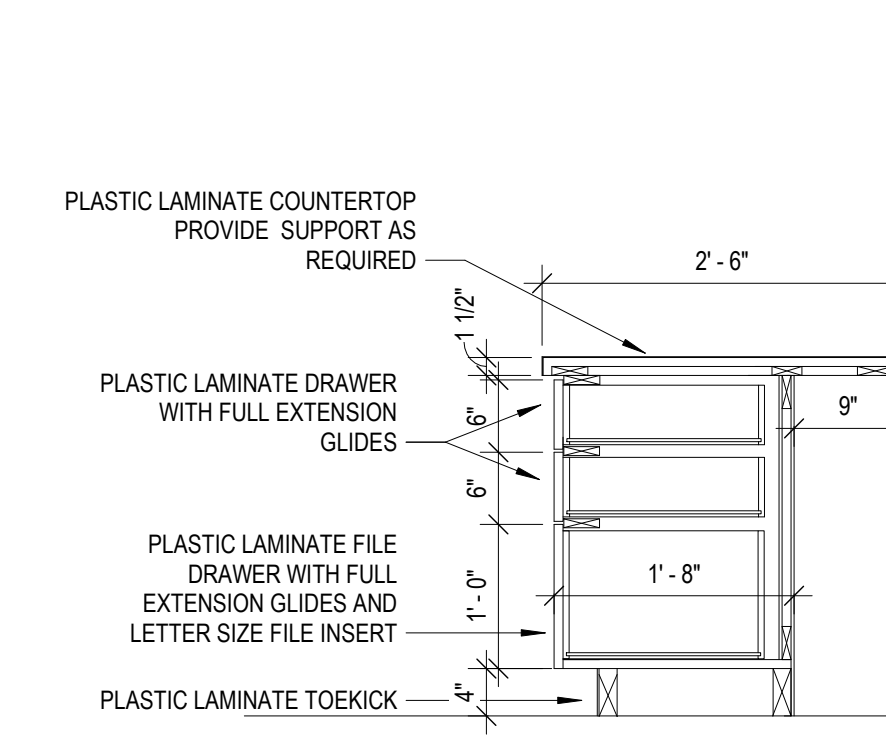
12 BANQUETTE
3/4" = 1'-0"



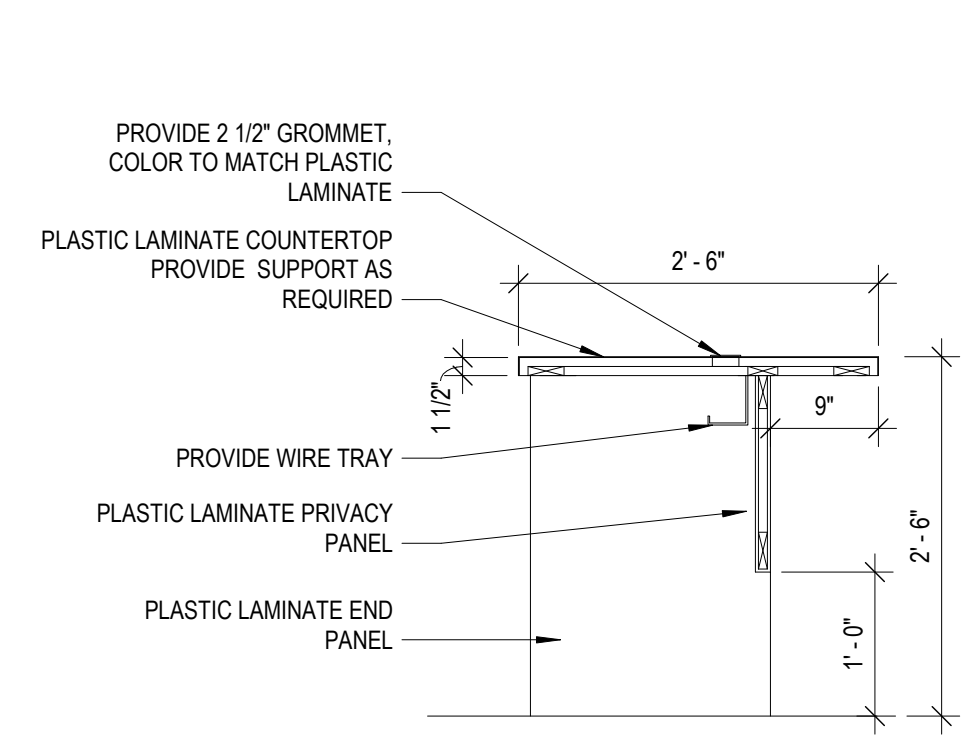
13 DESK SECTION W/3 DRAWERS
3/4" = 1'-0"



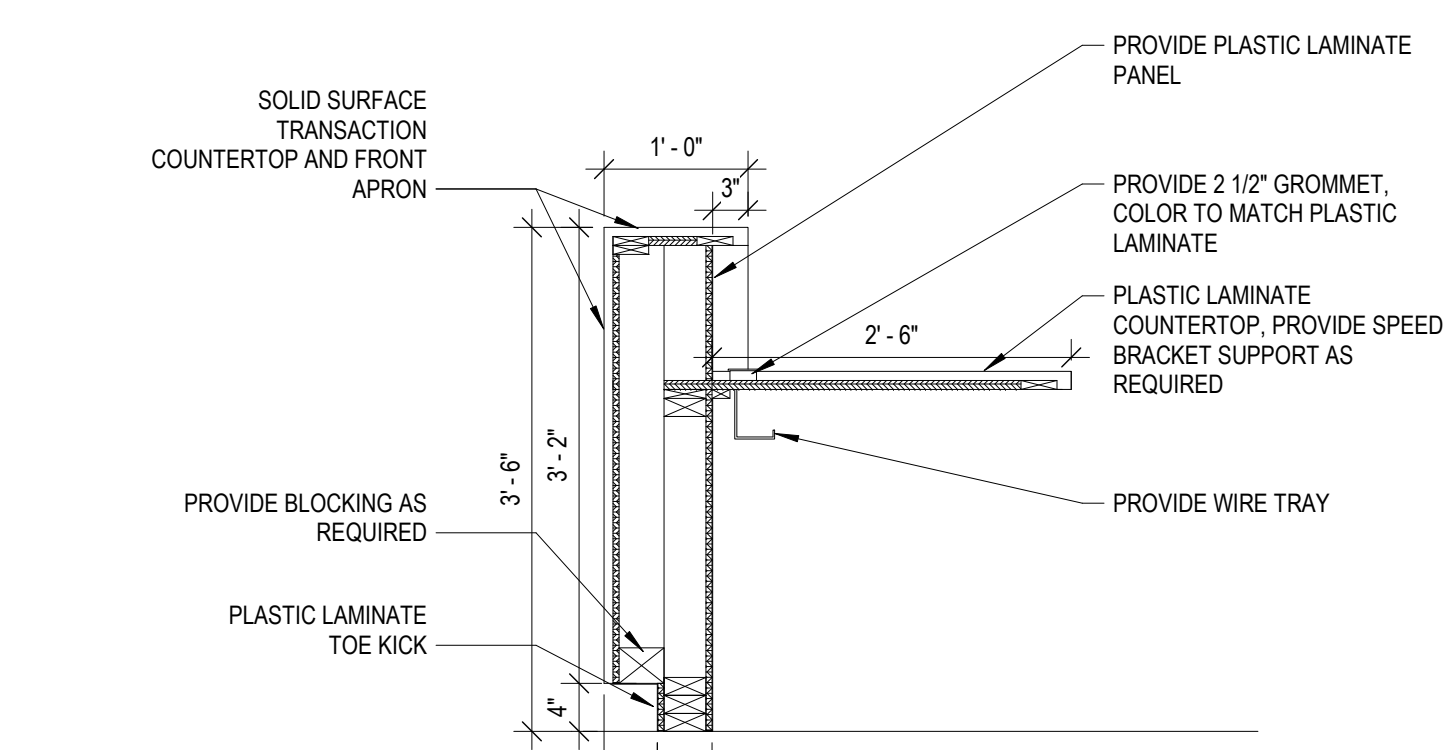
14 BASE CABINET OPEN W/ SHELF
3/4" = 1'-0"



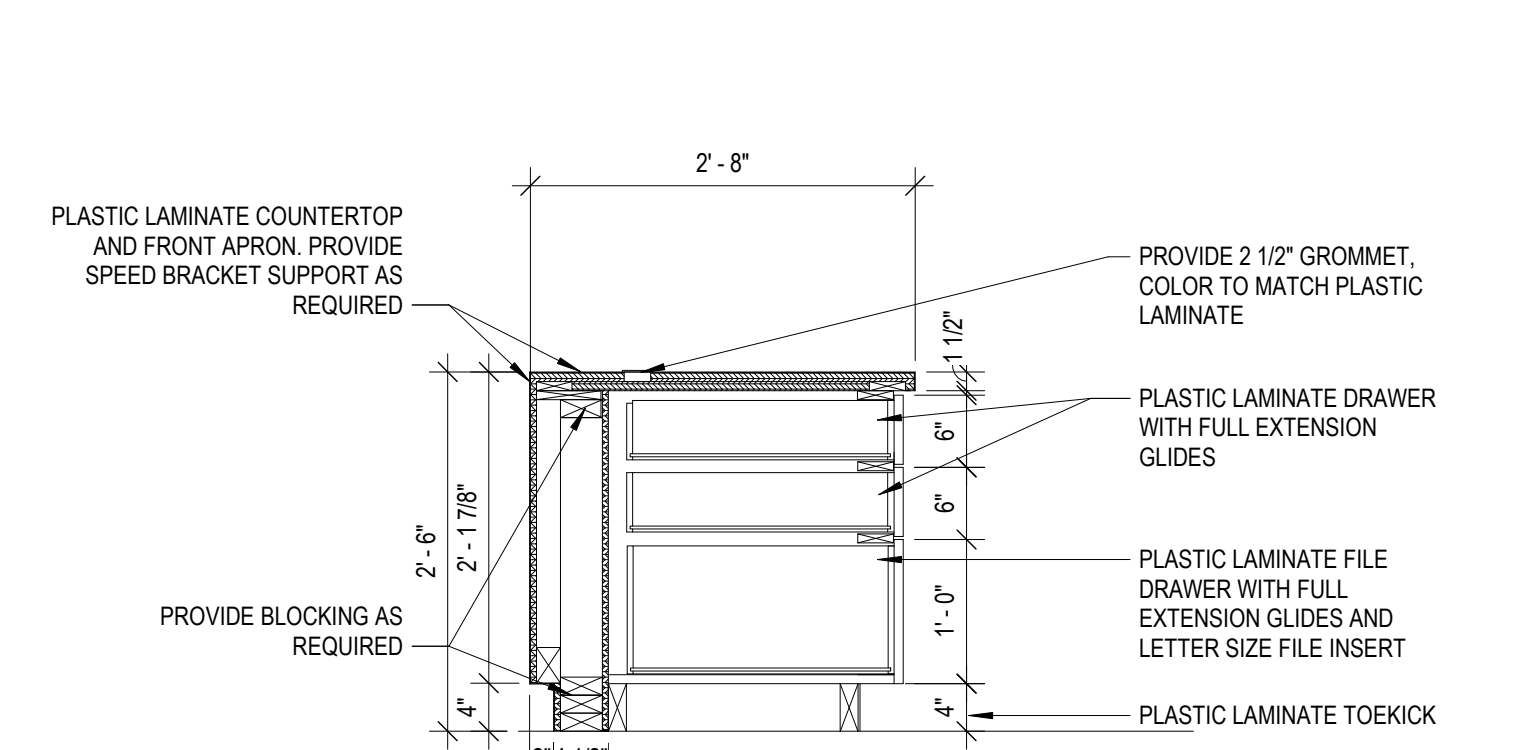
15 DRAWER SECTION @ CONSULT ROOMS
3/4" = 1'-0"



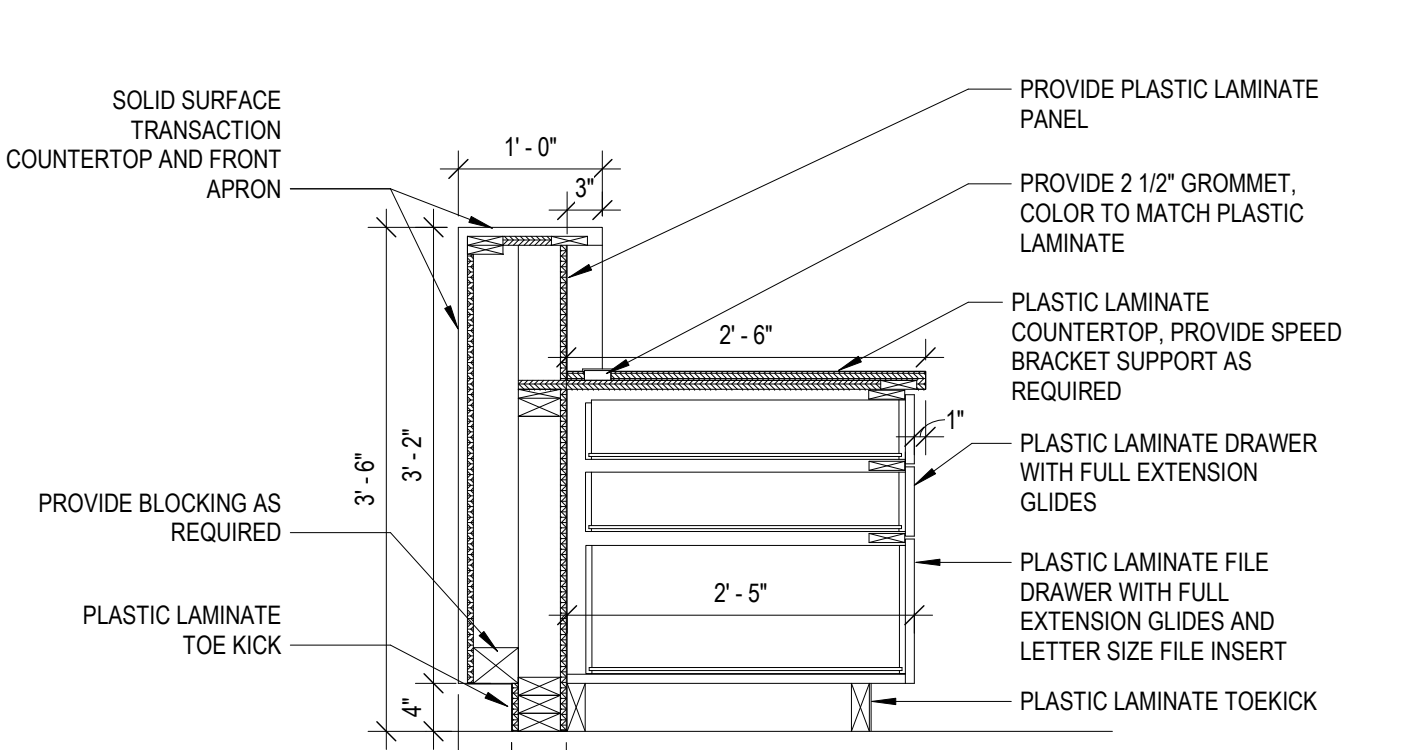
16 DESK SECTION @ CONSULT ROOMS
3/4" = 1'-0"



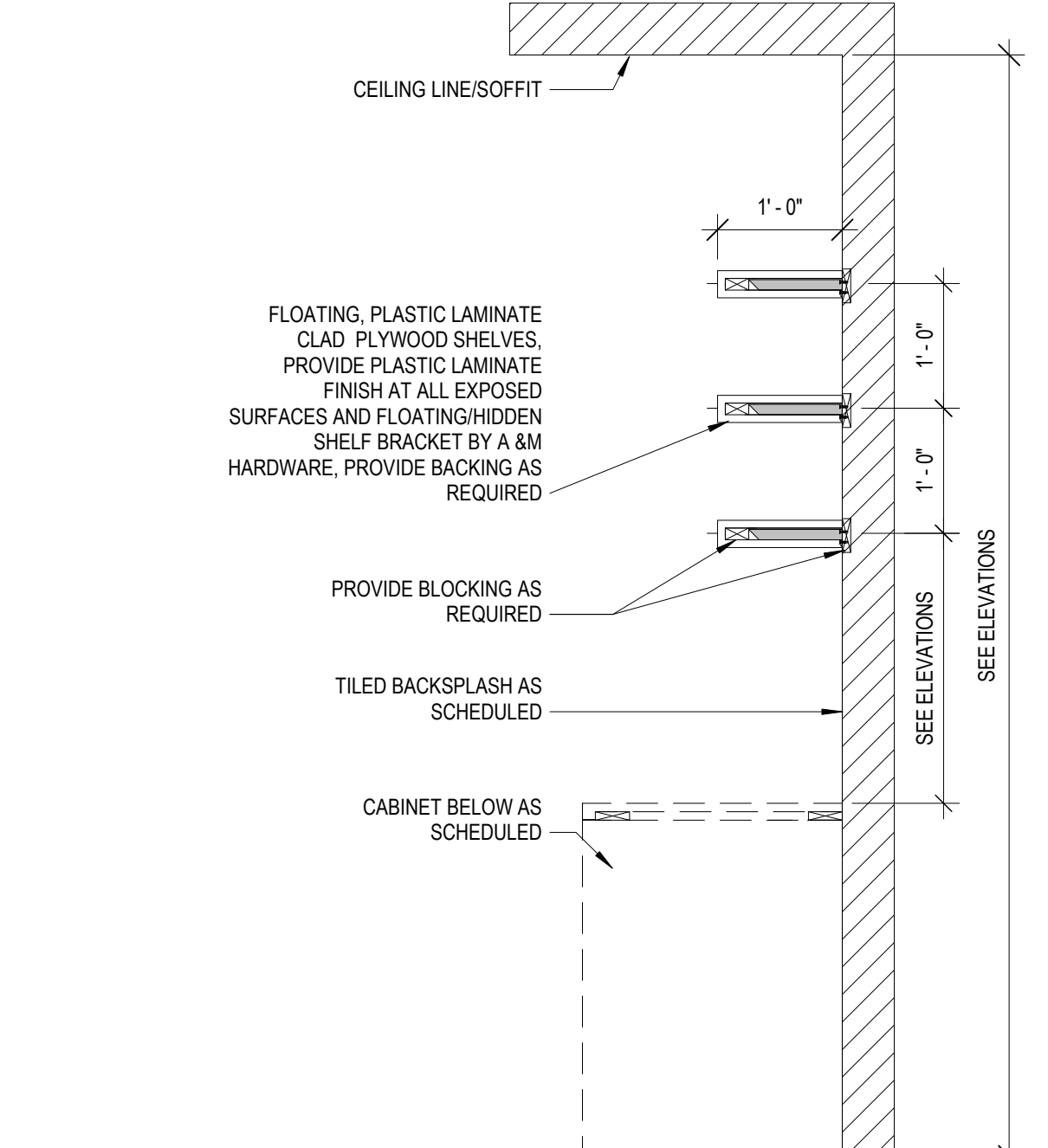
17 103 RECEPTION DESK - COUNTER SECTION
3/4" = 1'-0"



18 103 RECEPTION DESK - DESK SECTION W/ DRAWERS
3/4" = 1'-0"



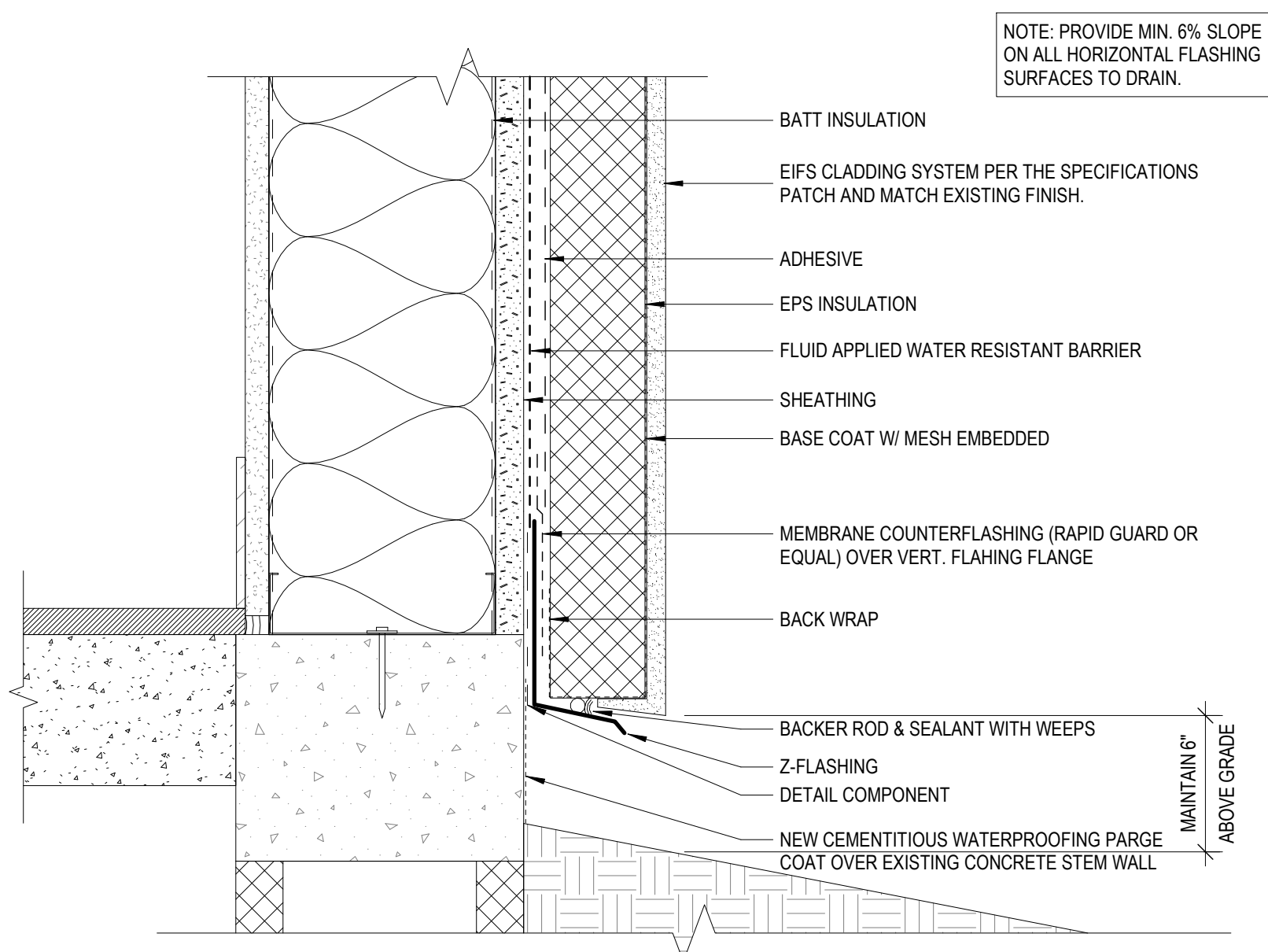
19 103 RECEPTION DESK - COUNTER SECTION W/ DRAWERS
3/4" = 1'-0"



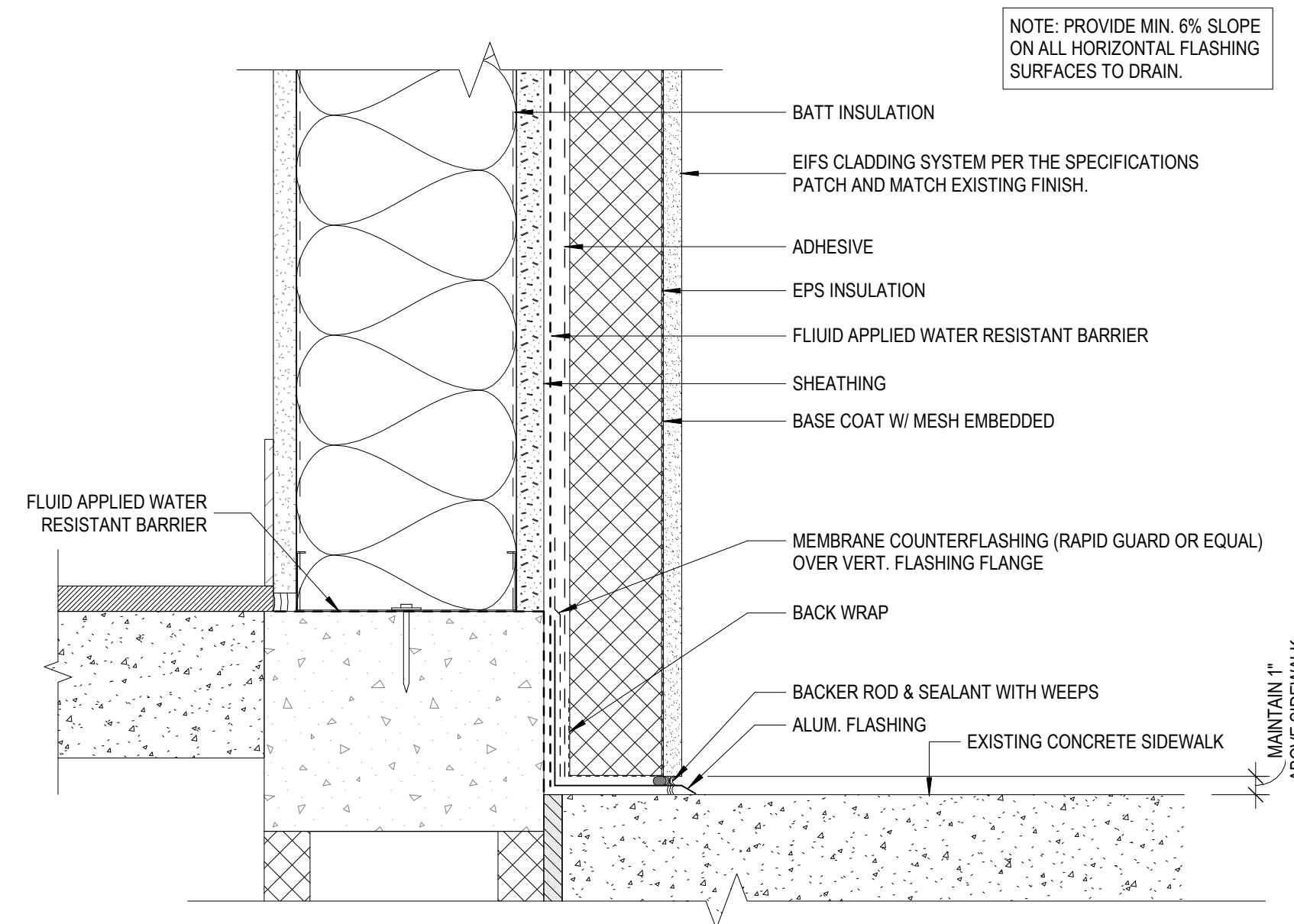
20 SHELVING
3/4" = 1'-0"

GENERAL NOTES - MILLWORK

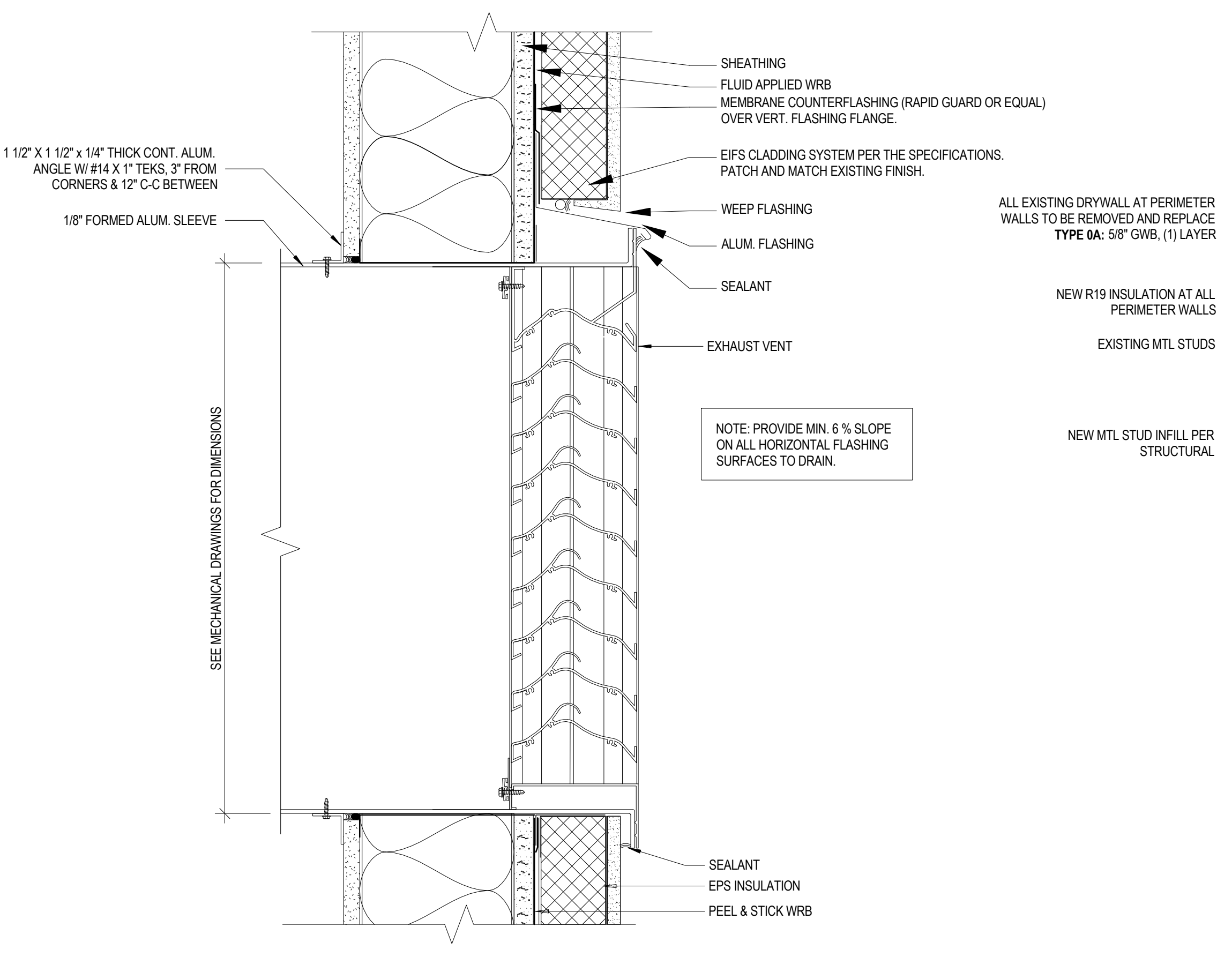
- VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT/DESIGNER IMMEDIATELY OF ANY DISCREPANCIES WHETHER FOUND IN THE DRAWINGS, SPECIFICATIONS, OR AT THE JOBSITE.
- PROVIDE LOCKS FOR 50% CASEWORK DOORS/DRAWERS WITH ONE MASTER KEY.
- CASEWORK CONSTRUCTION, UNLESS OTHERWISE NOTED:
 - 3/4" FRT MDF FOR DOORS, DRAWER FRONTS, TOEKICK, CASEWORK BODY MEMBERS (SIDES/BOTTOM/ETC.) AND CASEWORK BASES.
 - EXTERIOR GRADE PLYWOOD FOR ALL COUNTERTOPS
 - 3/4" PLYWOOD (EXTERIOR GRADE) FOR SHELVES THAT SPAN UP TO 36" WIDE.
 - 1" PLYWOOD (EXTERIOR GRADE) FOR SHELVES THAT SPAN UP TO 48" WIDE.
 - 1/2" SOLID HARDWOOD LUMBER FOR DRAWER SIDES AND SUBFRONT.
 - 1/4" FRT MDF FOR CASEWORK BACKS.
 - 1/4" HARDWOOD PLYWOOD FOR DRAWER BOTTOMS.
 - ALL EXPOSED SURFACES TO BE PLASTIC LAMINATE, UNLESS OTHERWISE NOTED.
 - ALL INTERIOR SURFACES TO BE WHITE MELAMINE, UNLESS OTHERWISE NOTED.
- PLUMBING ROUGH INS. ELECTRICAL CONNECTIONS AT ALL APPROVED EQUIPMENT VERIFY AS PER THE MANUFACTURER'S SPECIFICATIONS PRIOR TO ANY FABRICATION AND/OR INSTALLATION.
- INSTALL ALL SPECIFIED FLOORING TO RUN BELOW ALL MILLWORK, U.N.O.
- PROVIDE 2 1/2" DIAMETER GROMMETS WITH CAPS AT ALL MILLWORK LOCATIONS NOTED. EXACT LOCATIONS TO BE DETERMINED IN THE FIELD WITH END USER.
- MAINTAIN AN 18" MINIMUM CLEAR DIMENSION AT ALL MILLWORK LOCATED ADJACENT TO DOOR LOCATIONS, U.N.O.
- VOC MATERIAL LIMITS- PROVIDE DOCUMENTATION INDICATING THAT PRODUCTS COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL SCALE ENVIRONMENTAL CHAMBERS.*
- VOC LIMITS FOR INSTALLATION ADHESIVES AND GLUES: USE INSTALLATION ADHESIVES THAT COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENTS WHEN CALCULATED ACCORDING TO 40 CFR 59 SUBPART D (EPA METHOD 24) :
 - 1) WOOD GLUES: 50g/L
 - 2) CONTACT ADHESIVE: 250 g/L
- FOR ALL TALL CABINETS, PROVIDE WALL ANCHORAGE FASTENERS THROUGH THE BACK AND ANCHOR STRIP AT TOP AND BOTTOM OF EACH CABINET AND IN INTERMEDIATE ANCHOR STRIP WHEN CABINETS ARE OVER 60" TALL. FOLLOW AWI GUIDELINES FOR ANCHORAGE FASTENING.



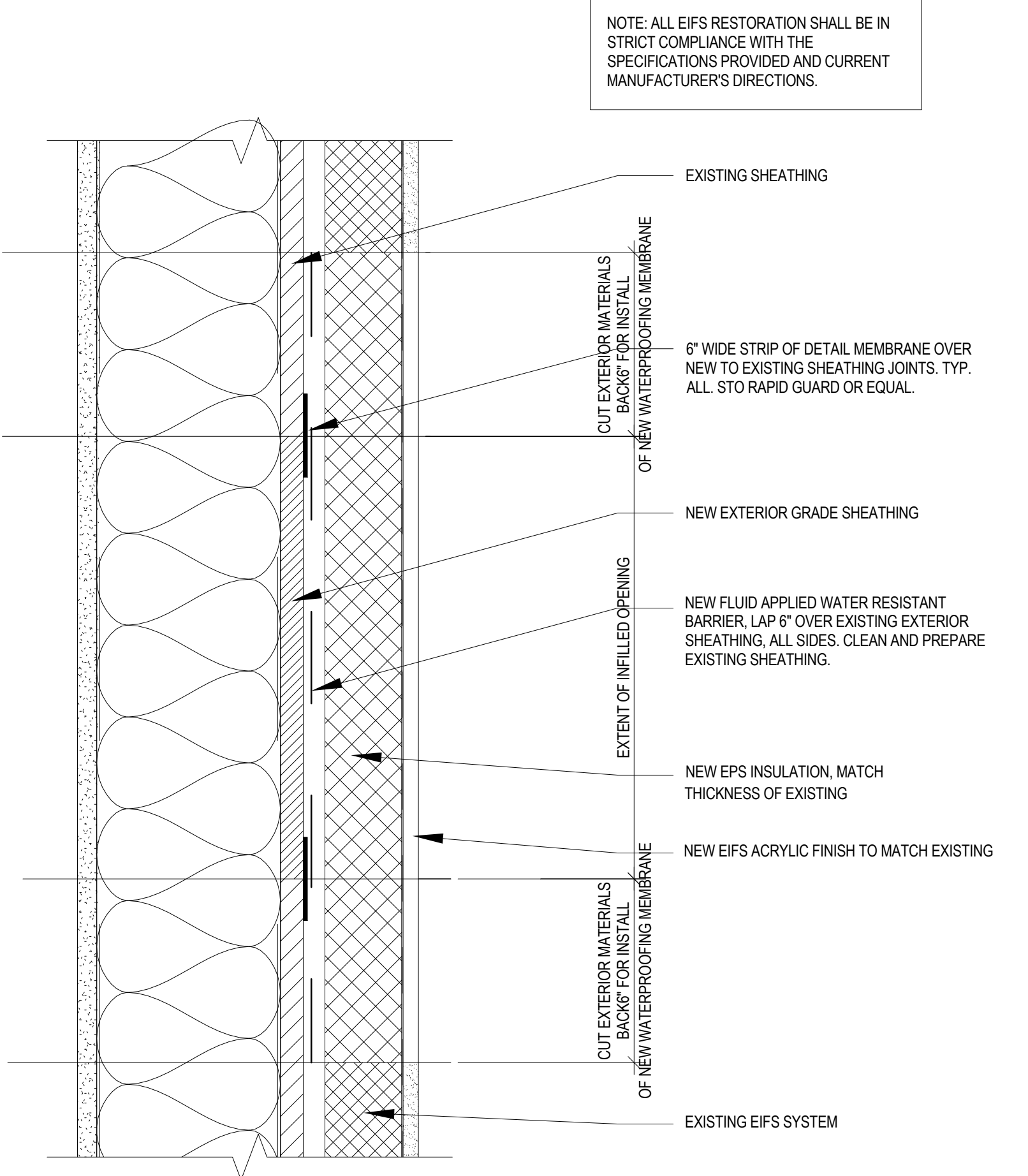
1 EIFS INFILL @ EXTERIOR WALL / LANDSCAPING
3" = 1'-0"



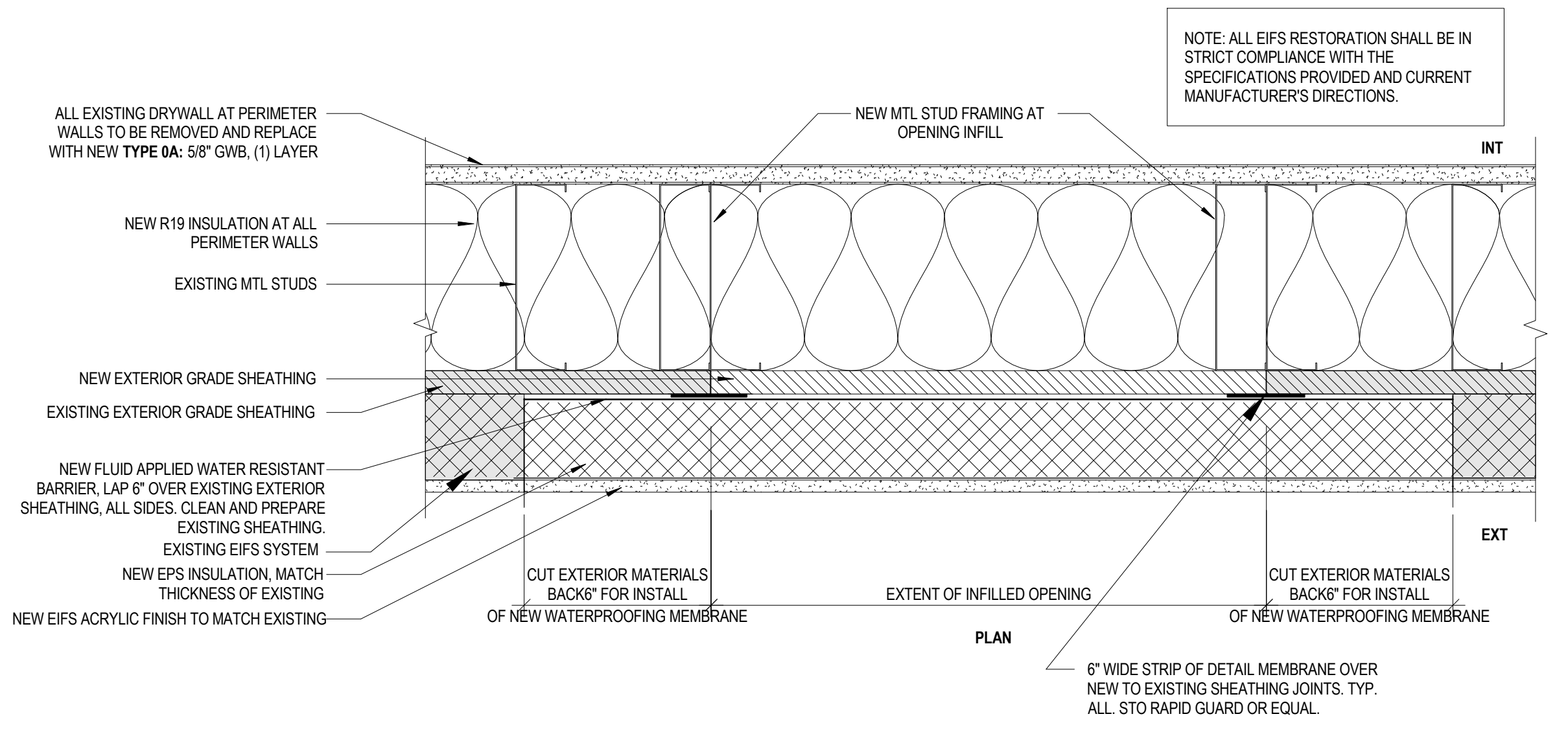
2 EIFS INFILL @ EXTERIOR WALL / SIDEWALK
3" = 1'-0"



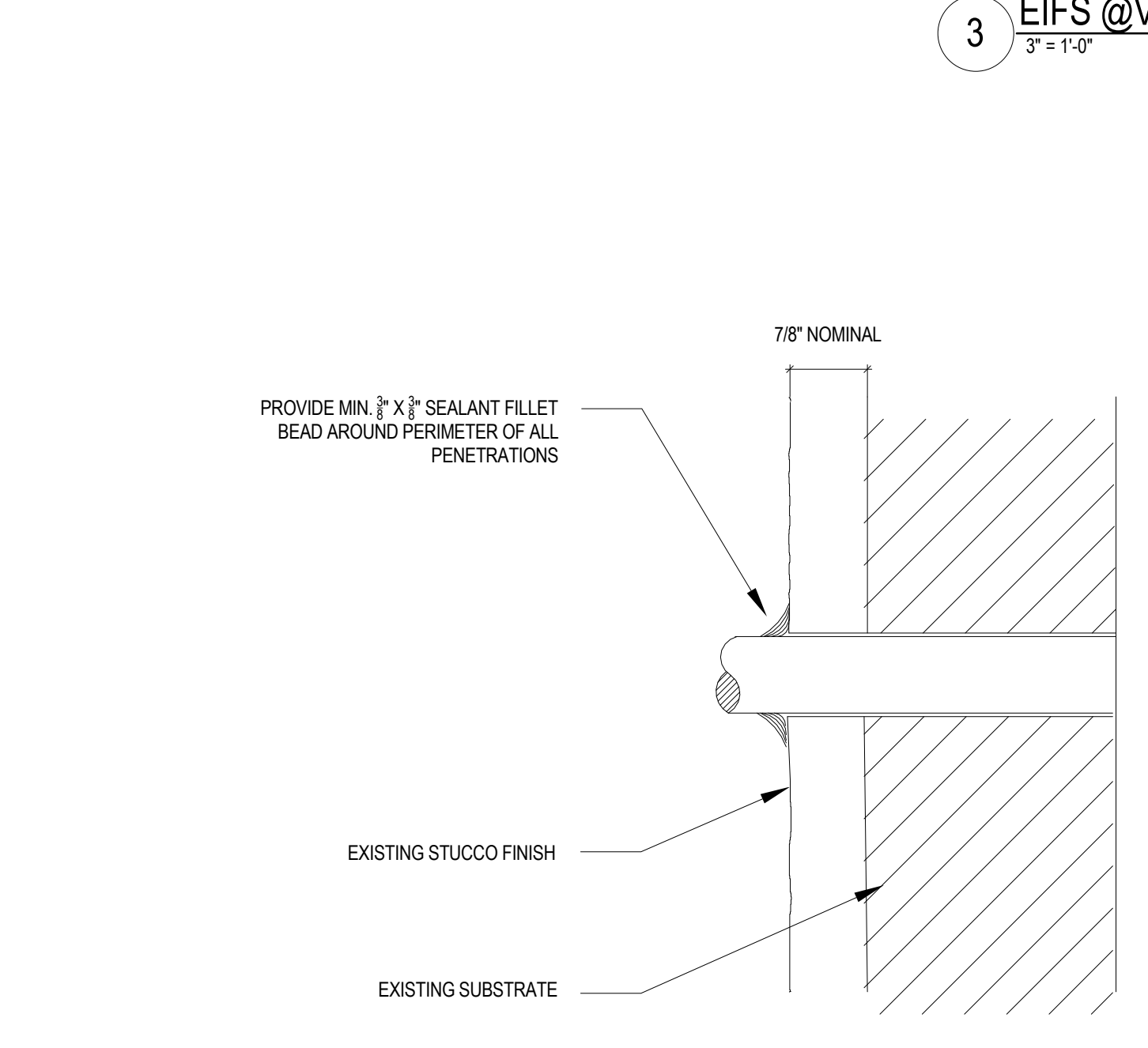
3 EIFS @ VENT PENETRATION
3" = 1'-0"



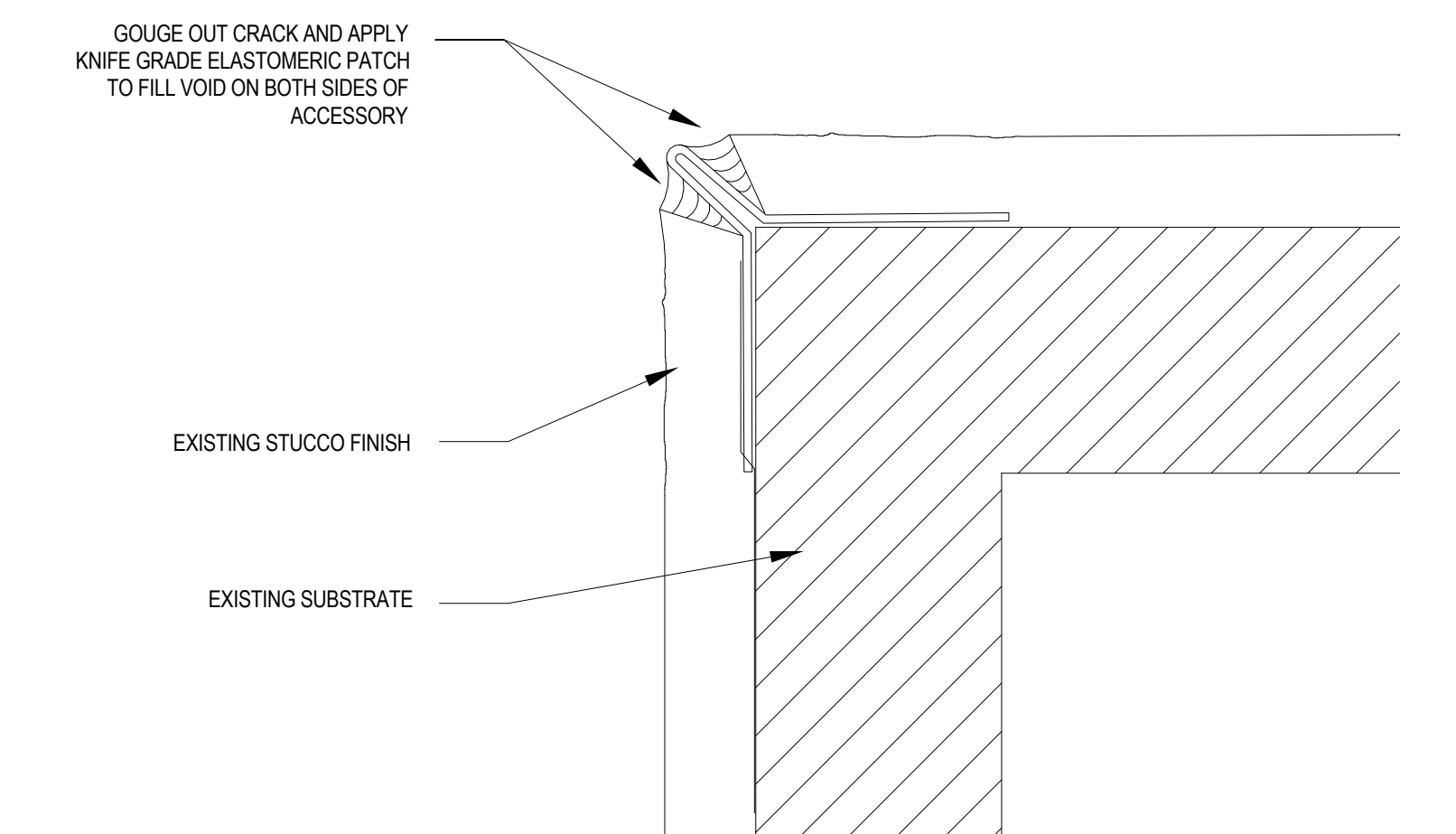
4 EXTERIOR WALL INFILL DETAIL
3" = 1'-0"



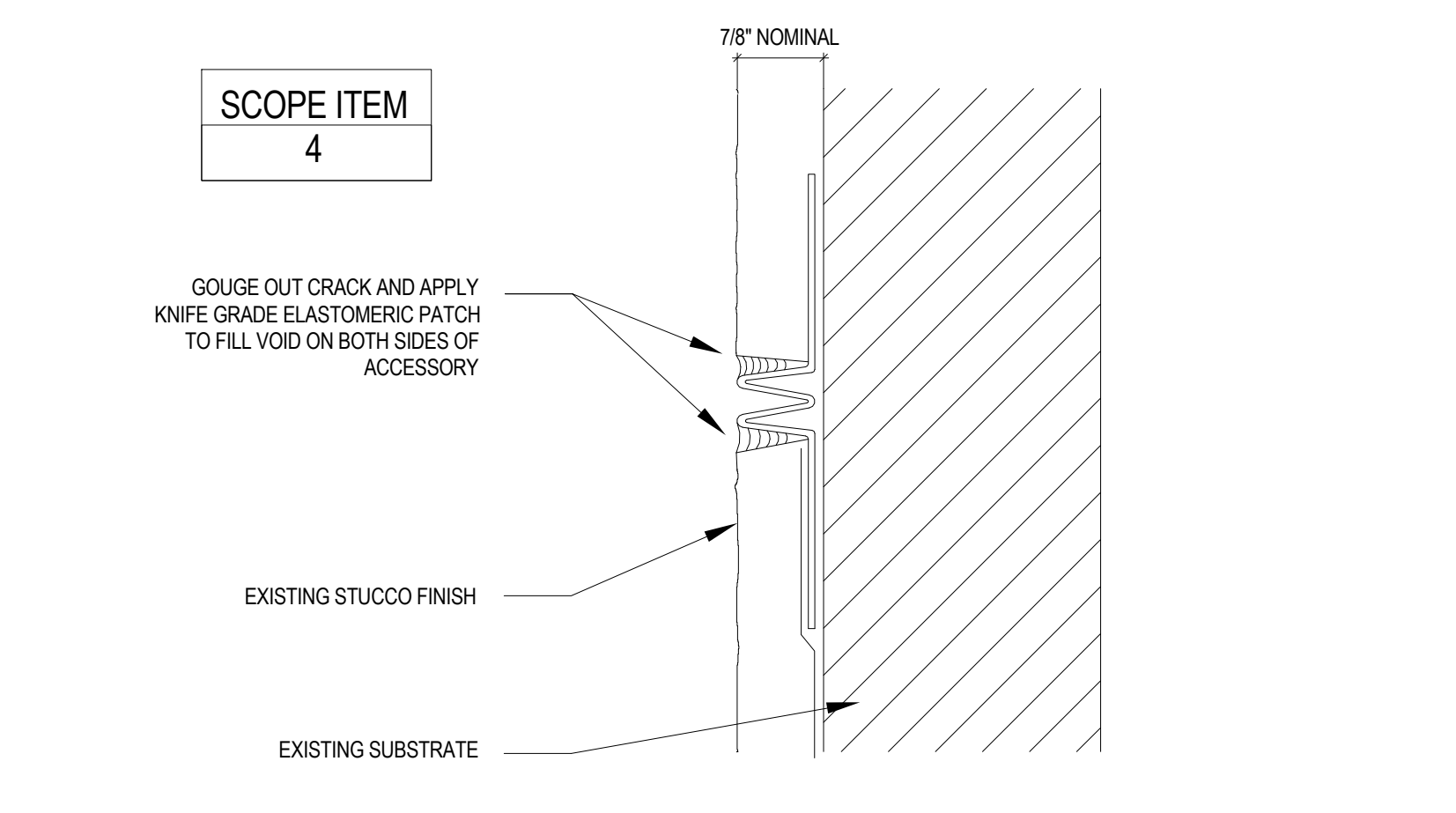
5 EXTERIOR WALL INFILL DETAIL
3" = 1'-0"



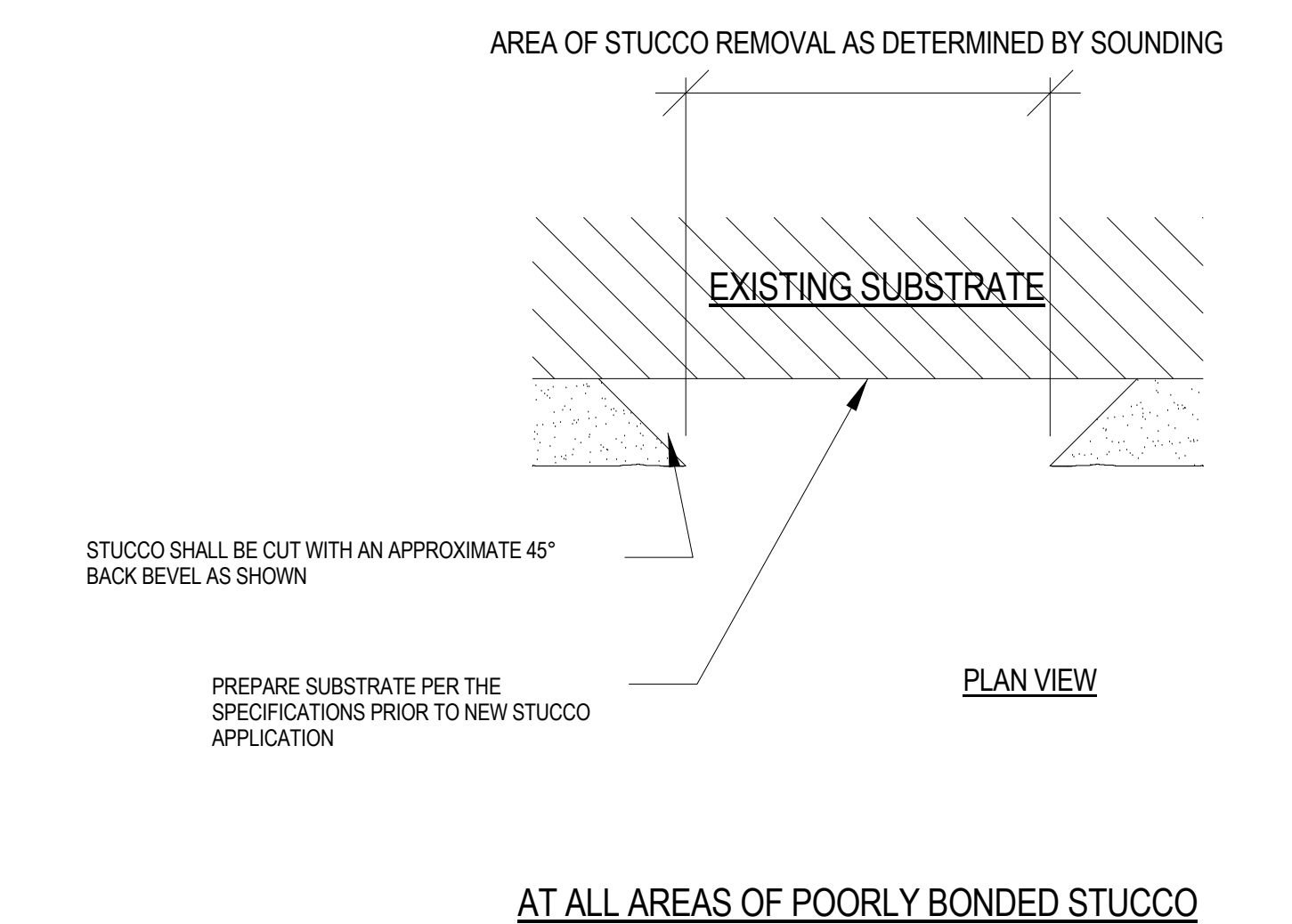
6 STUCCO PENETRATION SEALANT
3" = 1'-0"



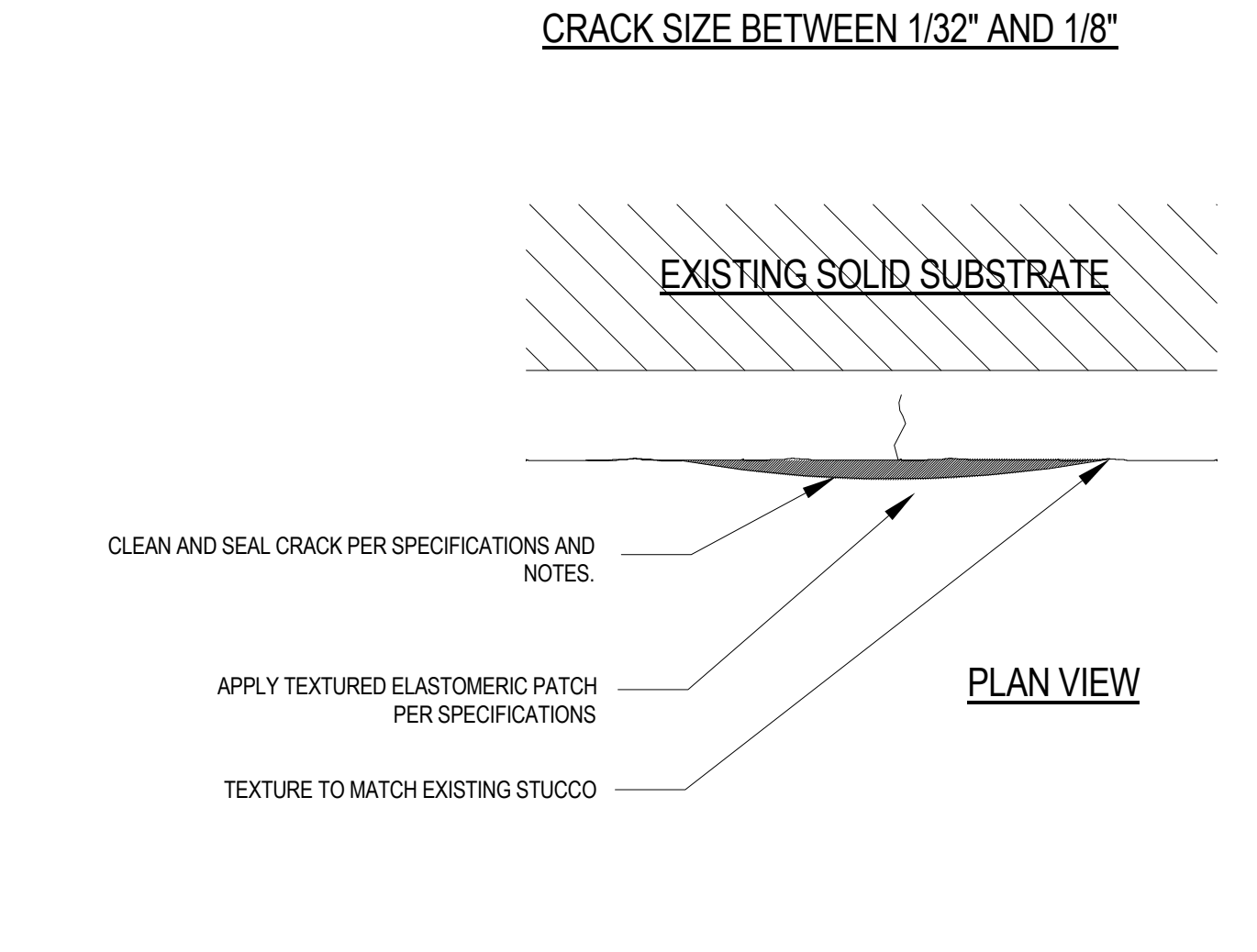
7 STUCCO CORNER CRACK REPAIR
3" = 1'-0"



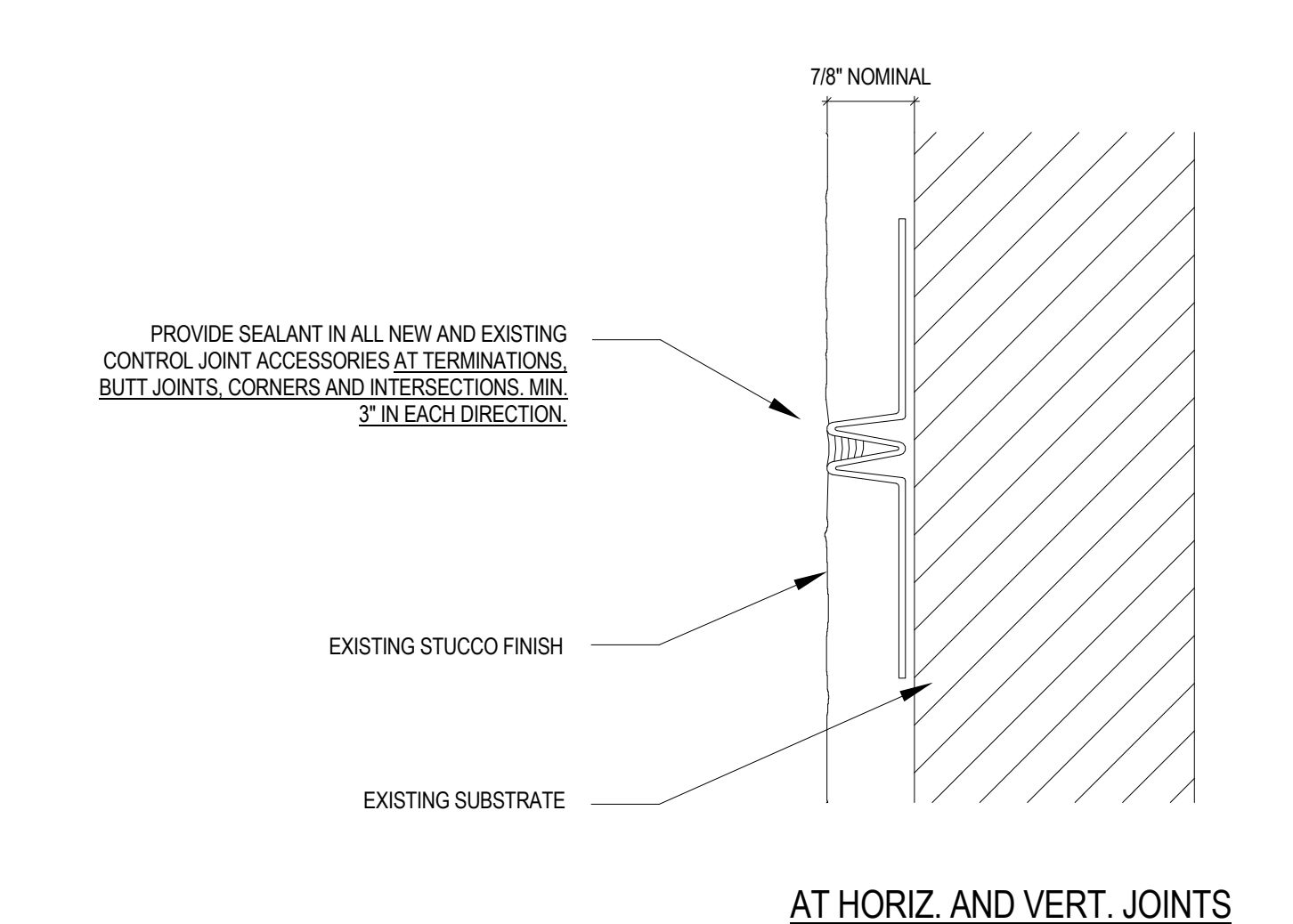
8 STUCCO CRACK AT C.J. REPAIR
3" = 1'-0"



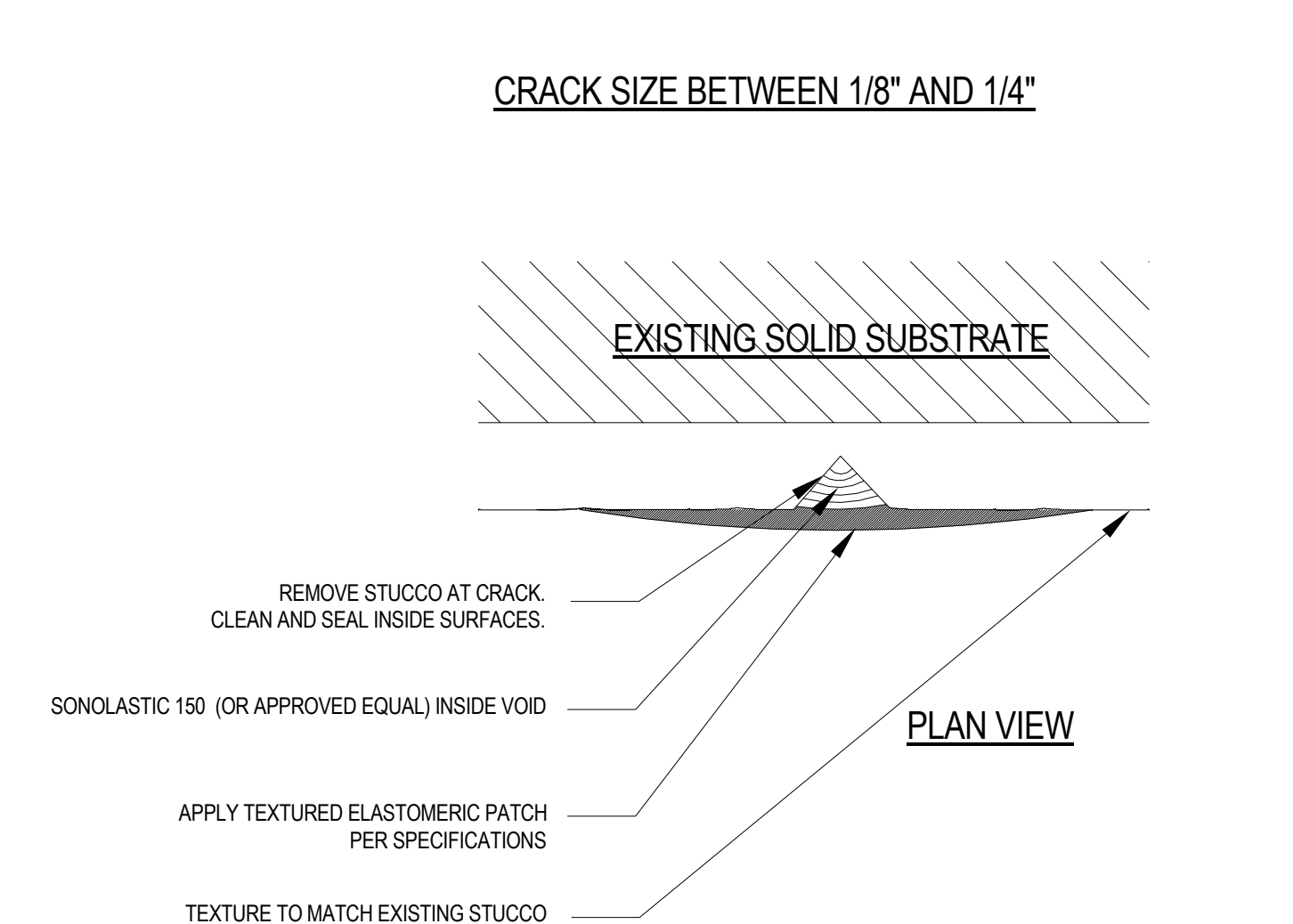
9 STUCCO CUT PROFILE
3" = 1'-0"



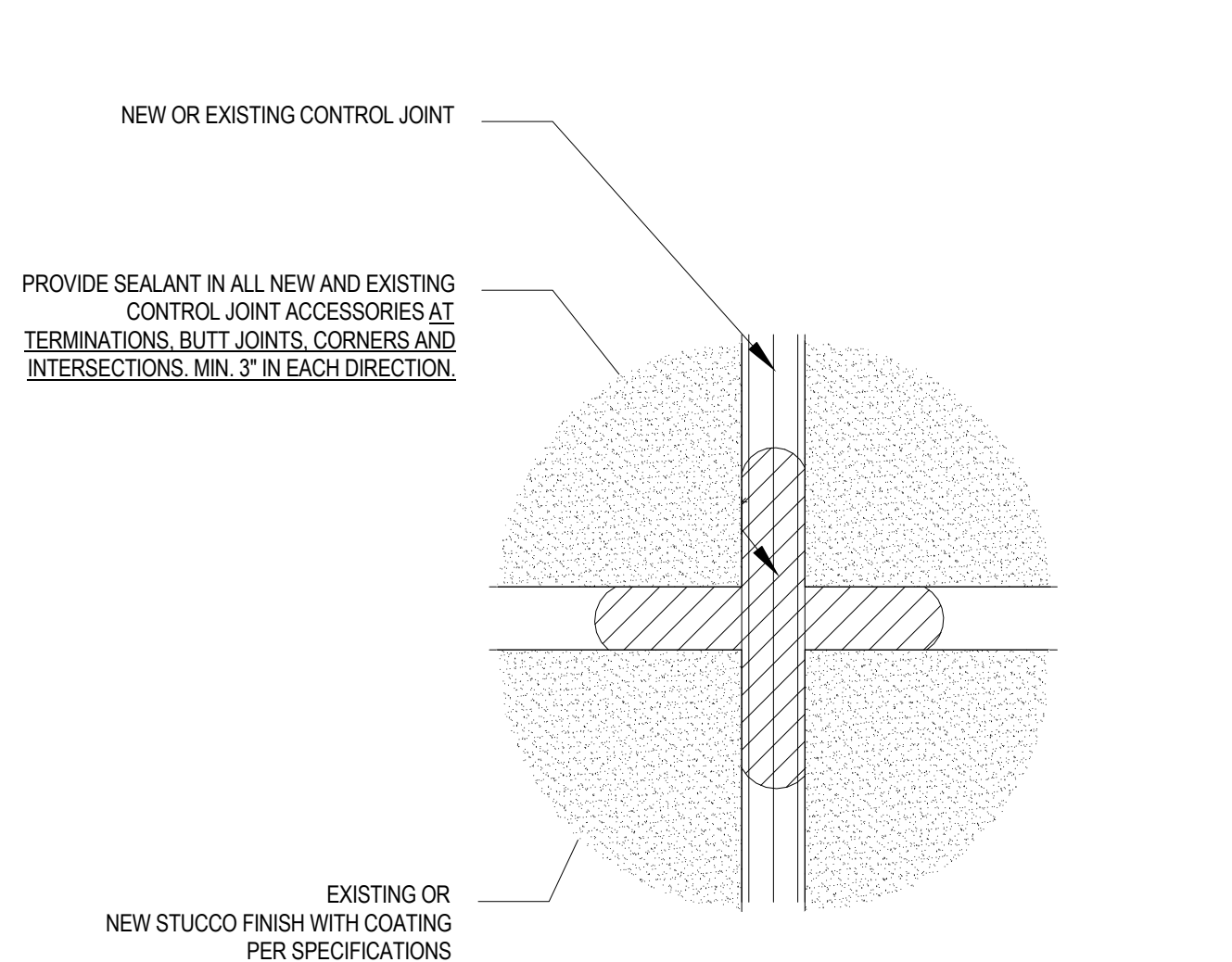
10 STUCCO CRACK REPAIR 1
3" = 1'-0"



11 STUCCO CONTROL JOINT SEALANT
3" = 1'-0"



12 STUCCO CRACK REPAIR 2
3" = 1'-0"



13 STUCCO CONTROL JOINT SEALANT 2
3" = 1'-0"

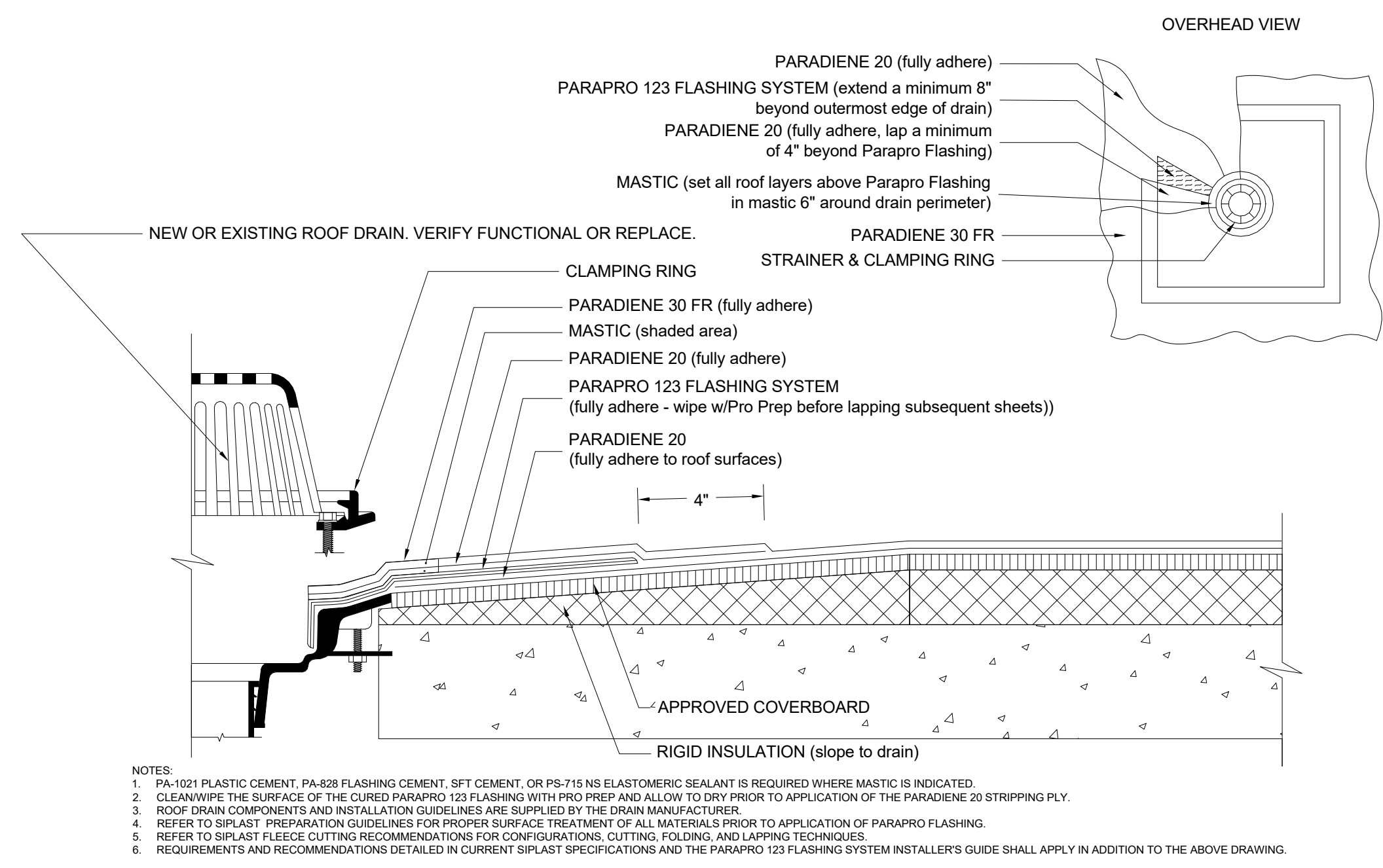
GENERAL NOTES

- CONTRACTOR SHOULD PERFORM ADHESION TESTING OF ALL NEW PAINTS, COATINGS, EIFS, ADHESIVES OR OTHERWISE TO EXISTING HIGH-BUILD COATING ON THE BUILDING TO ENSURE COMPATIBILITY AND PROPER ADHESION. ENGAGE MANUFACTURERS REP FOR ASSISTANCE AND TO DOCUMENT.

THESE DRAWINGS ARE THE PROPERTY OF WANNEMACHER JENSEN ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WANNEMACHER JENSEN ARCHITECTS, INC. ANY UNAUTHORIZED USE OF THESE DRAWINGS IS STRICTLY PROHIBITED. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE USER SHALL INDEMNIFY AND HOLD HARMLESS WANNEMACHER JENSEN ARCHITECTS, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE DRAWINGS.

Project number
2112
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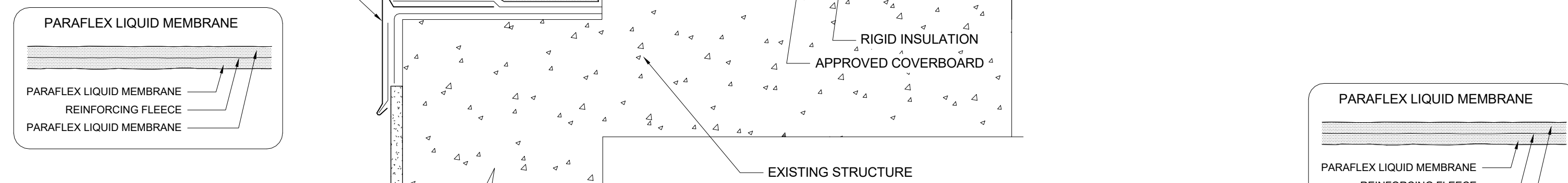
MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023



1 A4 - ROOF DRAIN
3" x 1'-0"

- NOTES:
1. APPLY GRANULE SURFACED FLASHING SHEETS IN PA-828 FLASHING CEMENT OR SFT CEMENT. SFT CEMENT IS REQUIRED FOR VERAL FLASHING SHEETS.
 2. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
 3. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
 4. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

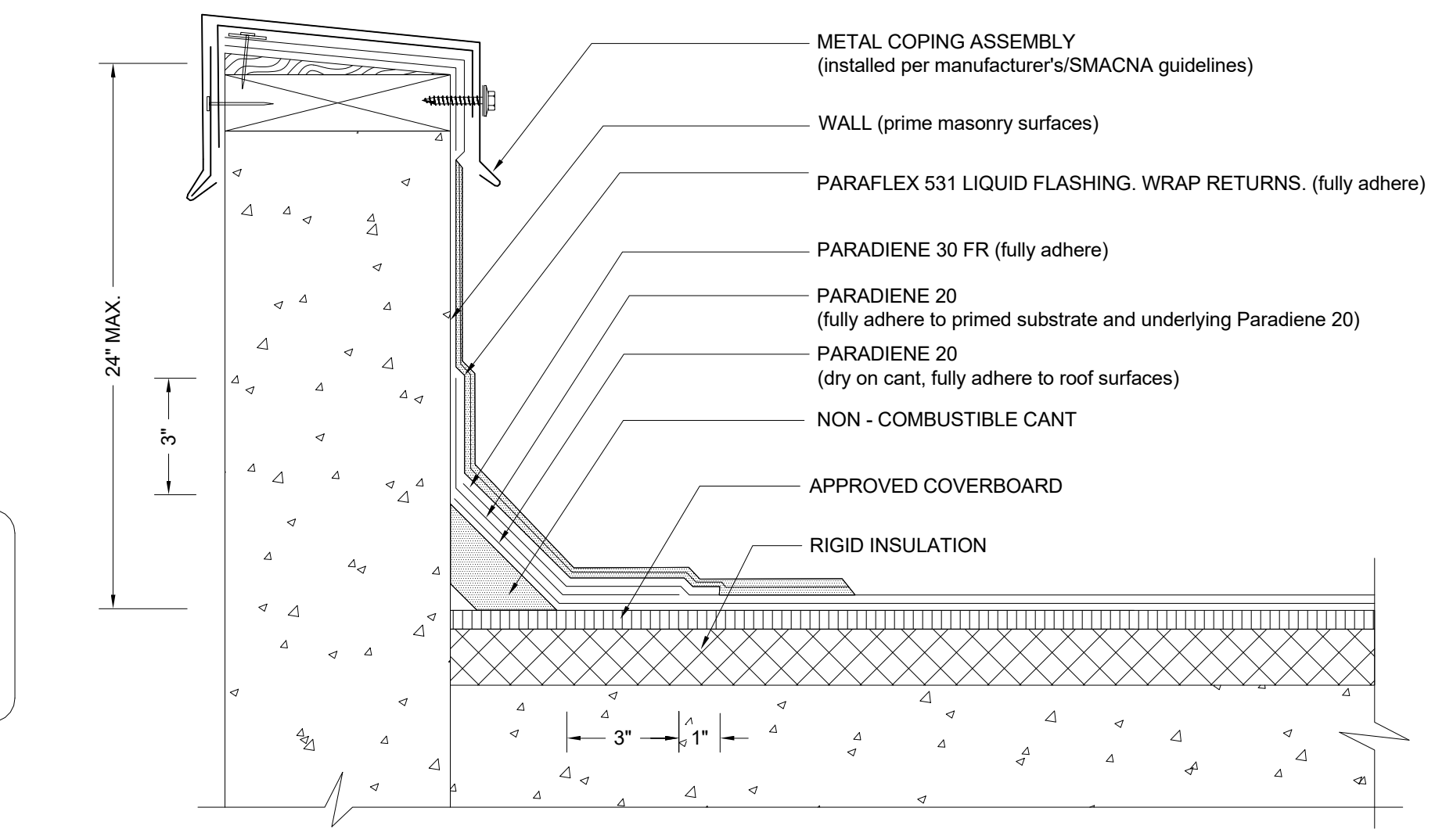
2 A1 - ROOF EDGE TRANSITION ADJ. TO PARAPETS
3" x 1'-0"



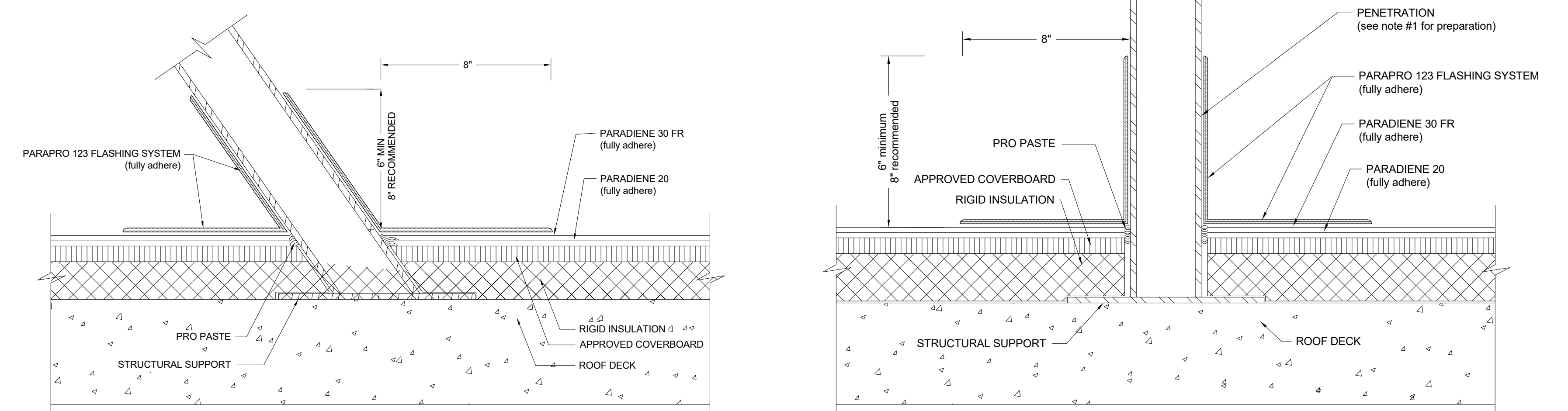
- NOTES:
1. APPLY GRANULE SURFACED FLASHING SHEETS IN PA-828 FLASHING CEMENT OR SFT CEMENT. SFT CEMENT IS REQUIRED FOR VERAL FLASHING SHEETS.
 2. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
 3. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
 4. A NAILER AND TREATED WOOD CANT MAY BE REQUIRED FOR COMPLIANCE WITH SPECIFIC BUILDING CODES OR APPROVALS.
 5. WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, TA-119 PRIMER IS REQUIRED FOR ALL PARADIENE 20 SA FLASHING REINFORCING AND STRIPPING PLY APPLICATIONS. USE PA-1125 OR PA-917 LS PRIMER FOR ALL OTHER PARADIENE 20 SERIES PRODUCTS THAT ARE NOT SELF-ADHESIVE SHEETS. CONTACT SIPLAST FOR SPECIFIC REQUIREMENTS.
 6. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

3 A2 - TYPICAL PARAPET WALL
3" x 1'-0"

- NOTES:
1. BEFORE APPLICATION OF PARAFLEX 531 LIQUID FLASHING, PS-715 NS ELASTOMERIC SEALANT SHOULD BE USED TO FILL VOIDS WHERE ROOFING MEMBRANES TERMINATE AT PENETRATIONS.
 2. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAFLEX FLASHING MATERIALS.
 3. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
 4. PARAFLEX 531 LIQUID FLASHING CANNOT BE APPLIED TO A TERANAP FILM SURFACE MEMBRANE. ON PROJECTS WHERE A TERANAP FILM SURFACE MEMBRANE IS USED FOR FIELD AND FLASHING APPLICATIONS, INSTALL A TARGET SHEET OF PARADIENE 20 TG, PARAFOR 50 TG OR TERANAP 1M SAND OVER THE TERANAP 1M FILM IN ALL AREAS TO RECEIVE DIRECT APPLICATION OF PARAFLEX 531 LIQUID FLASHING.
 5. PARAFLEX CANNOT BE APPLIED IN THE ABOVE CONFIGURATION OVER MEMBRANES OR OTHER MATERIALS CONTAINING UNCURED, SOLVENT-BASED MATERIALS. CONTACT SIPLAST FOR FURTHER INFORMATION.
 6. WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, TA-119 PRIMER IS REQUIRED FOR ALL PARADIENE 20 SA FLASHING REINFORCING AND STRIPPING PLY APPLICATIONS. USE PA-1125 OR PA-917 LS PRIMER FOR ALL OTHER PARADIENE 20 SERIES PRODUCTS THAT ARE NOT SELF-ADHESIVE SHEETS. CONTACT SIPLAST FOR SPECIFIC REQUIREMENTS.
 7. PRIME THE PARADIENE/TERANAP 1M SAND SHEETS USING PRO PRIMER AC TO MAINTAIN A CONSISTENT AESTHETIC APPEARANCE OF THE FINISHED PARAFLEX SYSTEM.
 8. CONSULT TERANAP SPECIFICATION PLATES FOR OVERBURDEN/PROTECTION SYSTEM OPTIONS.
 9. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS AND THE PARAFLEX 531 LIQUID FLASHING INSTALLERS GUIDE SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

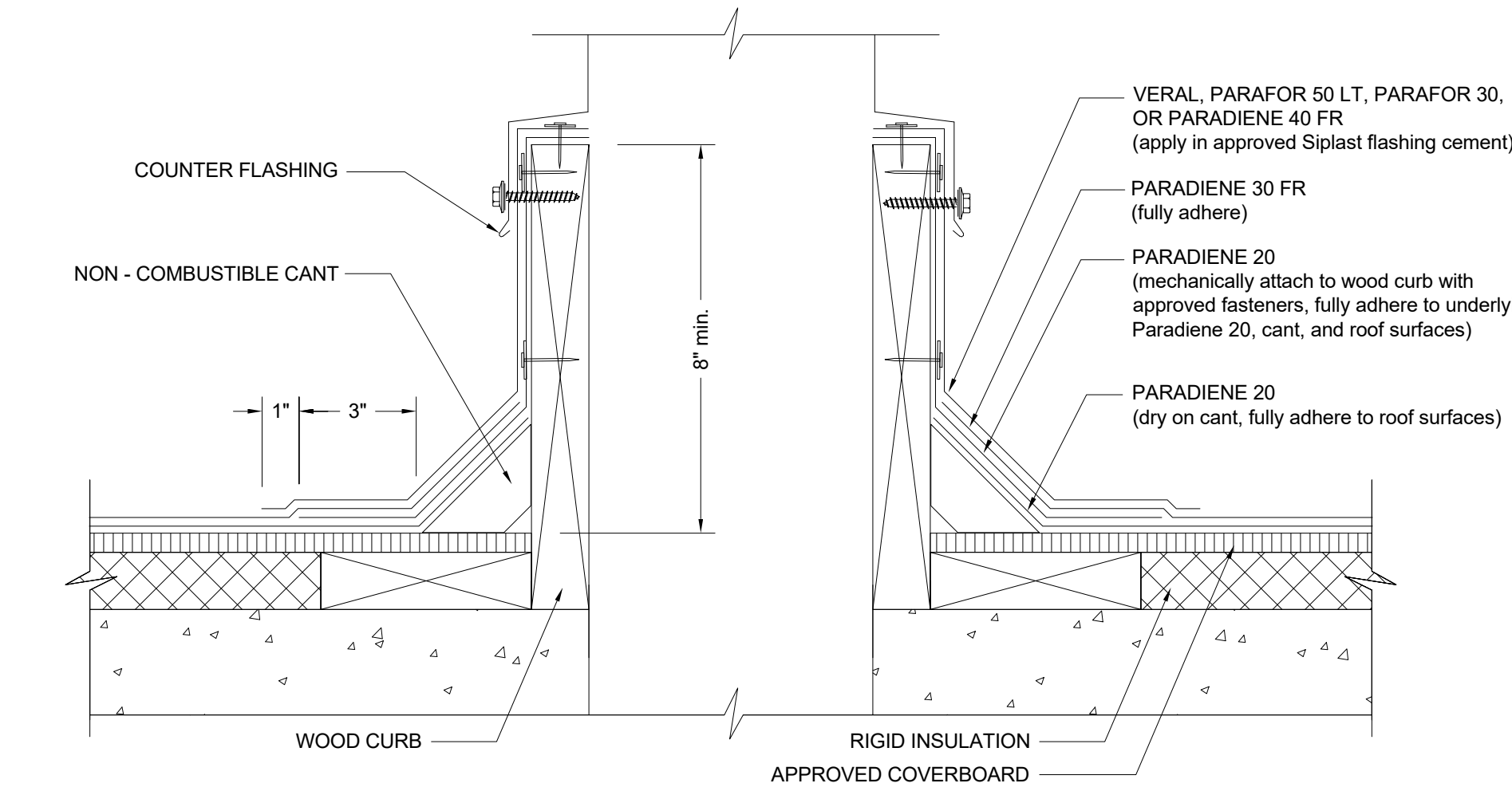


- NOTES:
1. BEFORE APPLICATION OF THE PARAPRO FLASHING MEMBRANE, PRO PASTE SHOULD BE USED TO FILL VOIDS WHERE ROOFING MEMBRANES TERMINATE AT PENETRATIONS.
 2. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO FLASHING MATERIALS.
 3. PARAPRO CANNOT BE APPLIED IN THE ABOVE CONFIGURATION OVER MEMBRANES OR OTHER MATERIALS CONTAINING UNCURED, SOLVENT-BASED MATERIALS. IN SUCH CASES, MEMBRANES TO BE COVERED WITH PARAPRO MUST BE ADHERED WITH SFT ADHESIVE, SFT CEMENT, PS-209, OR PS-715 NS ELASTOMERIC SEALANT. CONTACT SIPLAST FOR ALTERNATIVE DETAILS THAT ALLOW FOR APPLICATION OVER A BASE PLY APPLIED IN SOLVENT BASED ADHESIVE.
 4. REFER TO SIPLAST FLEECE CUTTING RECOMMENDATIONS FOR CONFIGURATIONS, CUTTING, FOLDING, AND LAPPING TECHNIQUES.
 5. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS AND THE PARAPRO 123 FLASHING SYSTEM INSTALLERS GUIDE SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



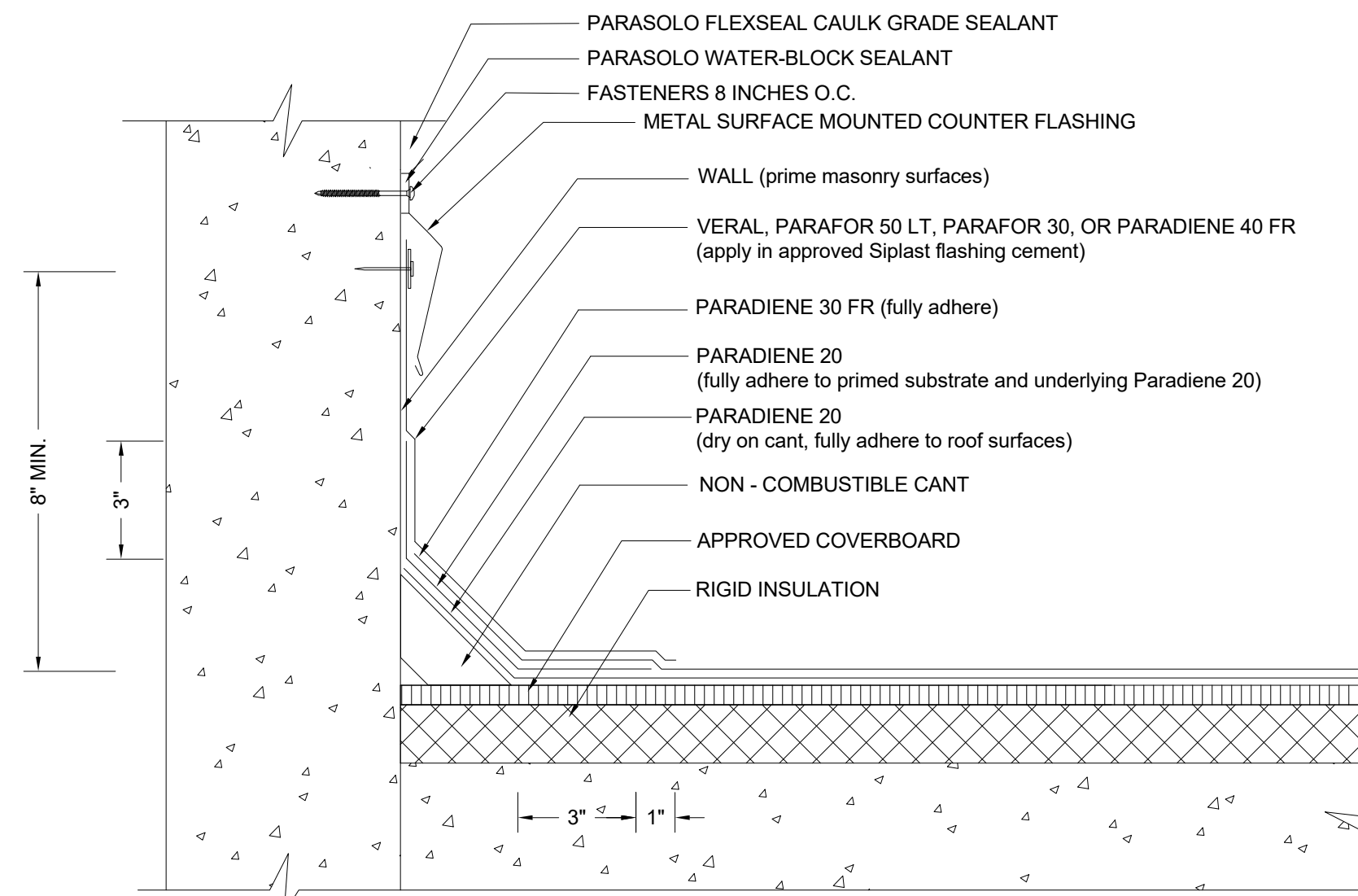
6 A6 - SUPPORT AND STAIR PENETRATION FLASHING
3" x 1'-0"

4 A9 - ROOF CURB
3" x 1'-0"



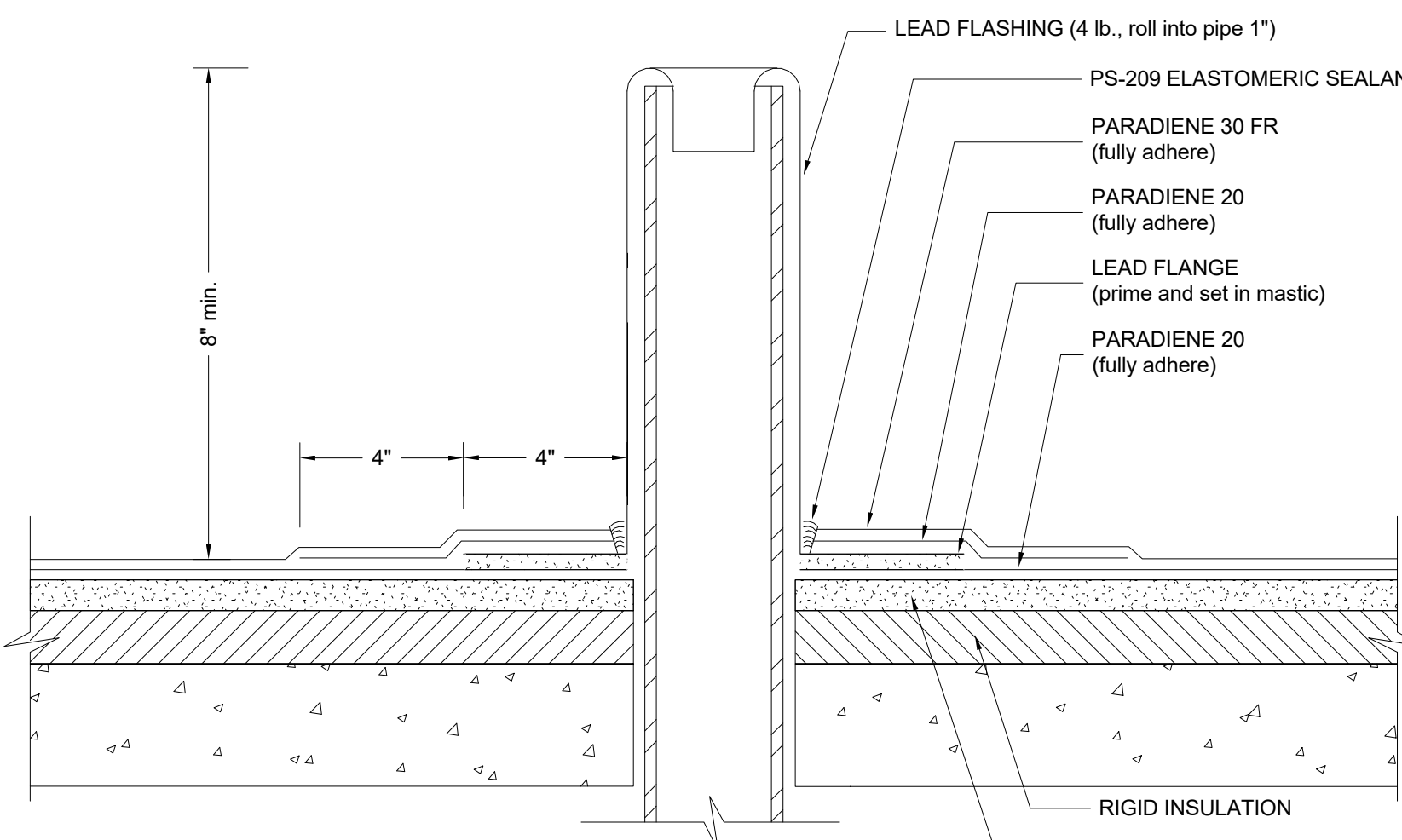
- NOTES:
1. WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, USE PA-1125 OR PA-917 LS PRIMER. CONTACT SIPLAST FOR SPECIFIC REQUIREMENTS.
 2. PA-1021 PLASTIC CEMENT, PA-828 FLASHING CEMENT, SFT CEMENT, OR PS-715 NS ELASTOMERIC SEALANT IS REQUIRED WHERE MASTIC IS INDICATED.
 3. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

5 A5 - ROOF TO WALL
3" x 1'-0"



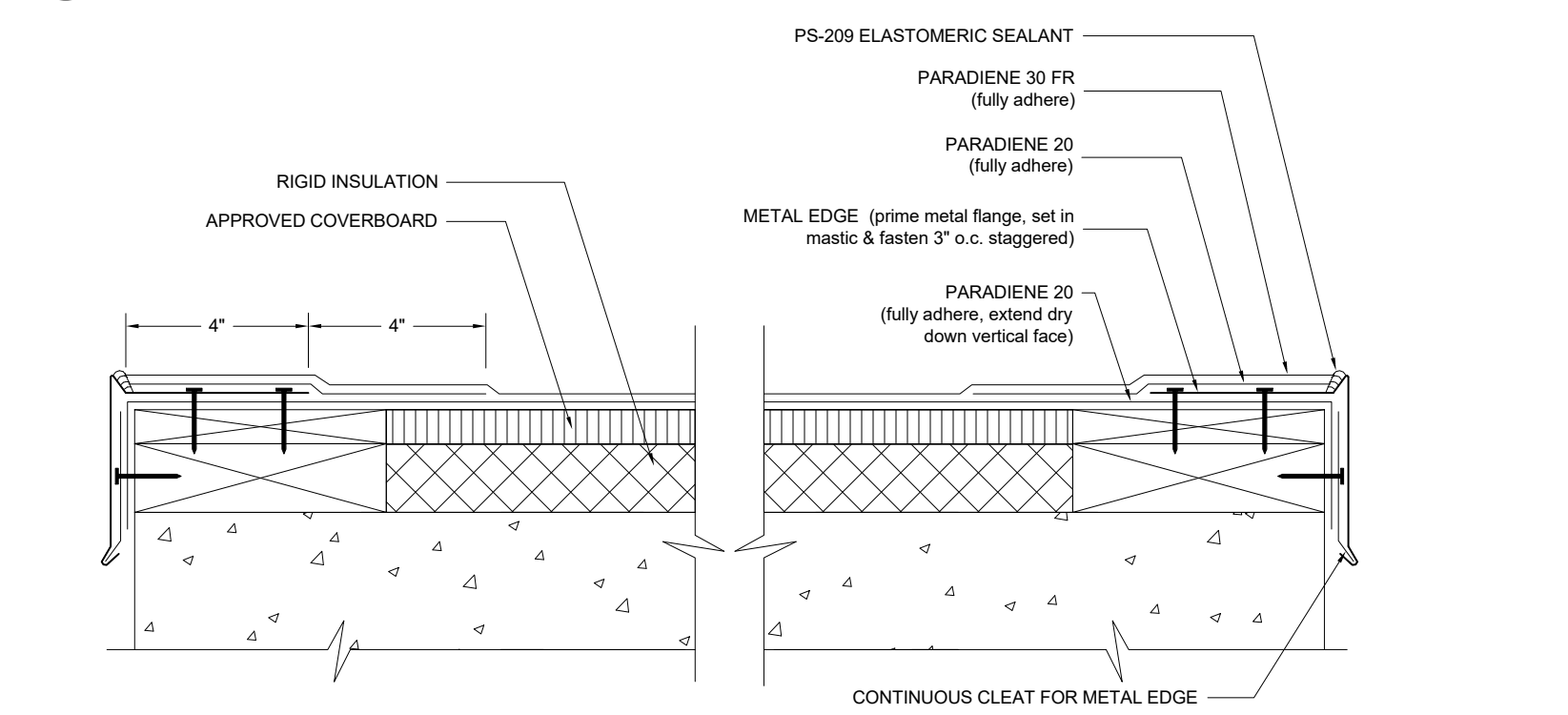
- NOTES:
1. PREPARE GRANULE SURFACES UNDER FLASHING BY TORCH PREPARATION.
 2. WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, TA-119 PRIMER IS REQUIRED FOR ALL PARADIENE 20 SA FLASHING REINFORCING AND STRIPPING PLY APPLICATIONS. USE PA-1125 OR PA-917 LS PRIMER FOR ALL OTHER PARADIENE 20 SERIES PRODUCTS THAT ARE NOT SELF-ADHESIVE SHEETS. CONTACT SIPLAST FOR SPECIFIC REQUIREMENTS.
 3. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
 4. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
 5. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

7 A7 - PIPE PENETRATION FLASHING
3" x 1'-0"

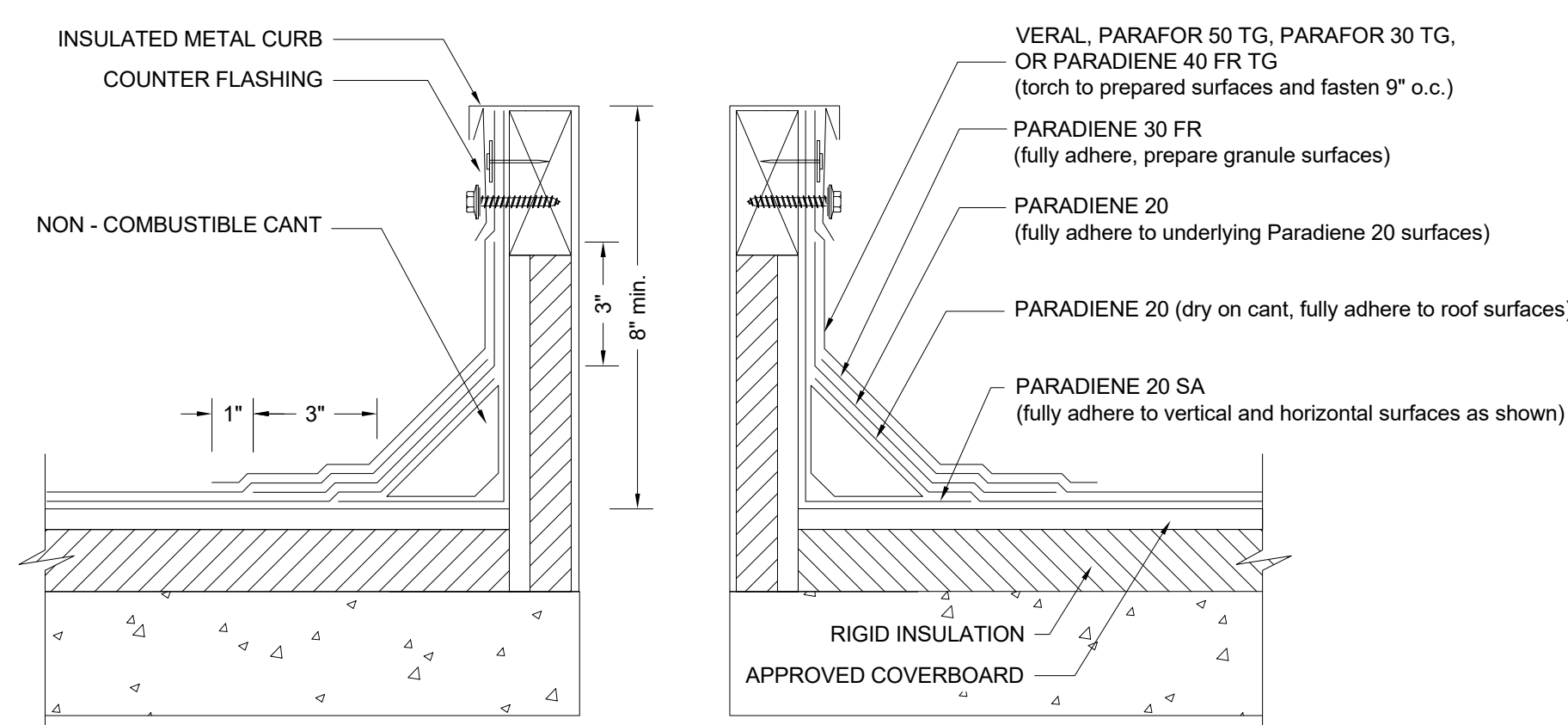


- NOTES:
1. WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, USE PA-1125 OR PA-917 LS PRIMER. CONTACT SIPLAST FOR SPECIFIC REQUIREMENTS.
 2. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
 3. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
 4. WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, TA-119 PRIMER IS REQUIRED WHERE MASTIC IS INDICATED.
 5. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

8 A3 - TYPICAL ROOF EDGE
3" x 1'-0"



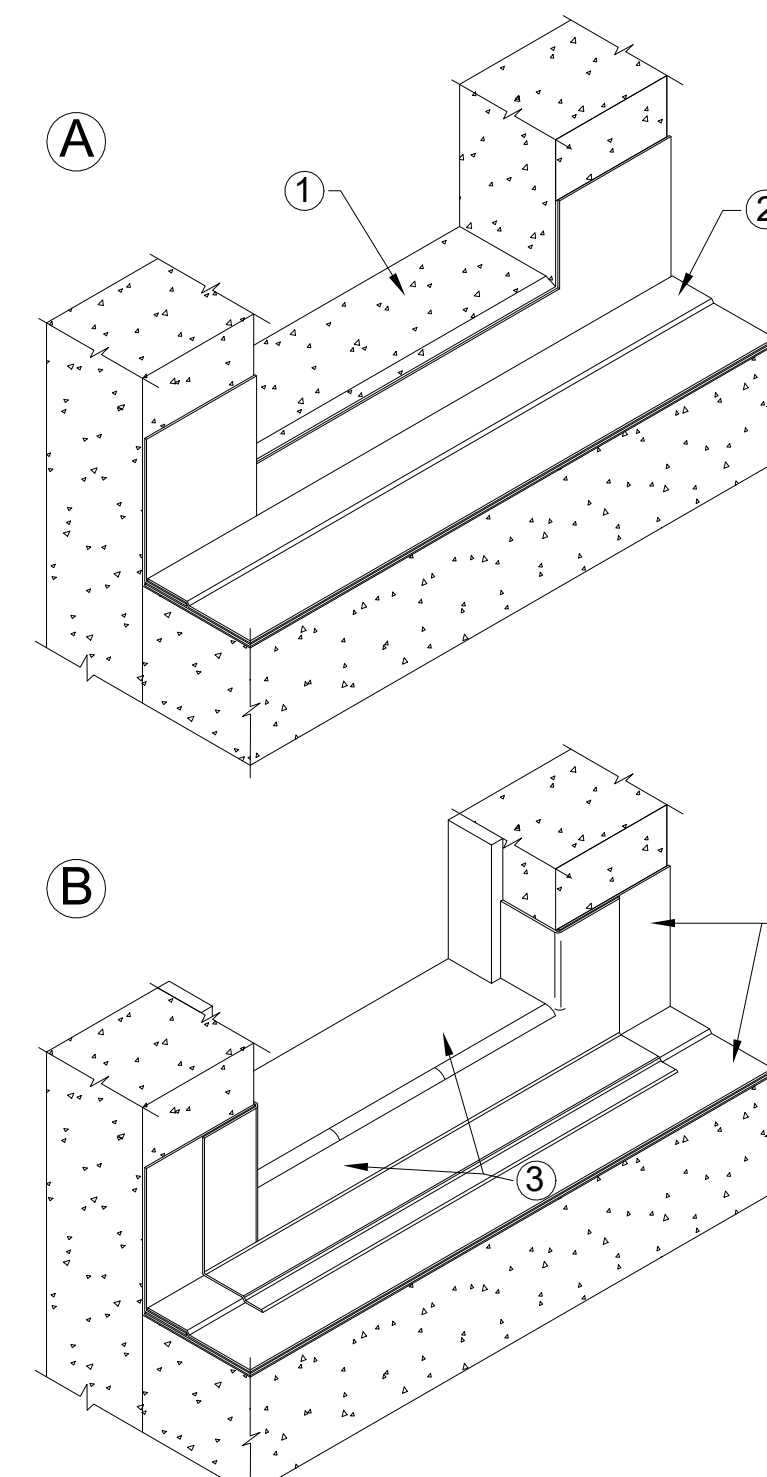
9 A8 - INSULATED ROOF CURB
3" x 1'-0"



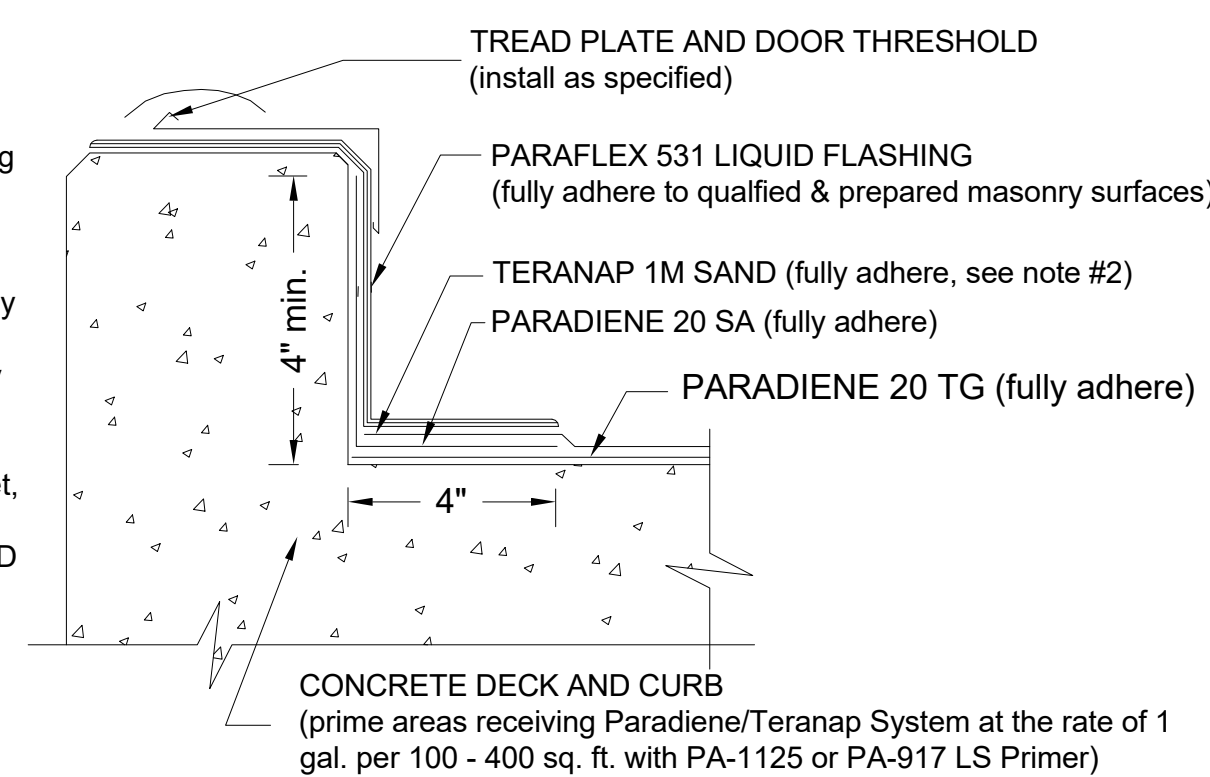
- NOTES:
1. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAFLEX FLASHING MATERIALS.
 2. PARAFLEX 531 LIQUID FLASHING CANNOT BE APPLIED TO A TERANAP FILM SURFACE MEMBRANE. ON PROJECTS WHERE A TERANAP FILM SURFACE MEMBRANE IS USED FOR FIELD AND FLASHING APPLICATIONS, INSTALL A TARGET SHEET OF PARADIENE 20 TG, PARAFOR 50 TG OR TERANAP 1M SAND OVER THE TERANAP 1M FILM IN ALL AREAS TO RECEIVE DIRECT APPLICATION OF PARAFLEX 531 LIQUID FLASHING.
 3. PARAFLEX CANNOT BE APPLIED IN THE ABOVE CONFIGURATION OVER MEMBRANES OR OTHER MATERIALS CONTAINING UNCURED, SOLVENT-BASED MATERIALS. CONTACT SIPLAST FOR FURTHER INFORMATION.
 4. PRIME THE PARADIENE/TERANAP 1M SAND SHEETS USING PRO PRIMER AC TO MAINTAIN A CONSISTENT AESTHETIC APPEARANCE OF THE FINISHED PARAFLEX SYSTEM.
 5. CONSULT TERANAP SPECIFICATION PLATES FOR OVERBURDEN/PROTECTION SYSTEM OPTIONS.
 6. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS AND THE PARAFLEX 531 LIQUID FLASHING INSTALLERS GUIDE SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

10 A10 - THRESHOLD FLASHING DETAILS
3/4" x 1'-0"

SHOWN WITHOUT OVERBURDEN COMPONENTS



SIDE PROFILE

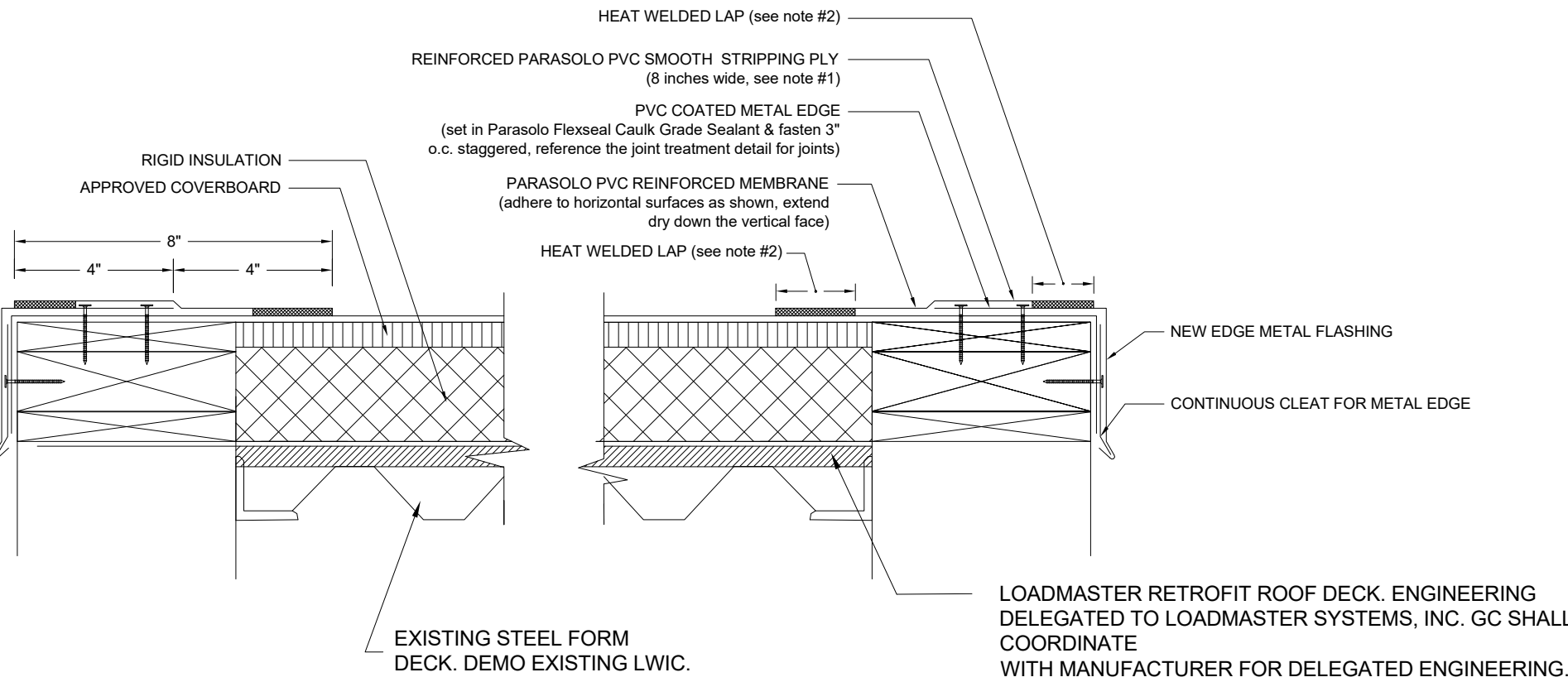


1. CONCRETE DOOR SILL (qualify & prepare masonry surfaces prior to application of Paraflex 531 Liquid Flashing direct to concrete).
2. TERANAP SYSTEM (refer to Siplast Teranap 1M Sand/Paradiene 20 TG over concrete substrate detail set for correct ply configuration & see note #2 below).
3. PARAFLEX 531 LIQUID FLASHING (fully adhere to prepared surfaces, apply a minimum 3 inches over Teranap System and extend to the top of the flashing sheet, see note #3).
4. TREAD PLATE AND DOOR THRESHOLD (install as specified).
5. COUNTER FLASHING (as specified).

NEW KEE PVC ROOF COVERING WITH LIQUID PMMA AND STP FLASHINGS, OVER RECOVERY BOARD OVER TAPERED POLYISO OVER NEW LOADMASTER ENGINEERED DECK OVER EXISTING STEEL FORM PAN DECK.

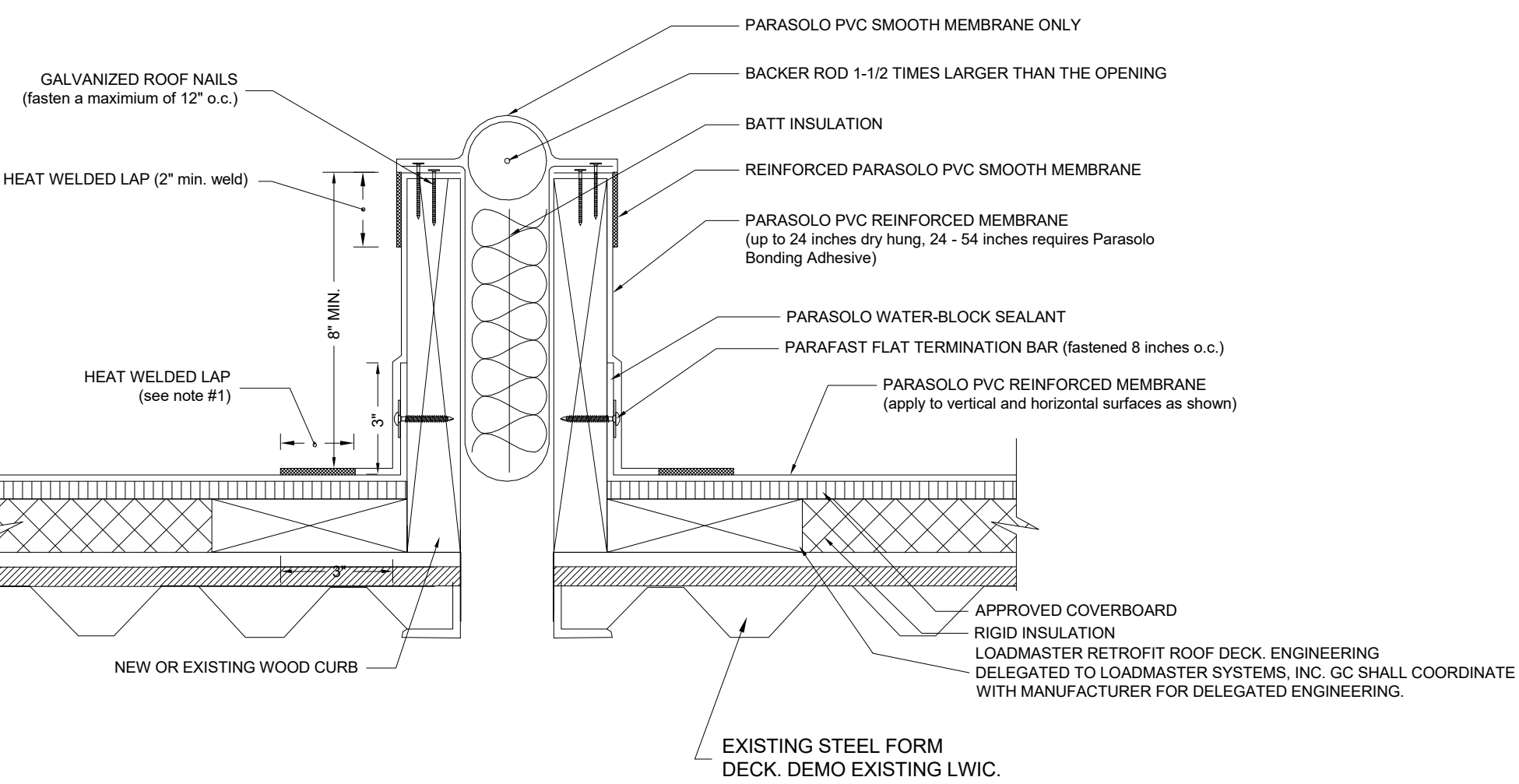
1 GENERAL ASSEMBLY
3" = 1'-0"

- NOTES:
1. METAL EDGE AND PARASOLO STRIPPING PLY SHOULD BE INSTALLED TOGETHER IN A SAME-DAY APPLICATION.
2. FOR HEAT-WELDING LAPS USE 1.5" MIN. WELD WITH AUTOMATIC MACHINE WELDER AND 2" MIN. WELD WITH HAND WELDER.
3. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
4. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
5. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



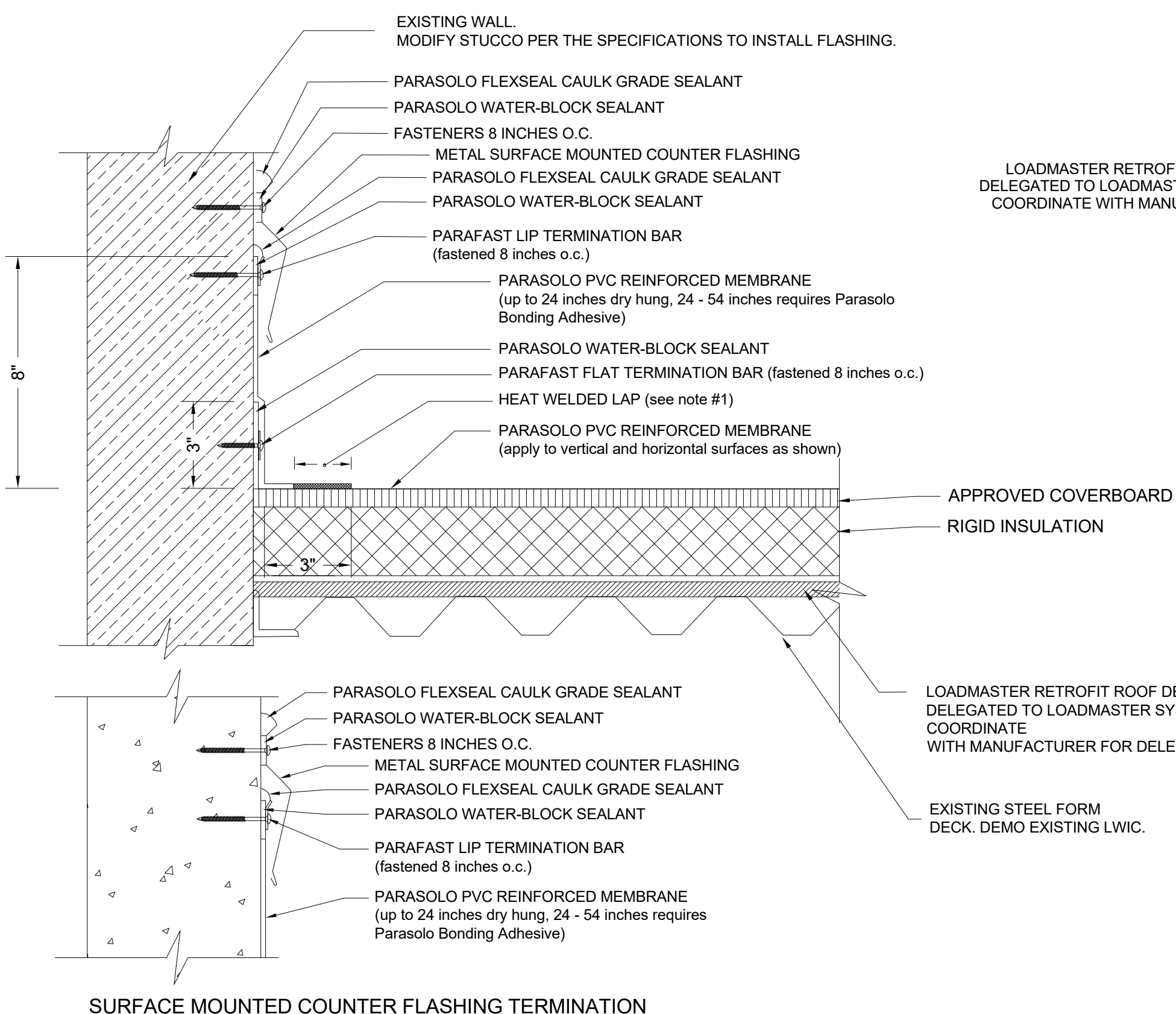
4 ROOF EDGE
3" = 1'-0"

- NOTES:
1. HEAT-WELDING LAPS USE 1.5" MIN. WELD WITH AUTOMATIC MACHINE WELDER AND 2" MIN. WELD WITH HAND WELDER.
2. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
3. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



5 EXPANSION JOINT
3" = 1'-0"

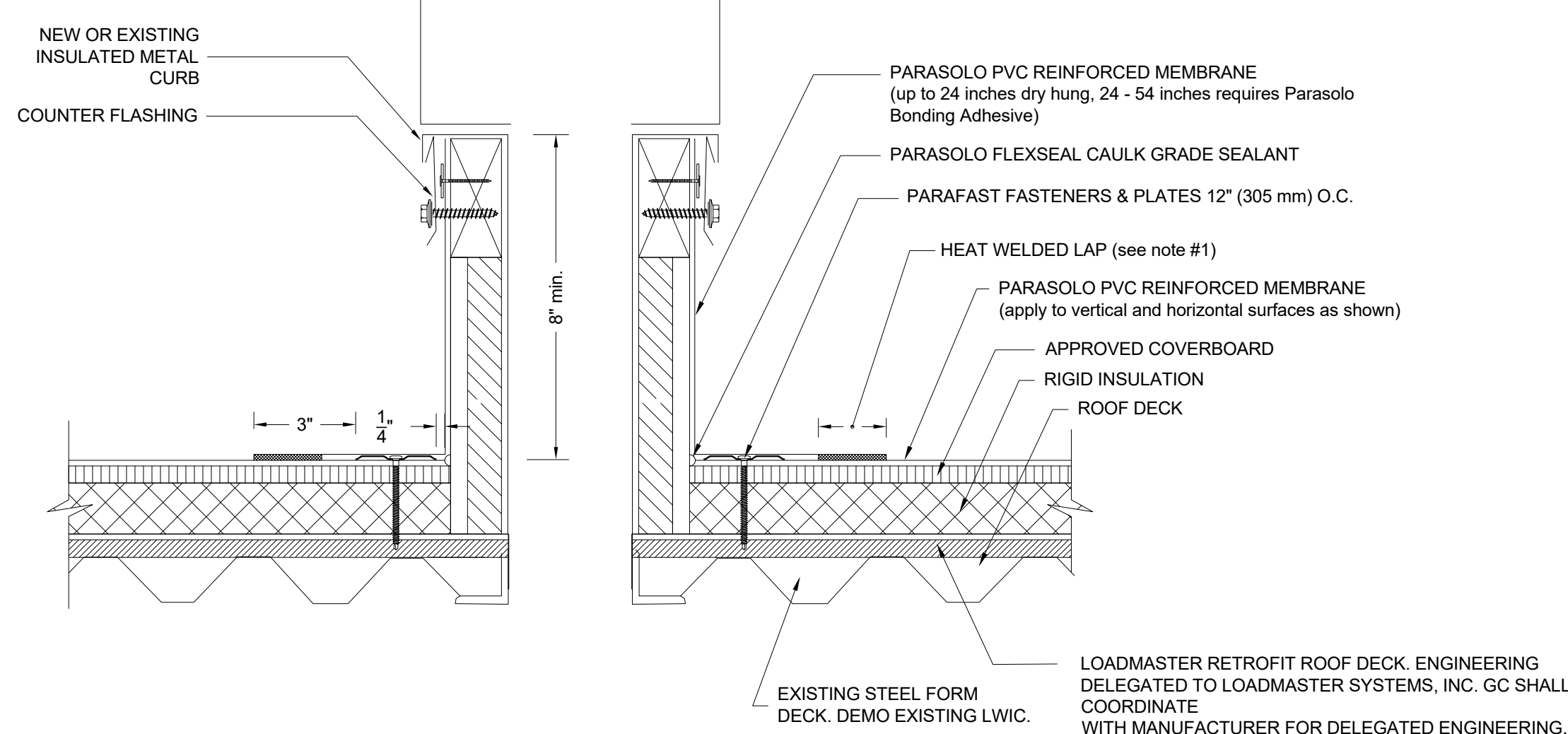
- NOTES:
1. FOR HEAT-WELDING LAPS USE 1" MINIMUM AND 1.5" MAXIMUM.
2. THE METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
3. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
4. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



8 ROOF TO WALL
3" = 1'-0"

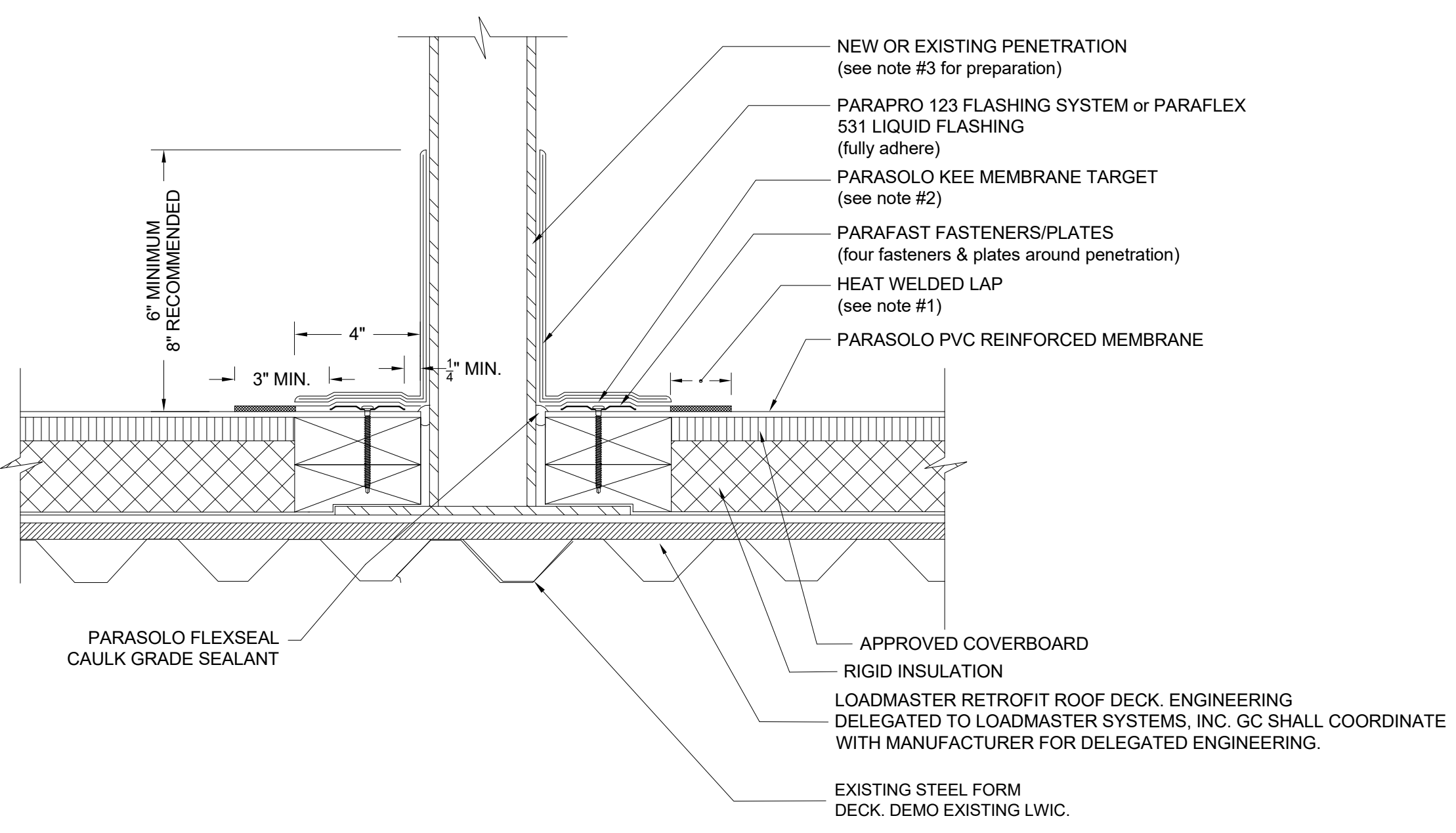


- NOTES:
1. FOR HEAT-WELDING LAPS USE 1.5" MIN. WELD WITH AUTOMATIC MACHINE WELDER AND 2" MIN. WELD WITH HAND WELDER.
2. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
3. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
4. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

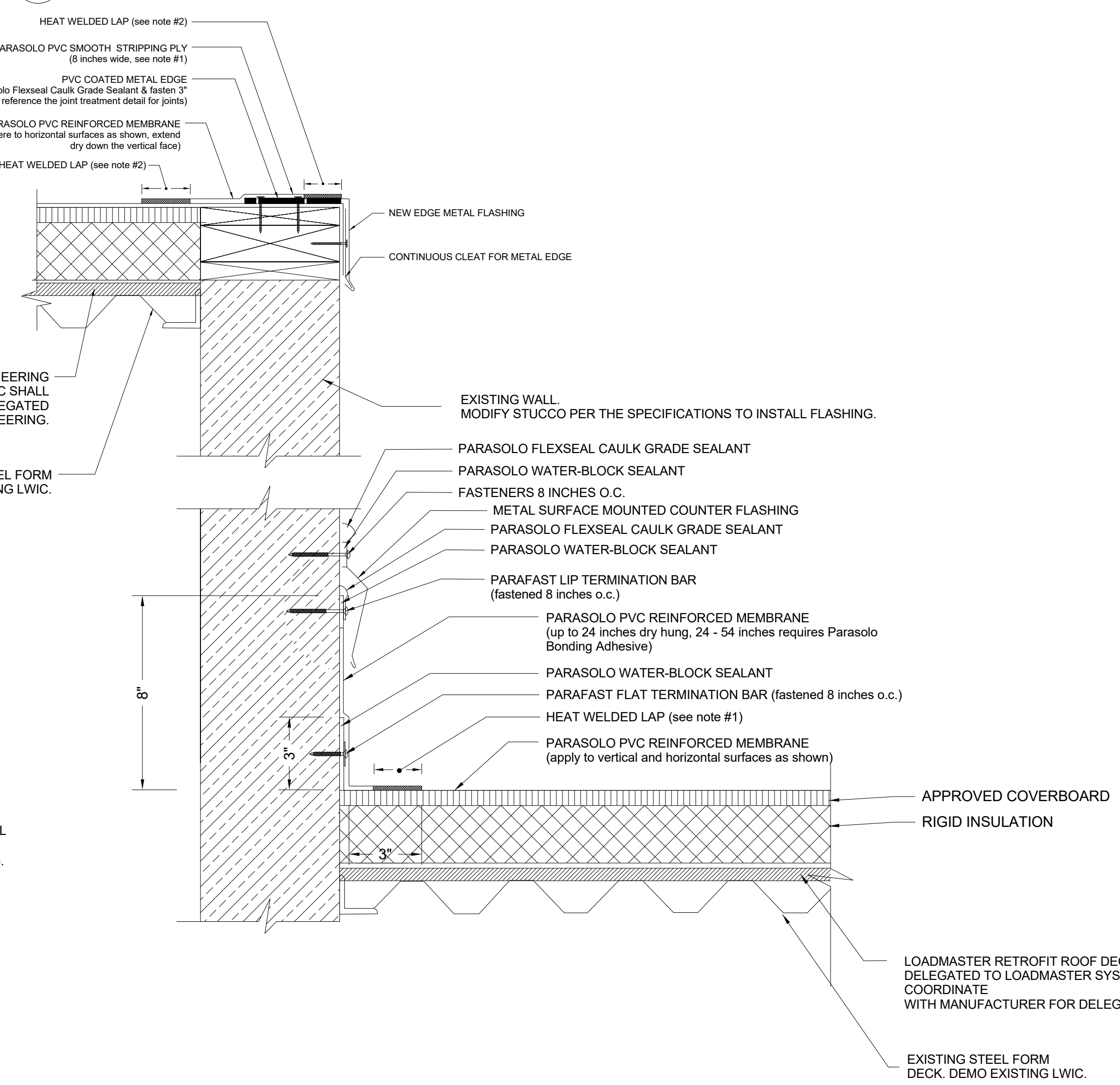


2 INSULATED ROOF CURB
3" = 1'-0"

- NOTES:
1. FOR HEAT-WELDING LAPS USE 1.5" MIN. WELD WITH AUTOMATIC MACHINE WELDER AND 2" MIN. WELD WITH HAND WELDER.
2. PARASOLO KEE MEMBRANE IS REQUIRED AT LOCATIONS TO RECEIVE PARAPRO 123 FLASHING SYSTEMS.
3. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO OR PARAFLEX 531 LIQUID FLASHING MATERIALS.
4. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
5. PENETRATIONS TO RECEIVE THE PARAPRO 123 FLASHING SYSTEM OR PARAFLEX 531 LIQUID FLASHING MUST BE SECURED TO THE STRUCTURE TO PREVENT MOVEMENT.
6. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



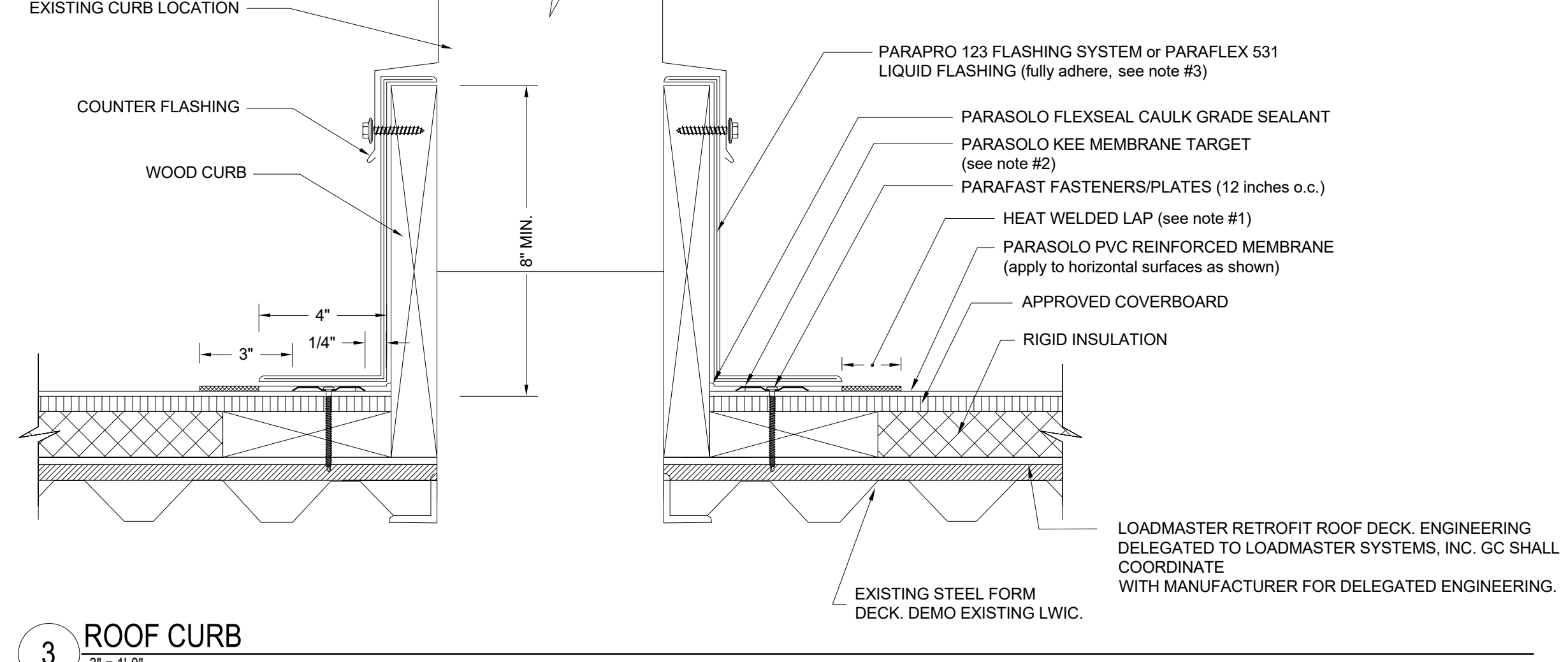
6 SUPPORT PENETRATION FLASHING
3" = 1'-0"



9 C11 - ROOF HEIGHT TRANSITION
3" = 1'-0"

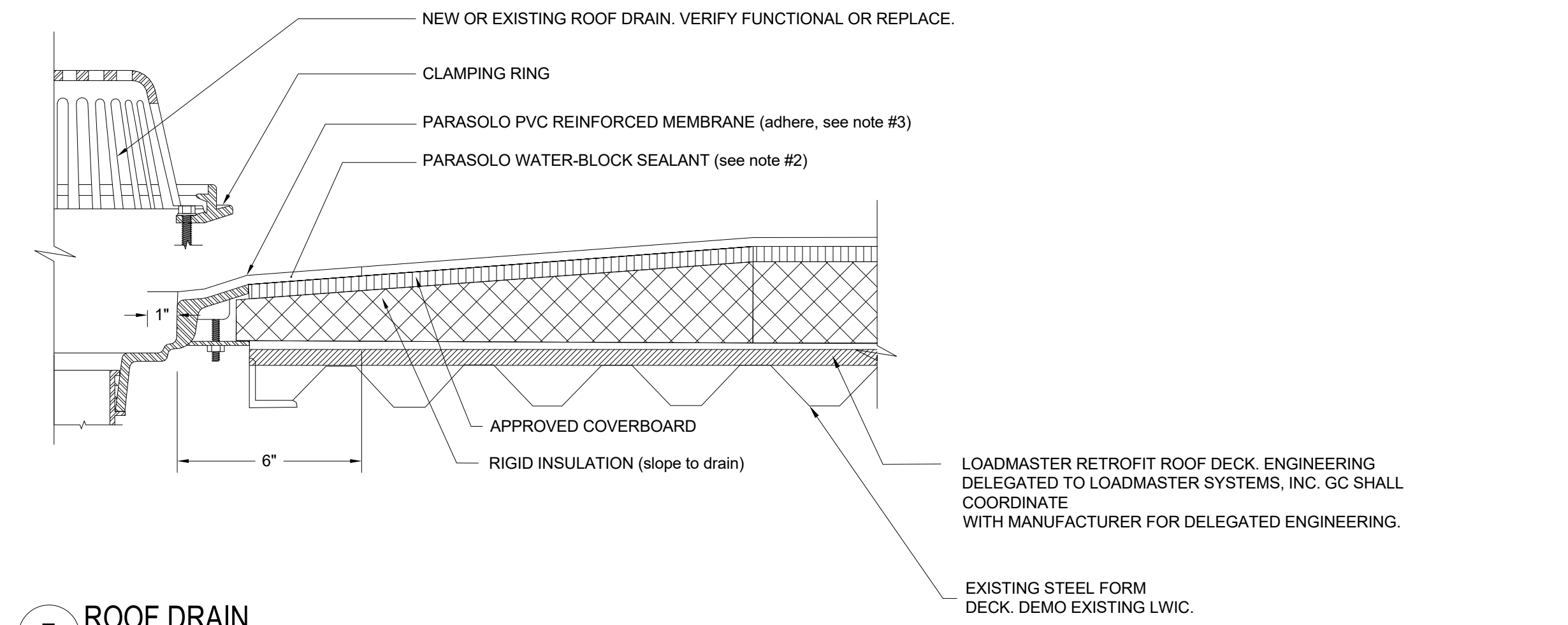


- NOTES:
1. FOR HEAT-WELDING LAPS USE 1.5" MIN. WELD WITH AUTOMATIC MACHINE WELDER AND 2" MIN. WELD WITH HAND WELDER.
2. PARASOLO KEE MEMBRANE IS REQUIRED AT LOCATIONS TO RECEIVE PARAPRO OR PARAFLEX 531 LIQUID FLASHING SYSTEMS.
3. REFER TO SIPLAST PREPARATION GUIDELINES FOR PROPER SURFACE TREATMENT OF ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO OR PARAFLEX 531 LIQUID FLASHING MATERIALS.
4. THE CARPENTRY AND METAL WORK SHOWN DEPICTS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
5. DISSIMILAR METAL TYPES SUBJECT TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
6. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



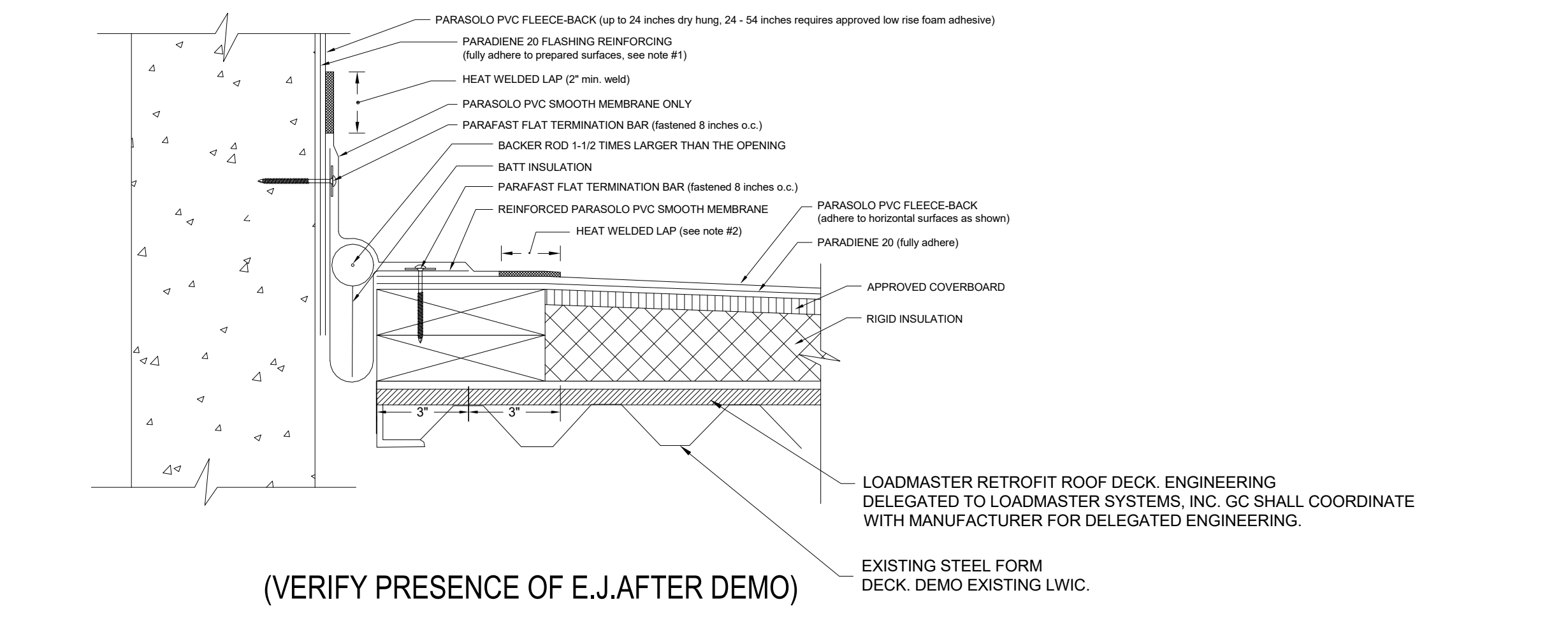
3 ROOF CURB
3" = 1'-0"

- NOTES:
1. ROOF DRAIN COMPONENTS AND INSTALLATION GUIDELINES ARE SUPPLIED BY THE DRAIN MANUFACTURER.
2. SET PARASOLO MEMBRANE IN PARASOLO WATER-BLOCK SEALANT 6" AROUND THE DRAIN PERIMETER.
3. MEMBRANE MUST EXTEND MINIMUM 1" BEYOND THE BOOT HOLES. THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
4. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN THE CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



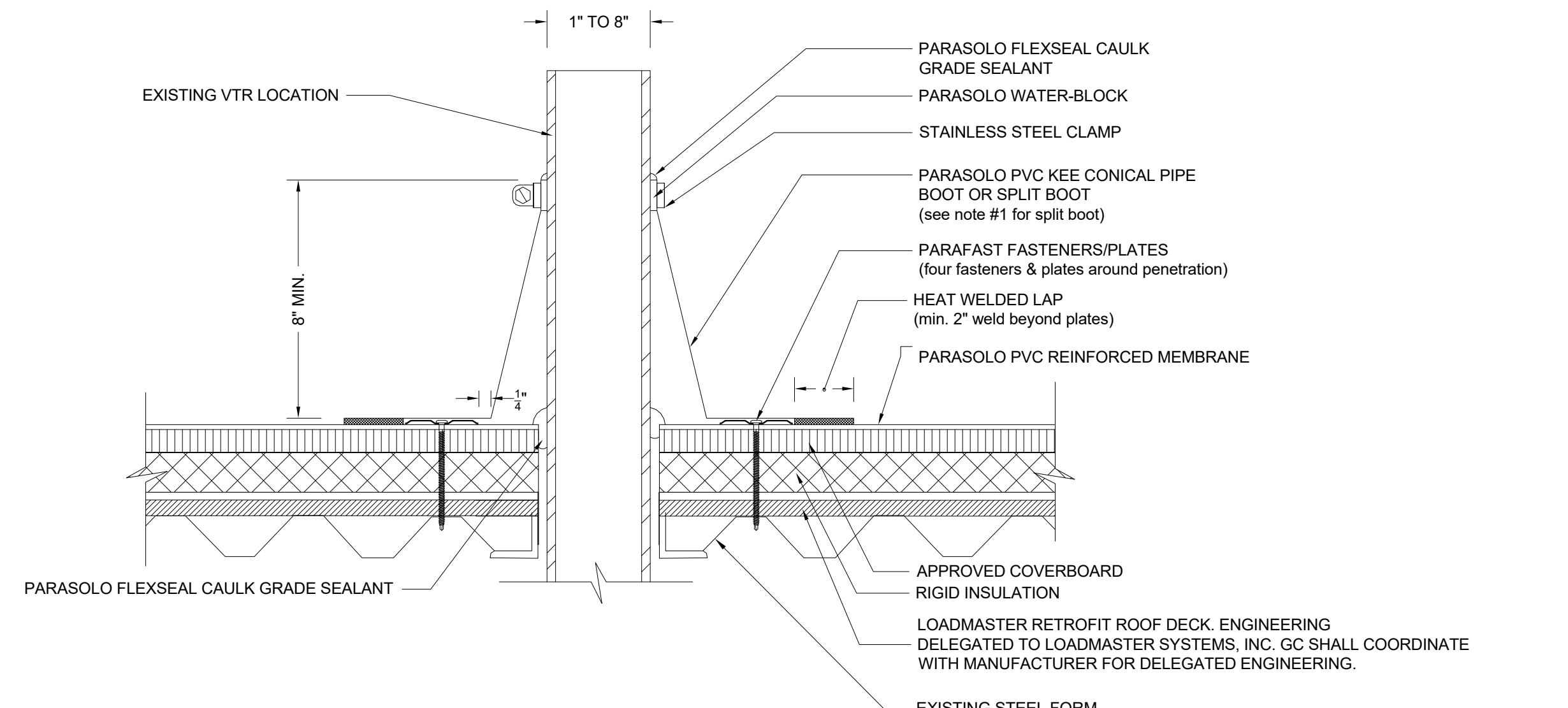
7 ROOF DRAIN
3" = 1'-0"

- NOTES:
1. PARASOLO 20 FLASHING REINFORCING IS REQUIRED FOR EXPOSED PARASOLINE IN LONG-TERM PHASE CONSTRUCTION OR FOR SPECIAL SUMMITTIVE REQUIREMENTS. THE PARASOLO 20 IS OPTIONAL, IN FOR STRIPPER REINFORCING APPLICATIONS.
2. HEAT-WELDING LAPS USE 1.5" MIN. WELD WITH AUTOMATIC MACHINE WELDER AND 2" MIN. WELD WITH HAND WELDER.
3. VERIFY POWER IS OFF AND NO VOLTAGE BEFORE WORKING ON THE ROOF.
4. VERIFY POWER IS OFF AND NO VOLTAGE BEFORE WORKING ON THE ROOF.
5. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.



10 ROOF TO WALL EXP JOINT
3" = 1'-0"

- NOTES:
1. IF PLATES AND FASTENERS ENDOACH INTO THE SEAM AREA OF THE POCKET, A TARGET MUST BE ADDED FIRST TO COVER FASTENERS.
2. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SIPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

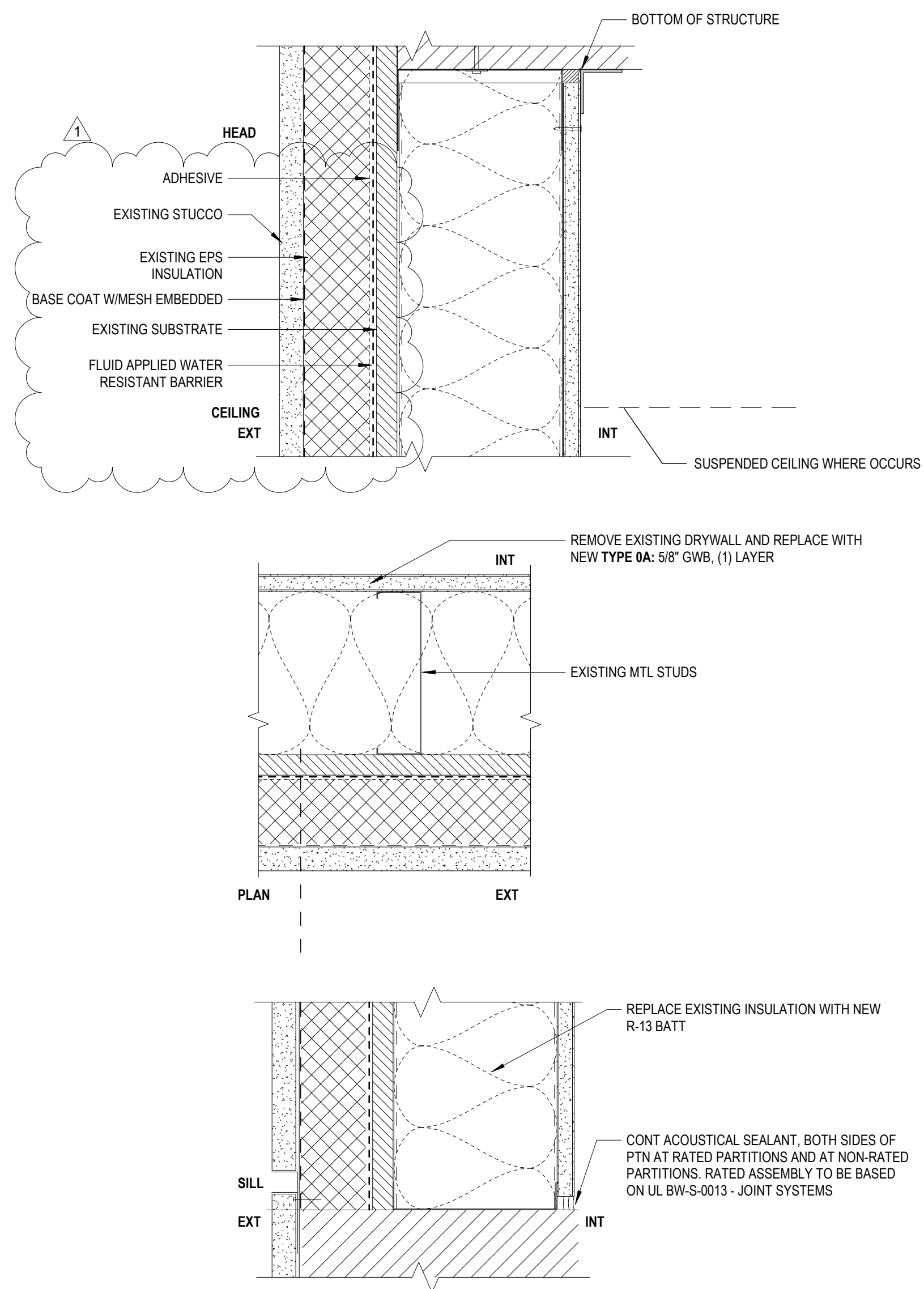


11 PIPE PENETRATION FLASHING
3" = 1'-0"

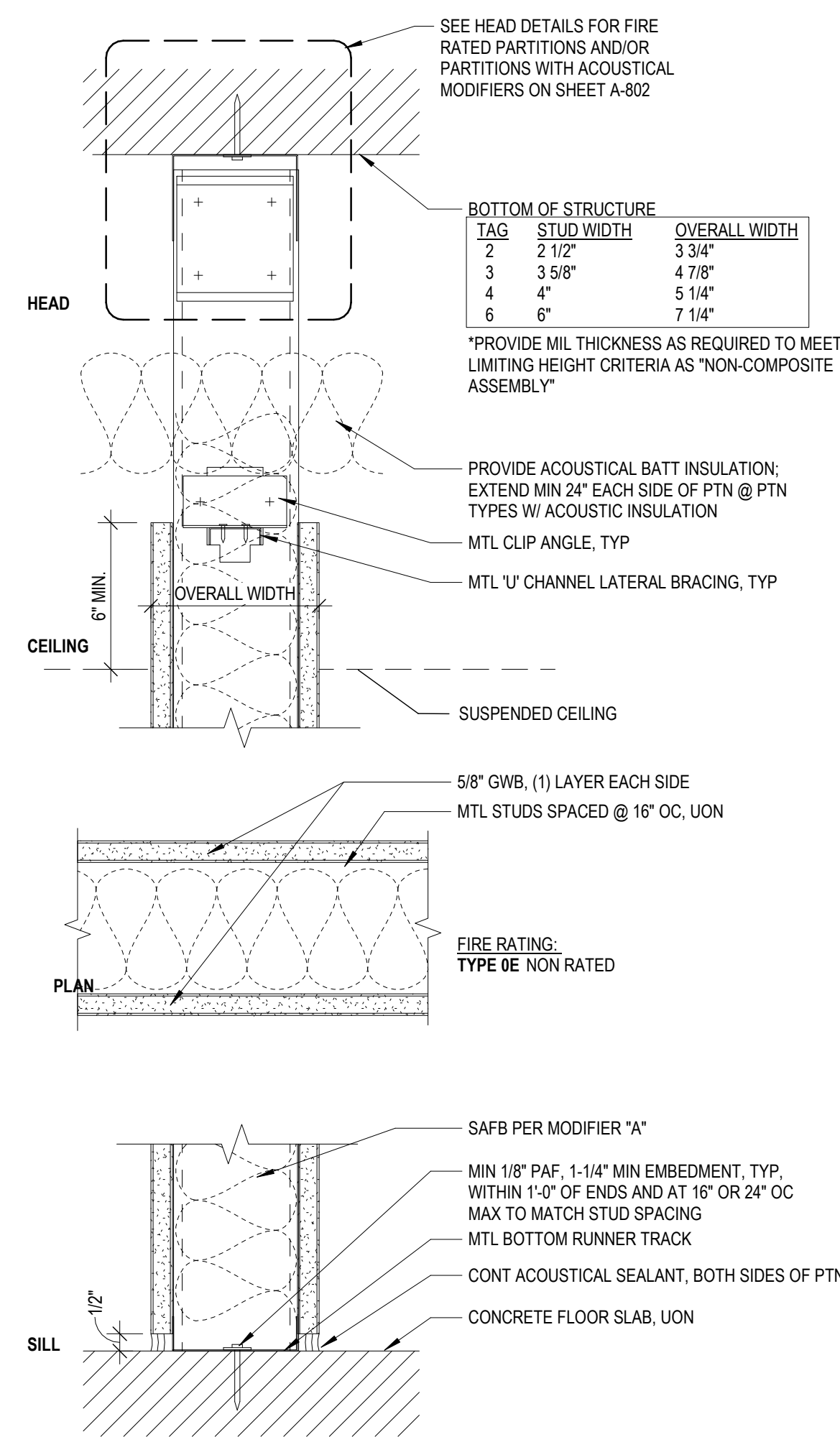


Project number: 2112
DISTRIBUTION

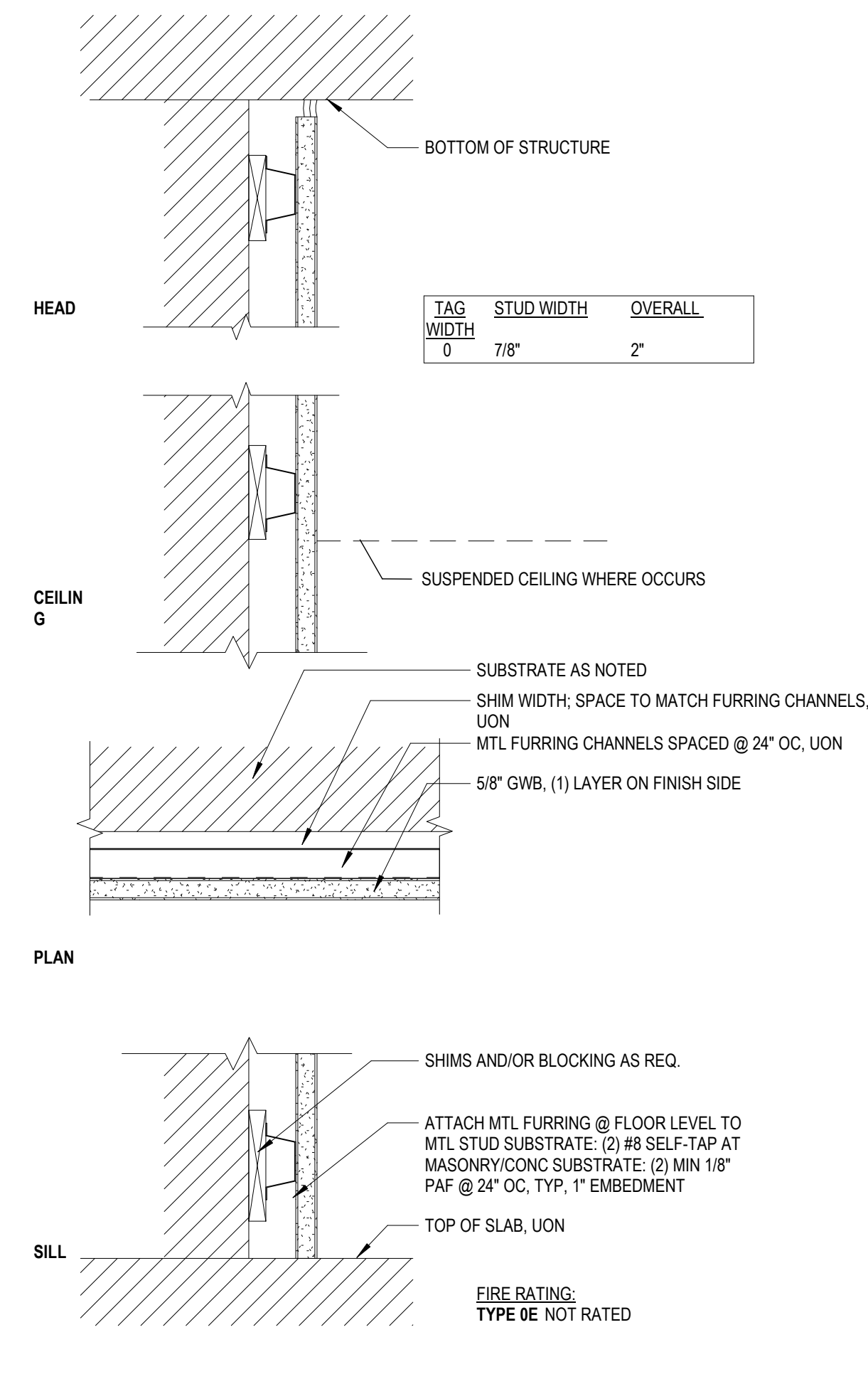
MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023



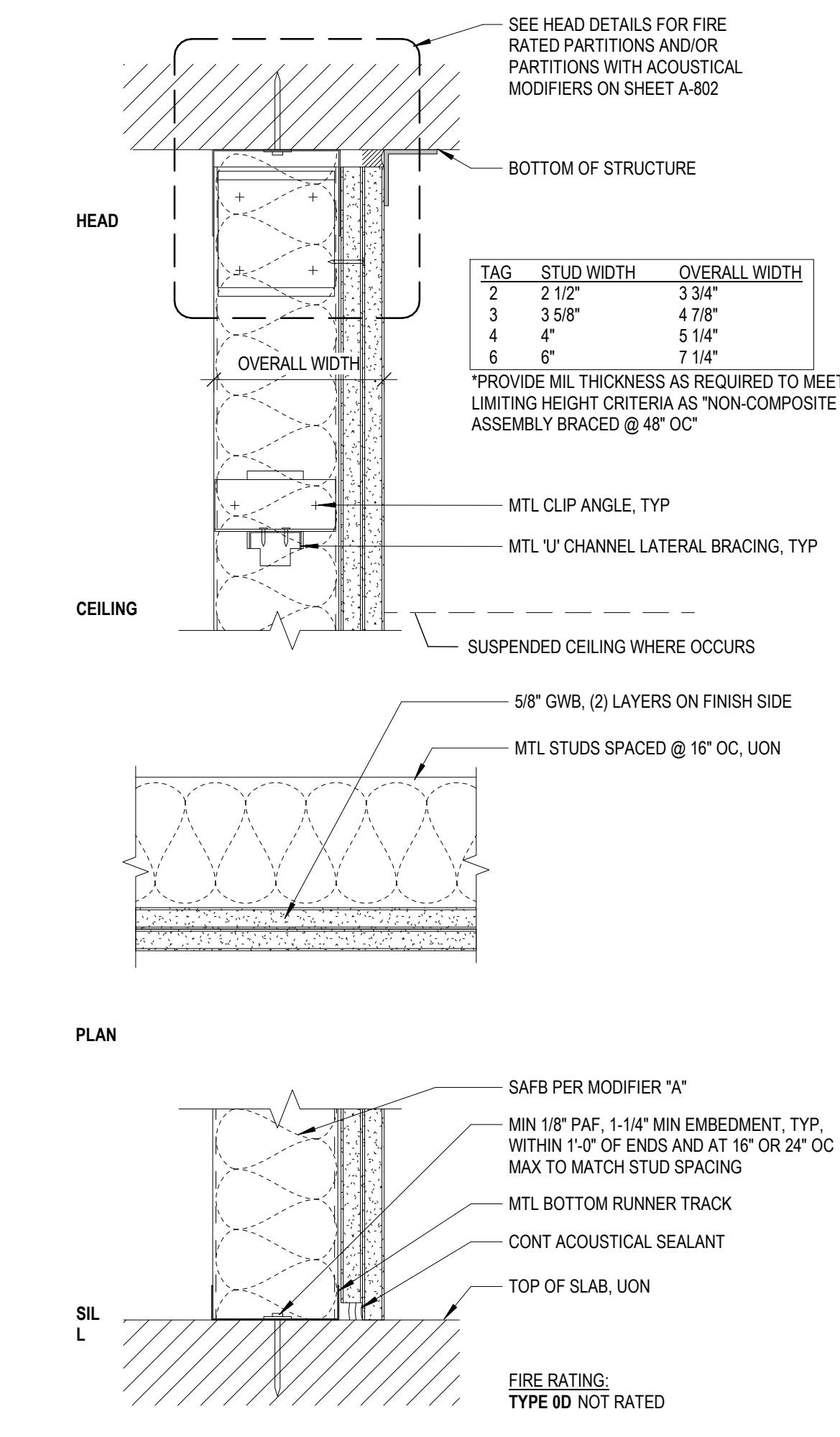
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3\"/>



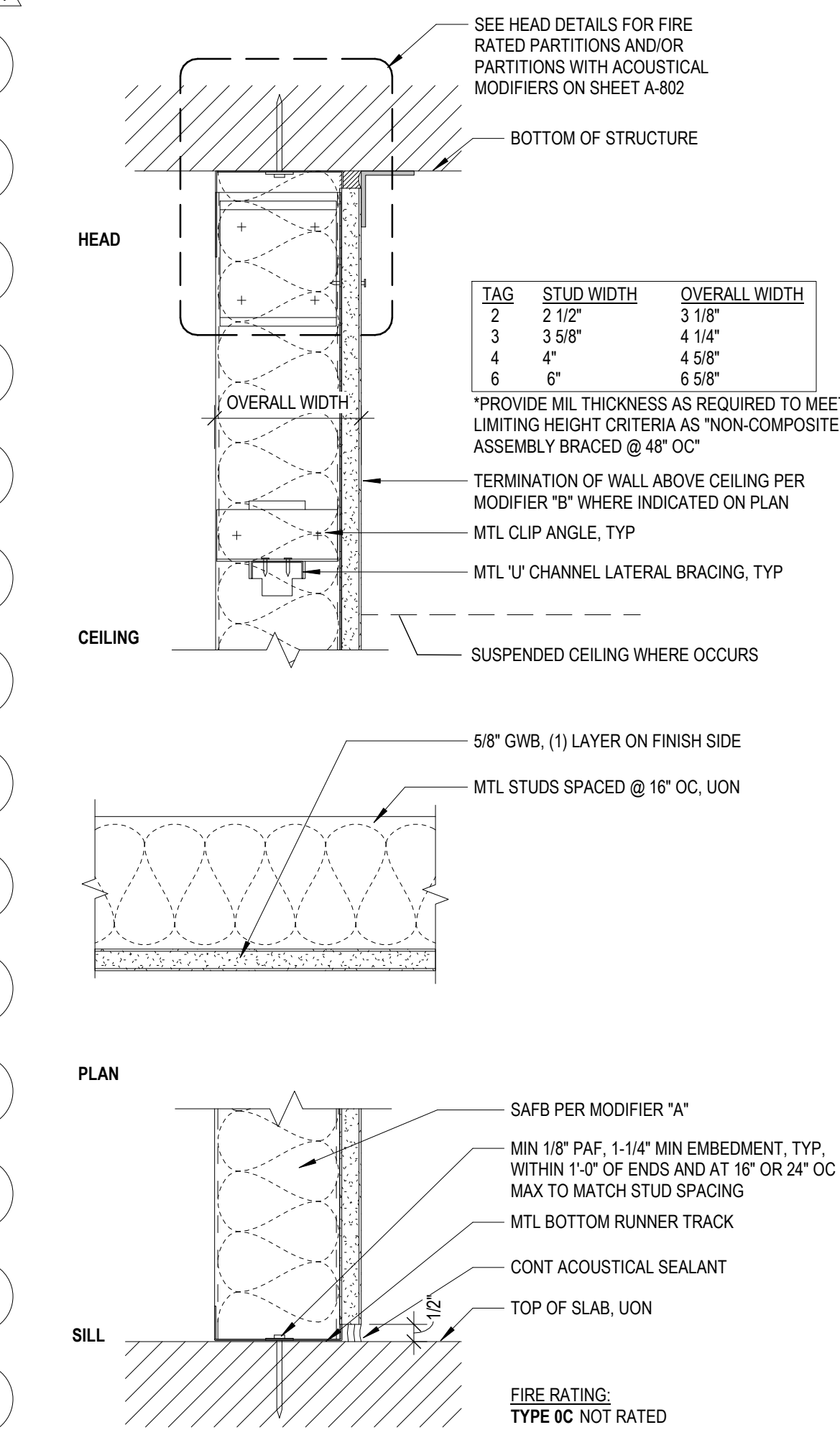
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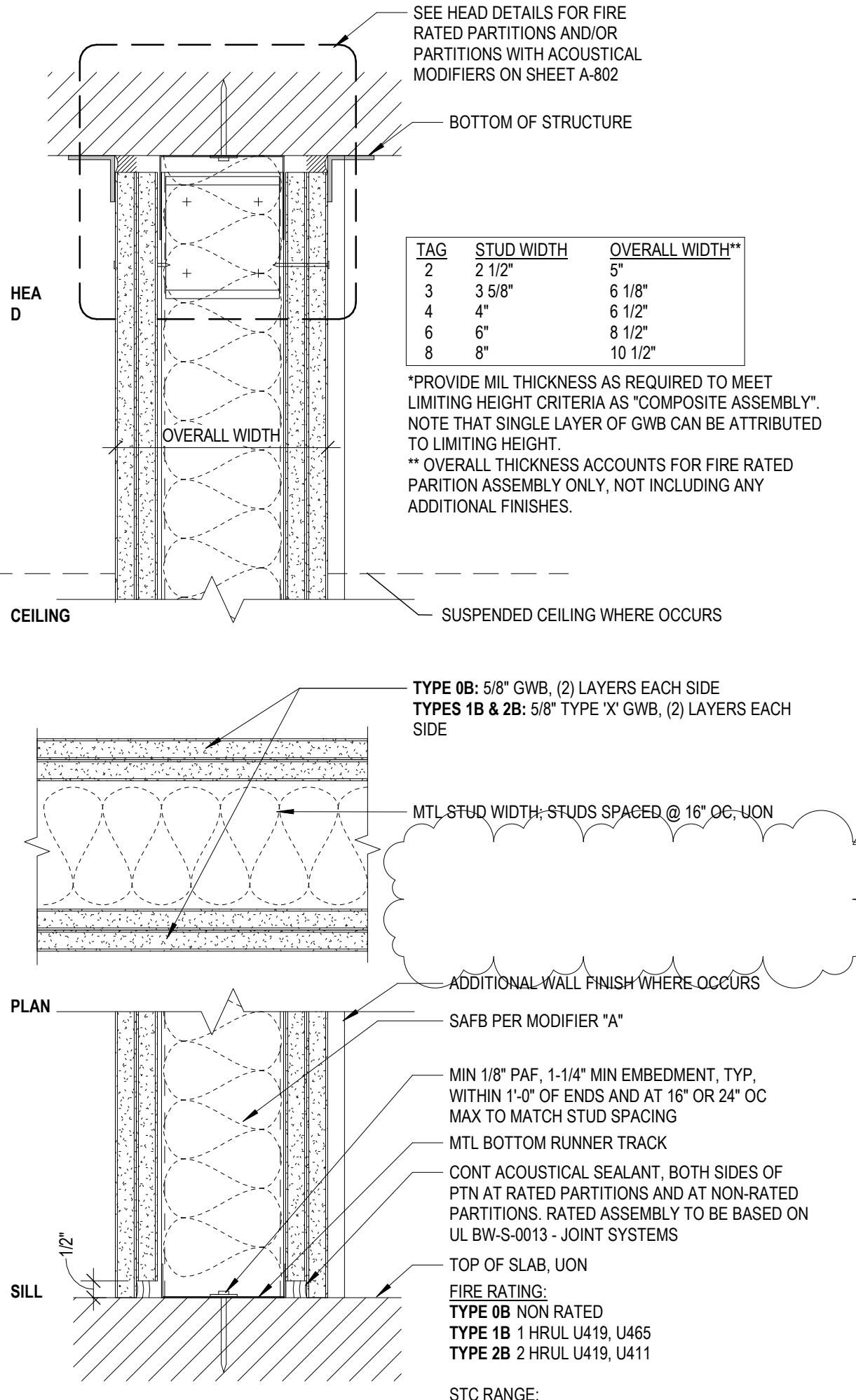
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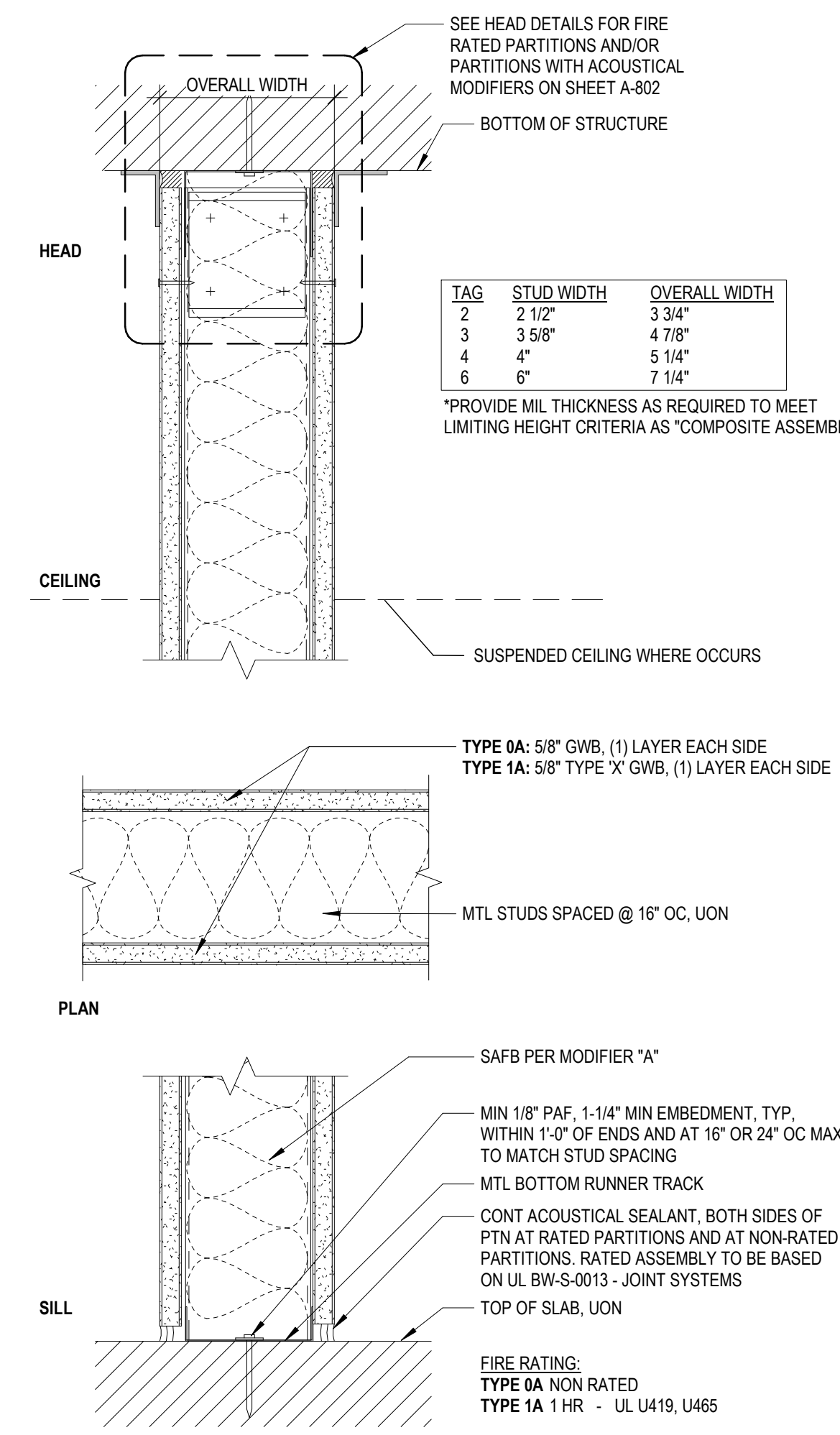
D TYPE D: FULL HT FURRING: NON RATED
3\"/>



C TYPE C: FULL HT FURRING: NON RATED
3\"/>



B TYPE B: FULL HEIGHT: 0-, 1- & 2-HR RATED
3\"/>

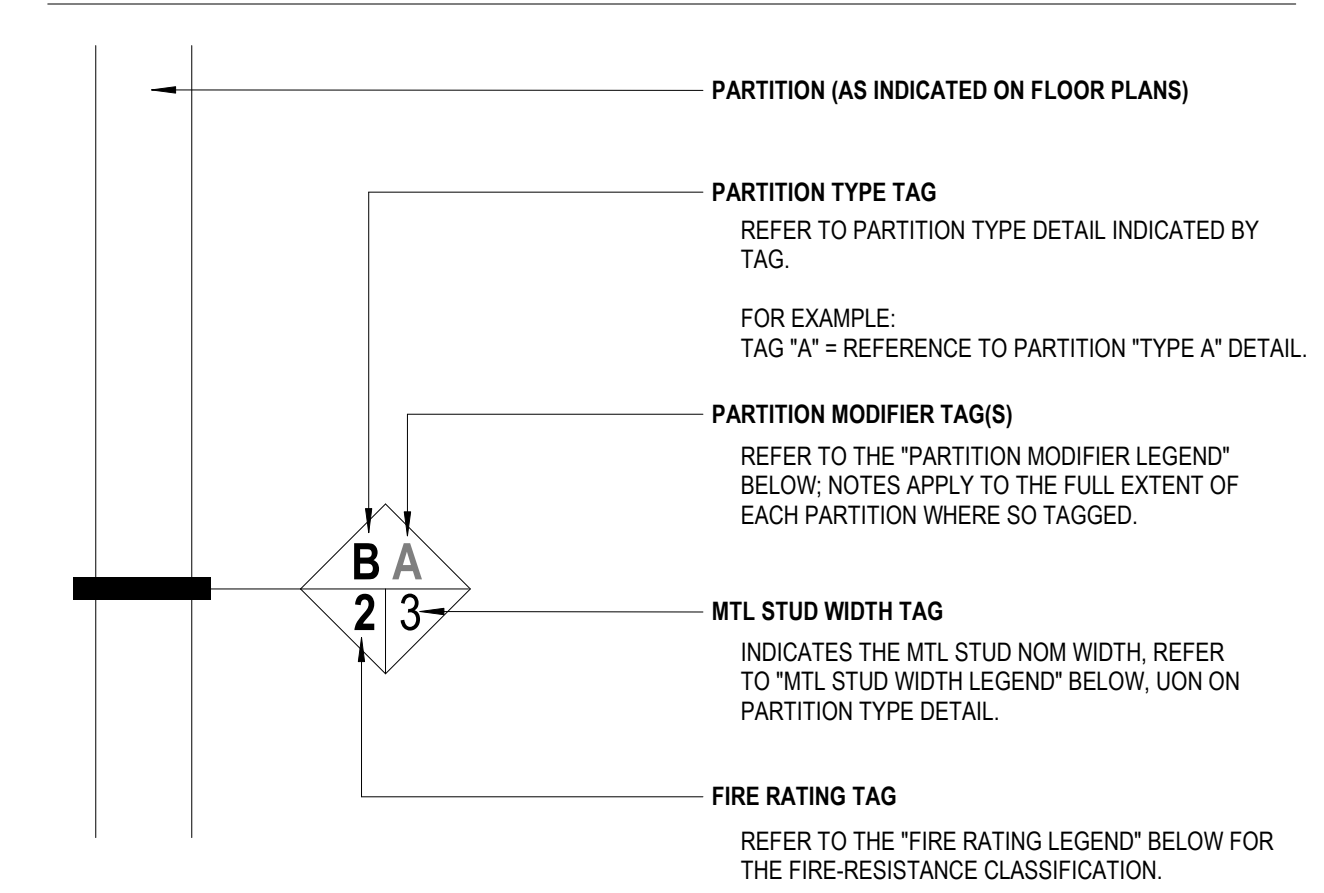


A TYPE A: FULL HEIGHT: 0- & 1-HR RATED
3\"/>

GENERAL NOTES

- REFER TO INDICATED DRAWINGS FOR HEAD DETAILS; HEAD CONDITION AS APPLICABLE TO SUPPORT CONDITION. PROVIDE THE APPROPRIATE HEAD CONNECTION DETAIL BASED ON FIRE RATING AND ON CONNECTION CONDITION AT DECK OR BEAM.
- PROVIDE TYPE 'X' GWB AT ALL SMOKE PARTITIONS.
- SMOKE BARRIERS SHALL RESIST THE PASSAGE OF AIR AT THE RATE OF NOT MORE THAN 5.0 CFM/SF AT BOTH AMBIENT TEMPERATURES & 400 DEG F AT A PRESSURE DIFFERENTIAL OF 0.30\"/>

WALL TAG LEGEND



FIRE RATING LEGEND

THE COMPLETE ASSEMBLY OF EACH PARTITION W/ A FIRE/SMOKE RATING TAG SHALL COMPLY W/ ALL REQUIREMENTS OF THE FIRE-RESISTANCESMOKE BARRIER RATING CLASSIFICATION.

TAG RATING CLASSIFICATION

- 0 NON-RATED PARTITION
- 1 60 MIN FIRE-RESISTANCE RATED PARTITION
- 2 120 MIN FIRE-RESISTANCE RATED PARTITION
- 3 180 MIN FIRE-RESISTANCE RATED PARTITION
- 4 240 MIN FIRE-RESISTANCE RATED PARTITION

MTL STUD WIDTH LEGEND

TAG STUD WIDTH

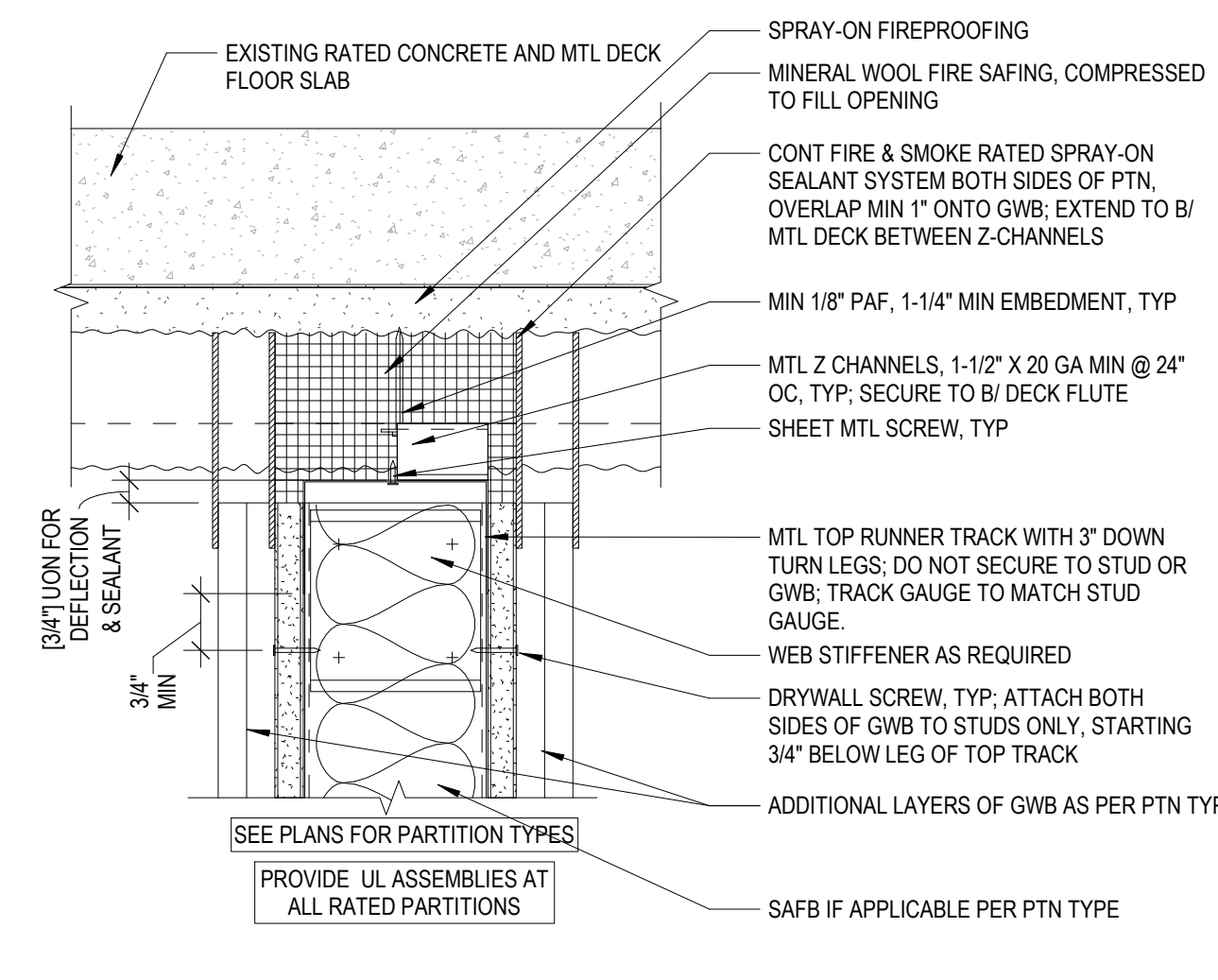
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PARTITION MODIFIER LEGEND

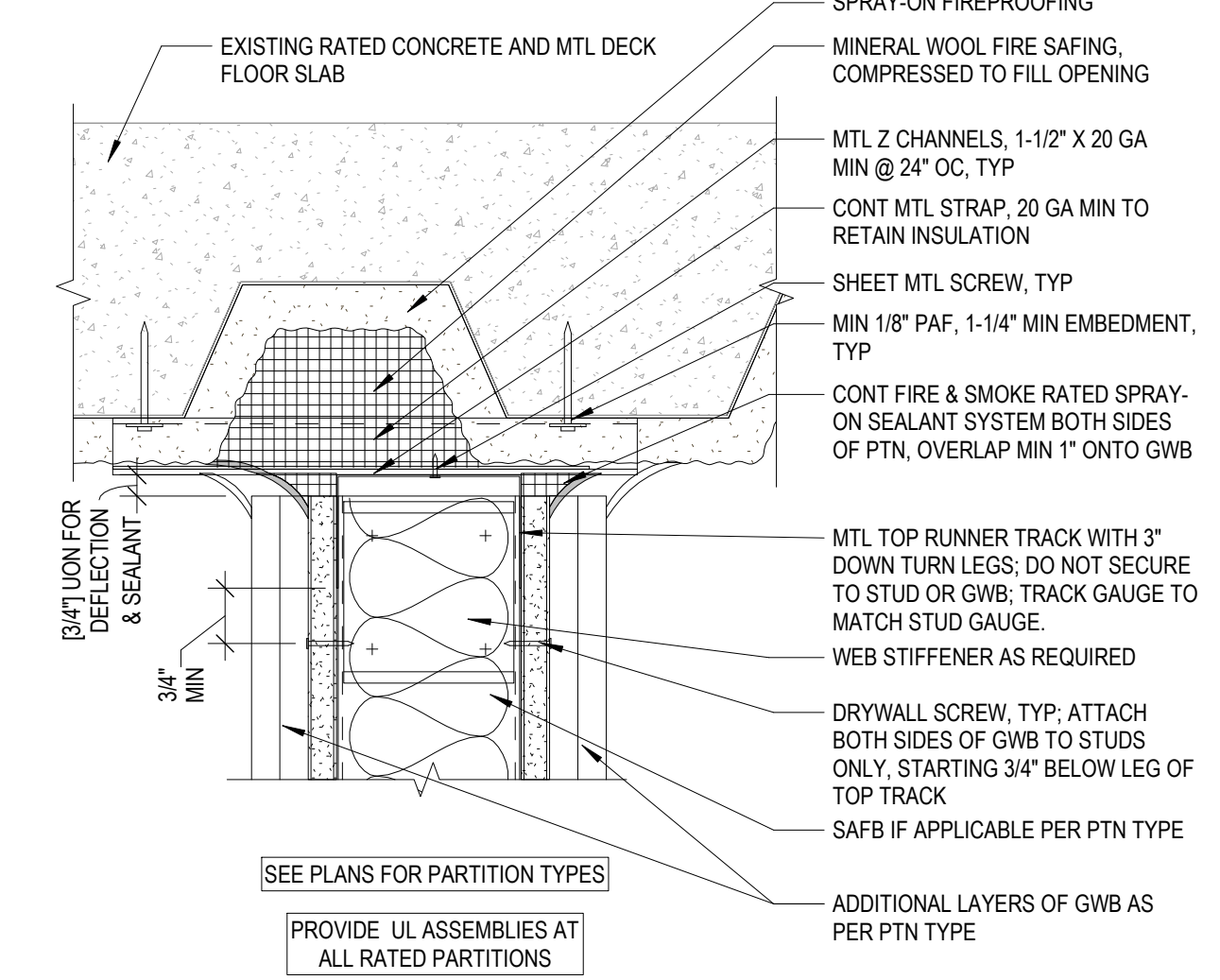
THE FOLLOWING NOTES APPLY TO THE FULL EXTENT OF EACH PTN. WHERE 'PARTITION MODIFIER' CHARACTER(S) ARE SHOWN ON THE TAG.

TAG DESCRIPTION

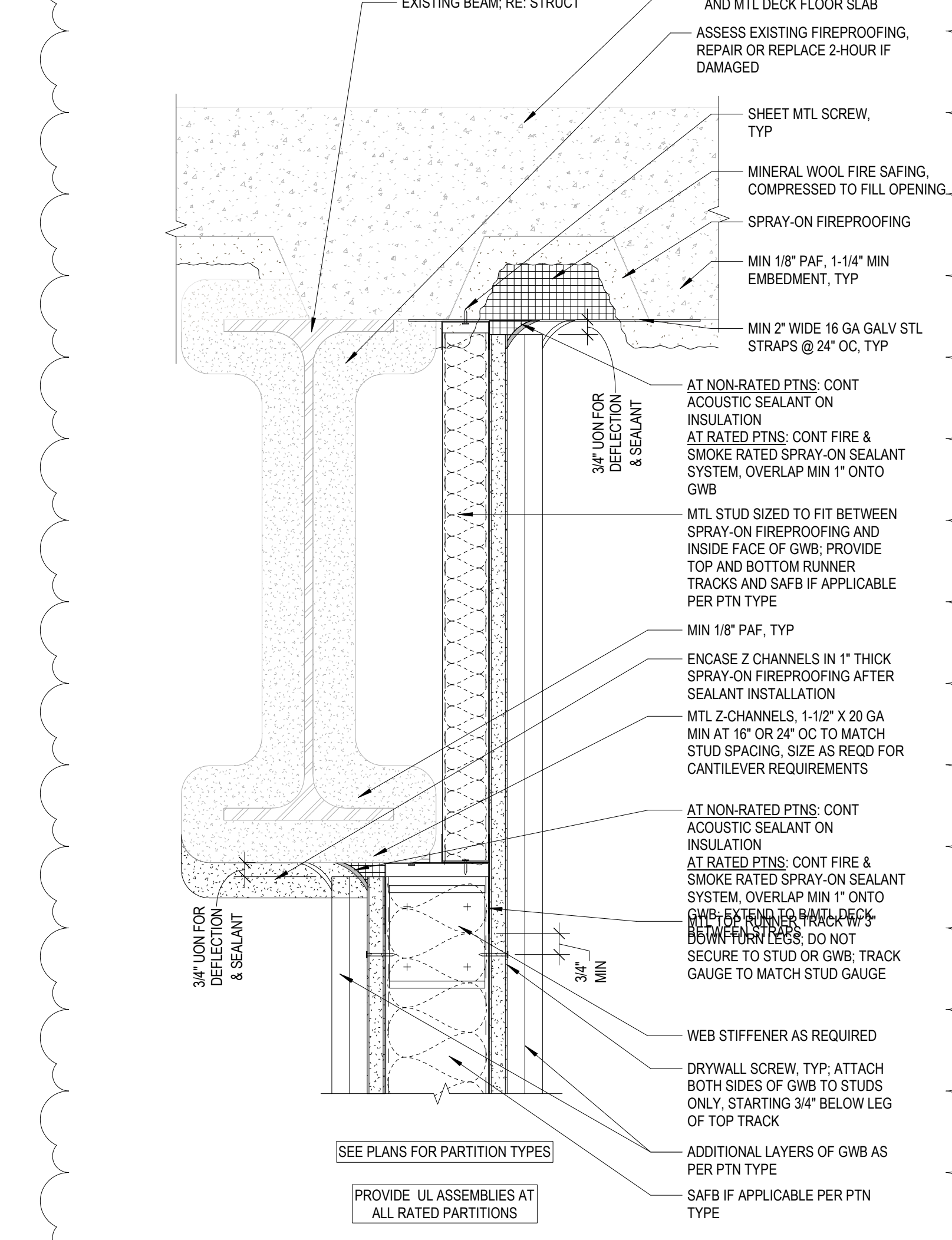
- A PROVIDE SAFB, 2\"/>



1 TYP RATED PTN HEAD PERPENDICULAR TO MTL DECK W/ FIREPROOFING
3" = 1'-0"



2 TYP RATED PTN HEAD PARALLEL TO MTL DECK W/ FIREPROOFING
3" = 1'-0"

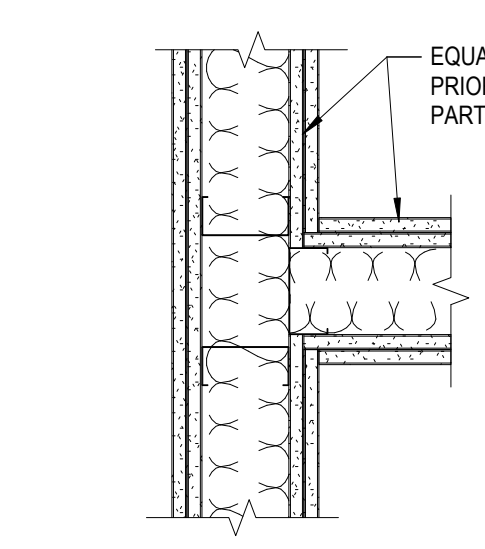


4 TYP RATED PTN HEAD AT STRUCTURAL BEAM
3" = 1'-0"

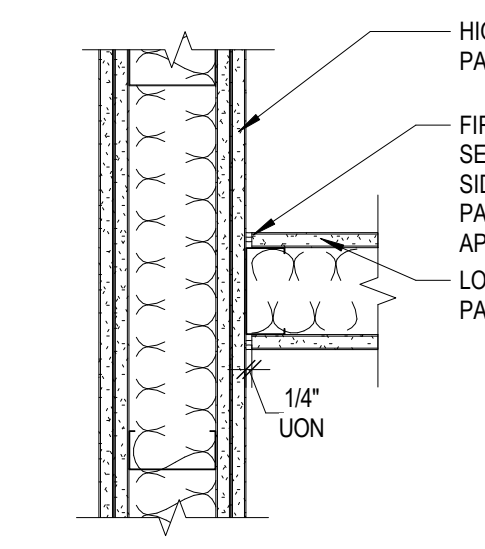
PARTITION PRIORITY LEGEND

3 HOUR SHAFTWALL	1 - HIGHEST
2 HOUR SHAFTWALL	2
2 HOUR PARTITION	3
1 HOUR SHAFTWALL	4
1 HOUR PARTITION	5 - LOWEST
SMOKE PARTITION	
NON-RATED PARTITION	

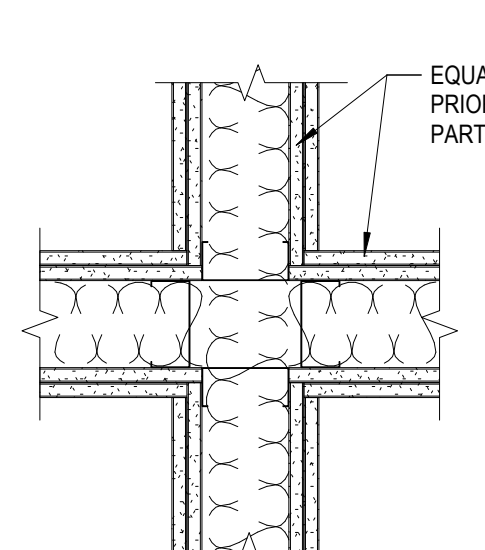
NOTE: MAINTAIN SHEATHING ON HIGHER PRIORITY WALL AT INTERSECTION WITH LOWER PRIORITY WALL AS INDICATED.



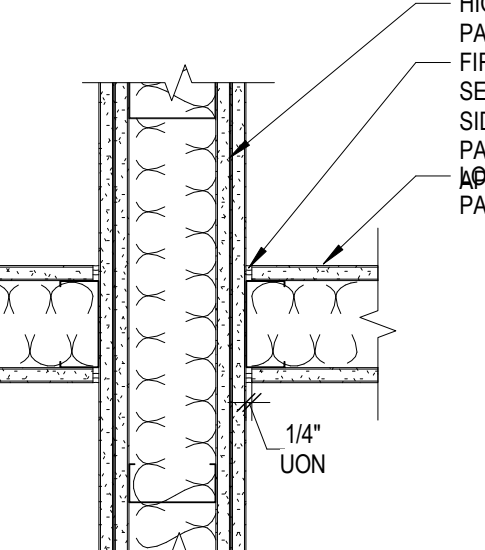
T INTERSECTION - EQUAL PRIORITY PARTITION



T INTERSECTION - UNEQUAL PRIORITY PARTITION

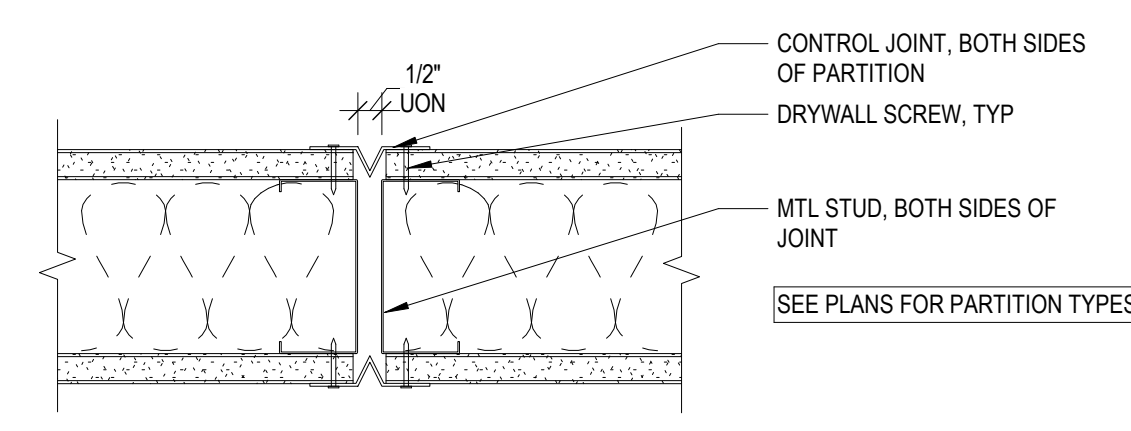


X INTERSECTION - EQUAL PRIORITY PARTITION

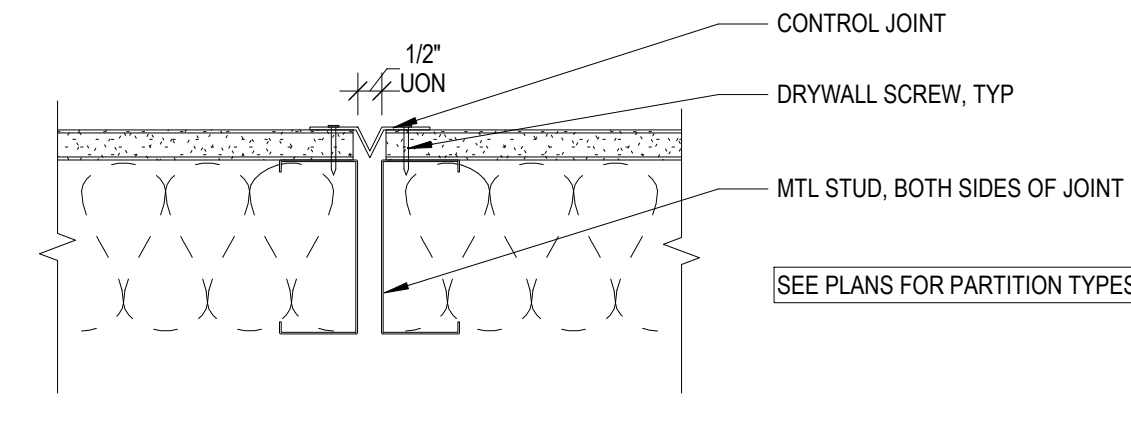


X INTERSECTION - UNEQUAL PRIORITY PARTITION

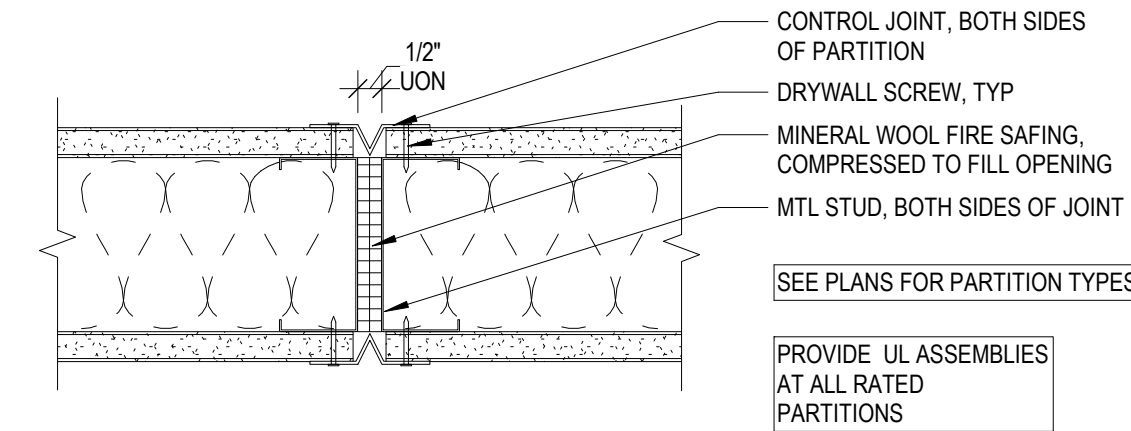
5 TYPICAL PTN INTERSECTIONS DET
1 1/2" = 1'-0"



NON RATED PARTITION



NON RATED FURRING



1 HR RATED PARTITION

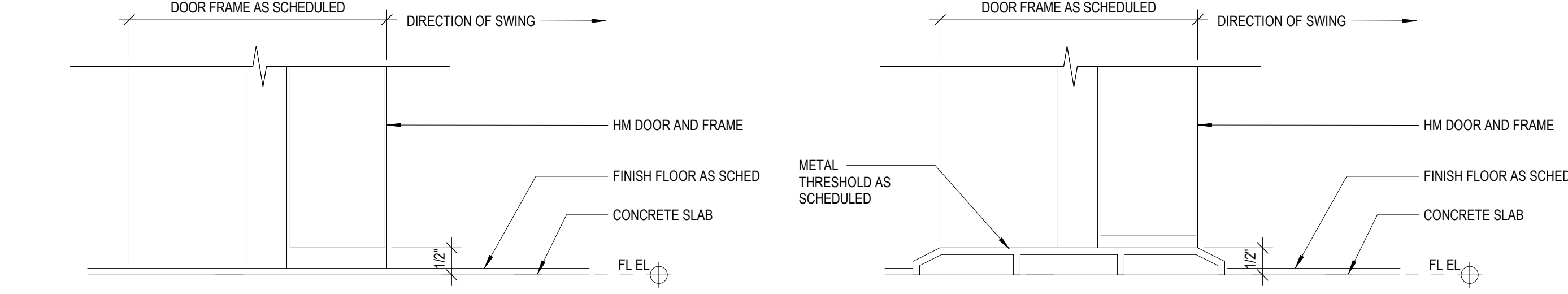
6 TYPICAL PTN CONTROL JOINTS DET
3" = 1'-0"

Project number: 2112

MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023

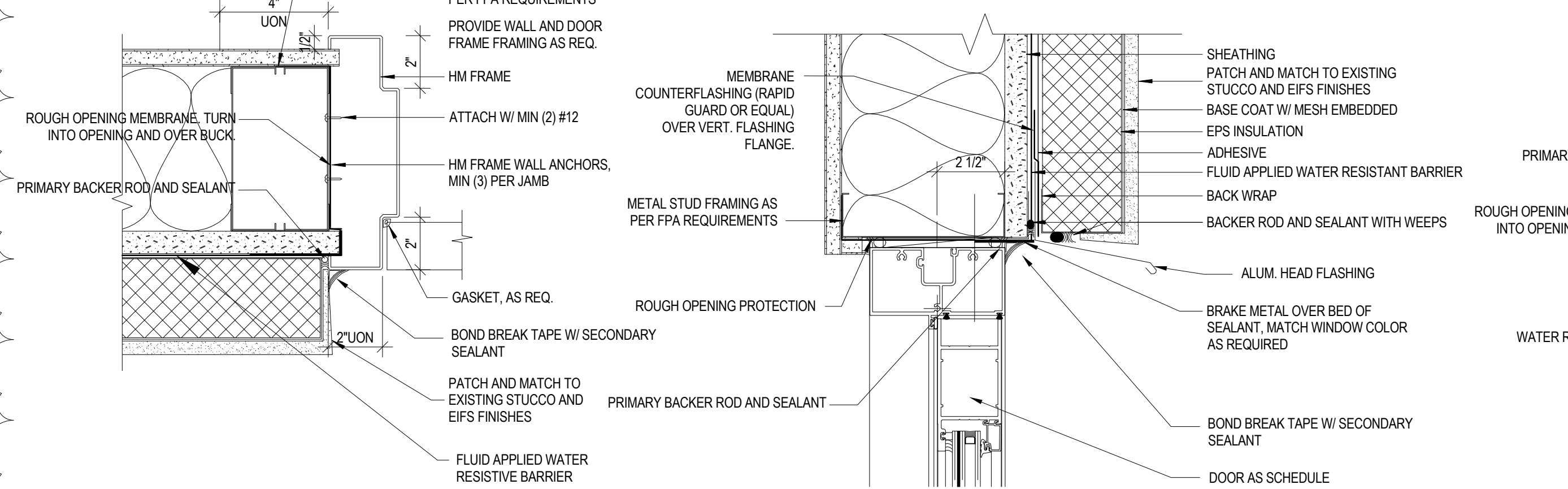
DOOR SCHEDULE-NEW														
DOOR #	TYPE	WIDTH	HEIGHT	DOOR MATL	FINISH	TYPE	MATL	FINISH	FRAME	HEAD	JAMB	SILL	COMMENTS	
101	G	7'-0"	7'-0"	GL/AL	POWDER COATED BLACK	AL	SEE ST-1	POWDER COATED BLACK	7/A-810	8/A-810	8/A-810	01A	Yes	
102	G	6'-0"	7'-0"	GL/AL	POWDER COATED BLACK	AL	SEE ST-1	POWDER COATED BLACK	6/A-821	11/A-821	11/A-821	01A	Yes	
103	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	4/A-810	10		
104	U	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	4/A-810	10	REFER TO STOREFRONT SHEETS A-820 & A-821	
105	V	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	4/A-810	10	REFER TO STOREFRONT SHEETS A-820 & A-821	
106	E	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	4/A-810	07		
106B	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	4/A-810	08		
106C	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	4/A-810	11		
107	E	3'-0"	7'-0"	GL/AL	POWDER COATED BLACK	AL	SEE ST-3	POWDER COATED BLACK	3/A-810	7/A-810	7/A-810	07	Yes	
108	E	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	4/A-810	07		
108B	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	11		
109	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
110	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
111	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
112A	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	09		
112B	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	09		
113	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
114	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
115	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
116	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
117	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	11		
118	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
119	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
120	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
121	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
122	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
123	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
124	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
125	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
126	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
127	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
128	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
129	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
130	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
131	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
132	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
133	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
134	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
135	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
136	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
137	H	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	5/A-810	6/A-810	2/A-810	02	Yes	
138	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
139	A	3'-0"	7'-0"	GL/WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	10		
140	H	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	4/A-810	11/A-810	11/A-810	08		
141	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
142	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
143	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
144	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
145	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
146	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
147	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
148	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
149	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
150	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
151	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
152	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
153	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
154	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
155	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	11A		
156	F	6'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	05		
157	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
159	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
160	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
161	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
162	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
163	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	10		
164	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
165	G	5'-0"	7'-0"	GL/AL	POWDER COATED BLACK	AL	SEE ST-3	POWDER COATED BLACK	9/A-810	7/A-821	7/A-821	04		
166A	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
166B	K	13'-1 1/2"	9'-0"	PER MANUF.	PER MANUF.	1	PER MANUF.	PER MANUF.	SEE MANUF. DETAILS	SEE MANUF. DETAILS	SEE MANUF. DETAILS	16	REFER TO SHOP DRAWINGS	
167	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
168	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	13		
169	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	13		
170	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	DOOR TYPE D (S)M WITH NO TRANSOME	
171	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
172	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
173	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
174	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	12		
175	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
176	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	15	REFER TO STOREFRONT SHEETS A-820 & A-821	
177	B	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	45 min	08A	Yes
178	C	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
179	D	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
180	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
181	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
182	B	3'-0"	7'-0"	WD	STAINED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	08		
183	H	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	5/A-810	6/A-810	2/A-810	02	Yes	
185	G	6'-0"	7'-0"	GL/AL	POWDER COATED BLACK	AL	SEE ST-3	POWDER COATED BLACK	7/A-810	8/A-810	8/A-810	01C	No	
185B	A	3'-0"	6'-11 1/2"	GL/AL	POWDER COATED BLACK	AL	SEE ST-20	POWDER COATED BLACK	7/A-810	8/A-810	8/A-810	03A		
186	F	6'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	5/A-810	6/A-810	2/A-810	90 min	01B	
187	A	3'-0"	6'-11 1/2"	GL/AL	POWDER COATED BLACK	AL	SEE ST-17	POWDER COATED BLACK	7/A-810	8/A-810	8/A-810	03	Yes	
188	B	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	5/A-810	6/A-810	2/A-810	17		
189	B	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	5/A-810	6/A-810	2/A-810	02		
190	B	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	3/A-810	4/A-810	11/A-810	90 min	02A	
191	B	3'-0"	7'-0"	HM	PAINTED	1	HM	PAINTED	10/A-810	11/A-810	11/A-810	90 min	02	

NOTE: REFER TO FLORIDA PRODUCT APPROVAL 14200 OR 16554 FOR REQUIRED FRAMING FOR ALL NEW AND REPLACED DOORS.



1 THRESHOLD - DOOR BOTTOM DETAIL 6" x 1'-0"

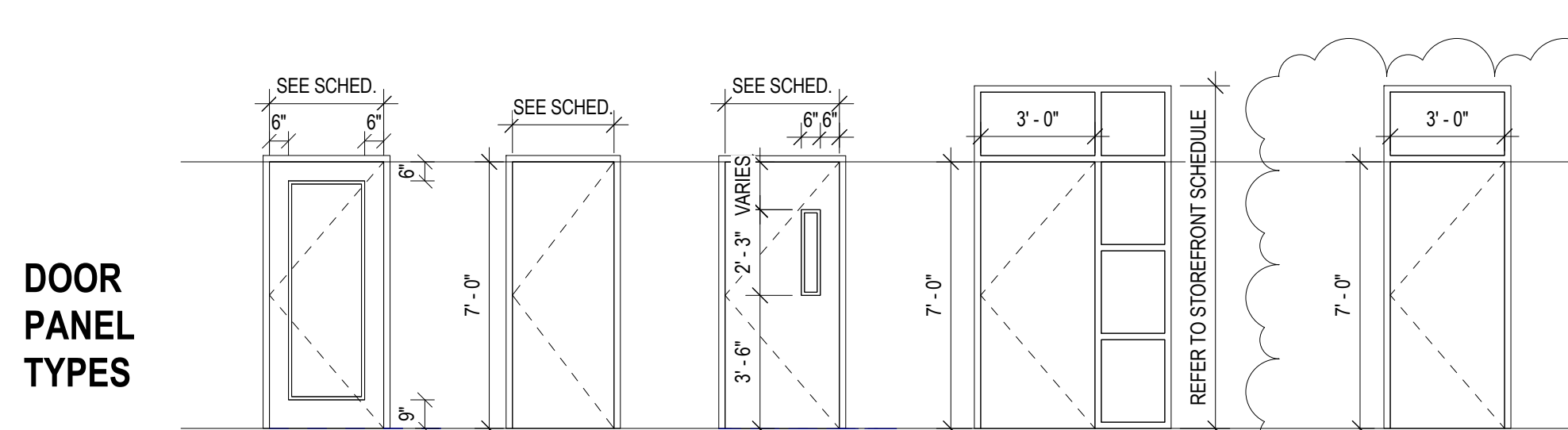
2 THRESHOLD - DOOR BOTTOM DETAIL 6" x 1'-0"

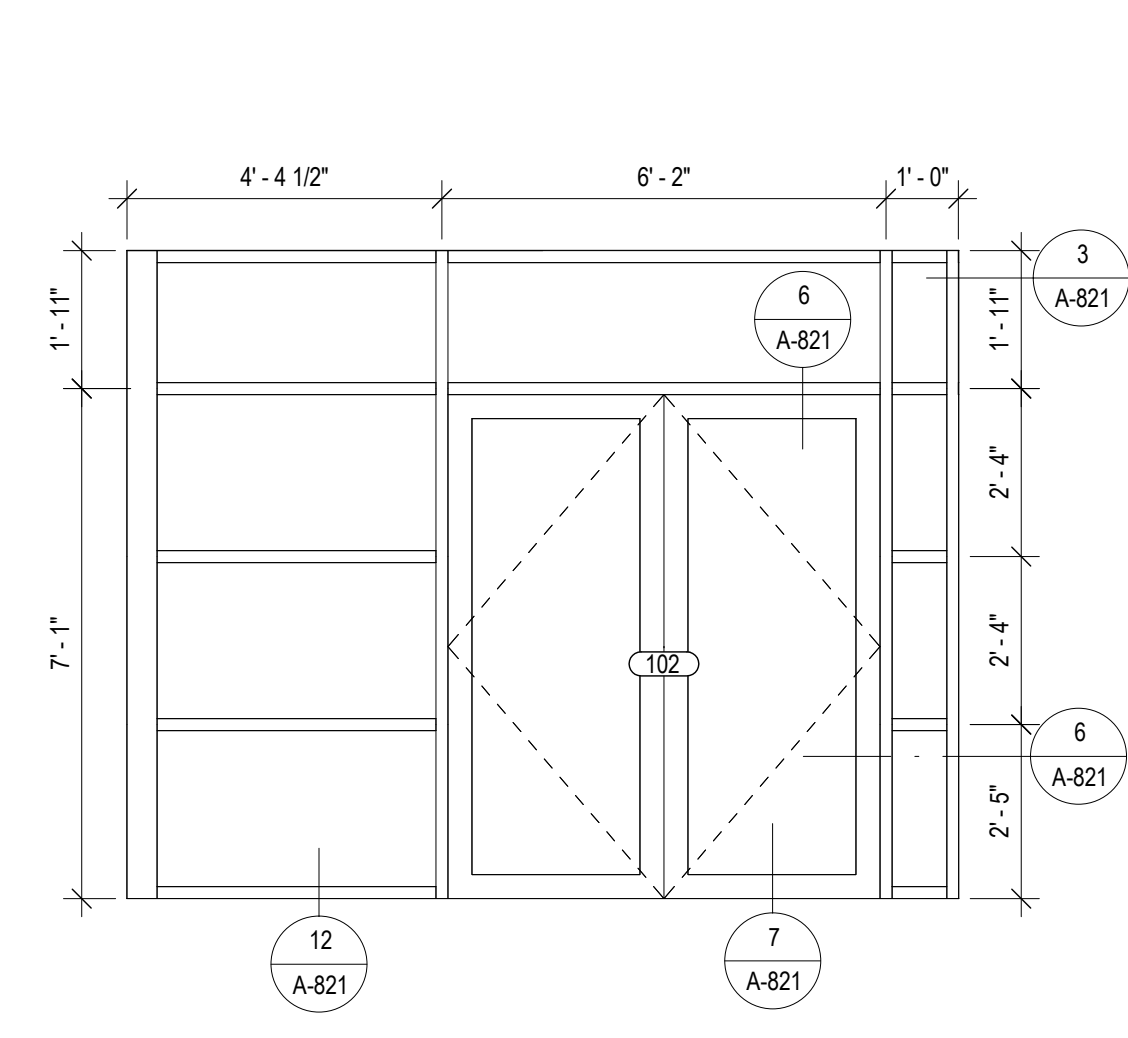


6 EXT WALL JAMB DETAIL 3" x 1'-0"

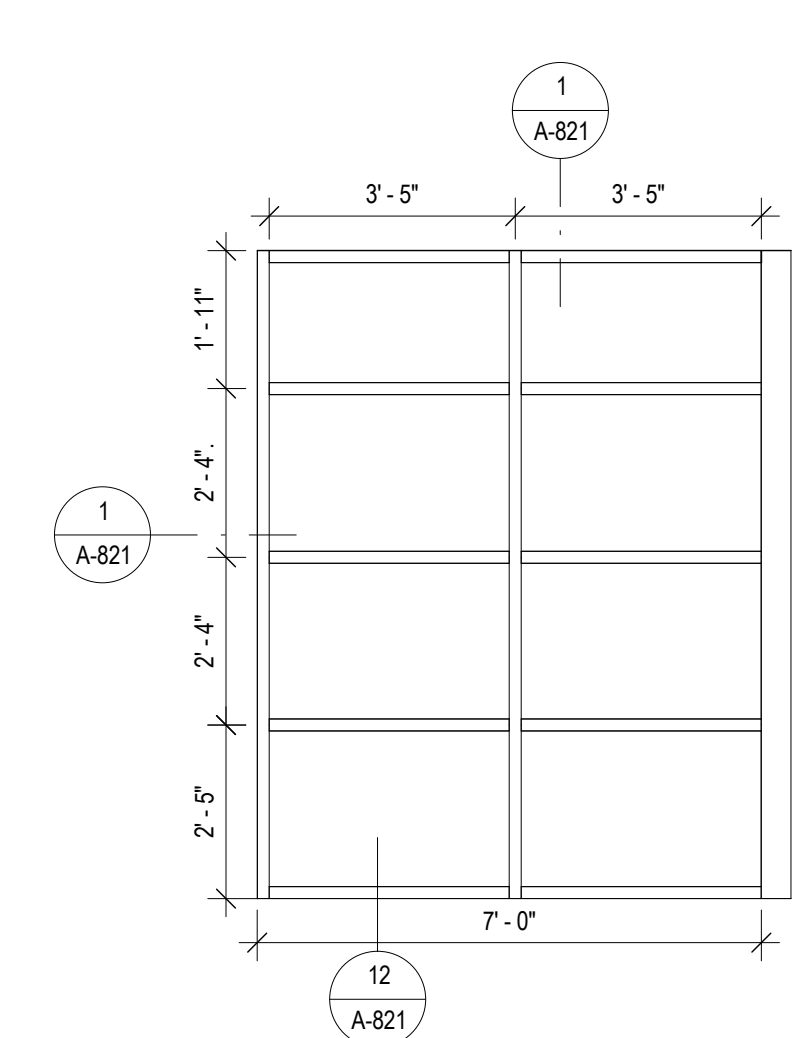
7 EXT WALL ALUM HEAD DETAIL 3" x 1'-0"

8 EXT WALL ALUM JAMB DETAIL 3" x 1'-0"

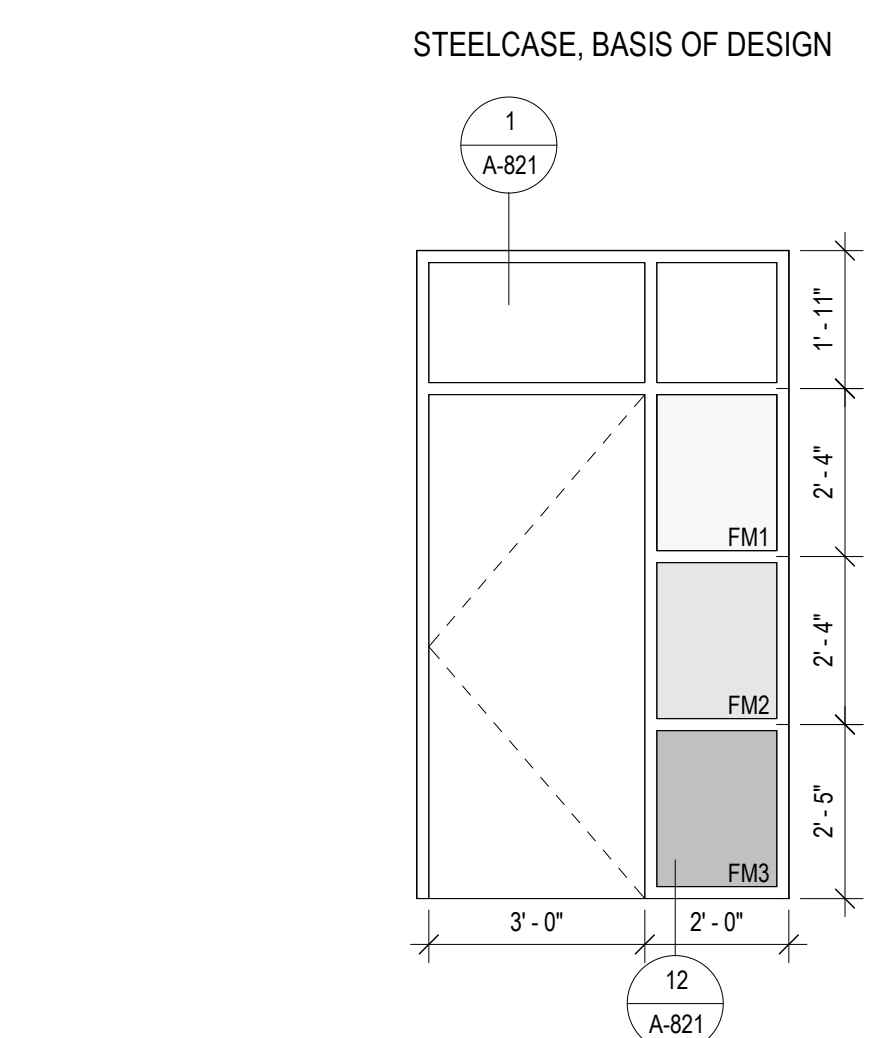




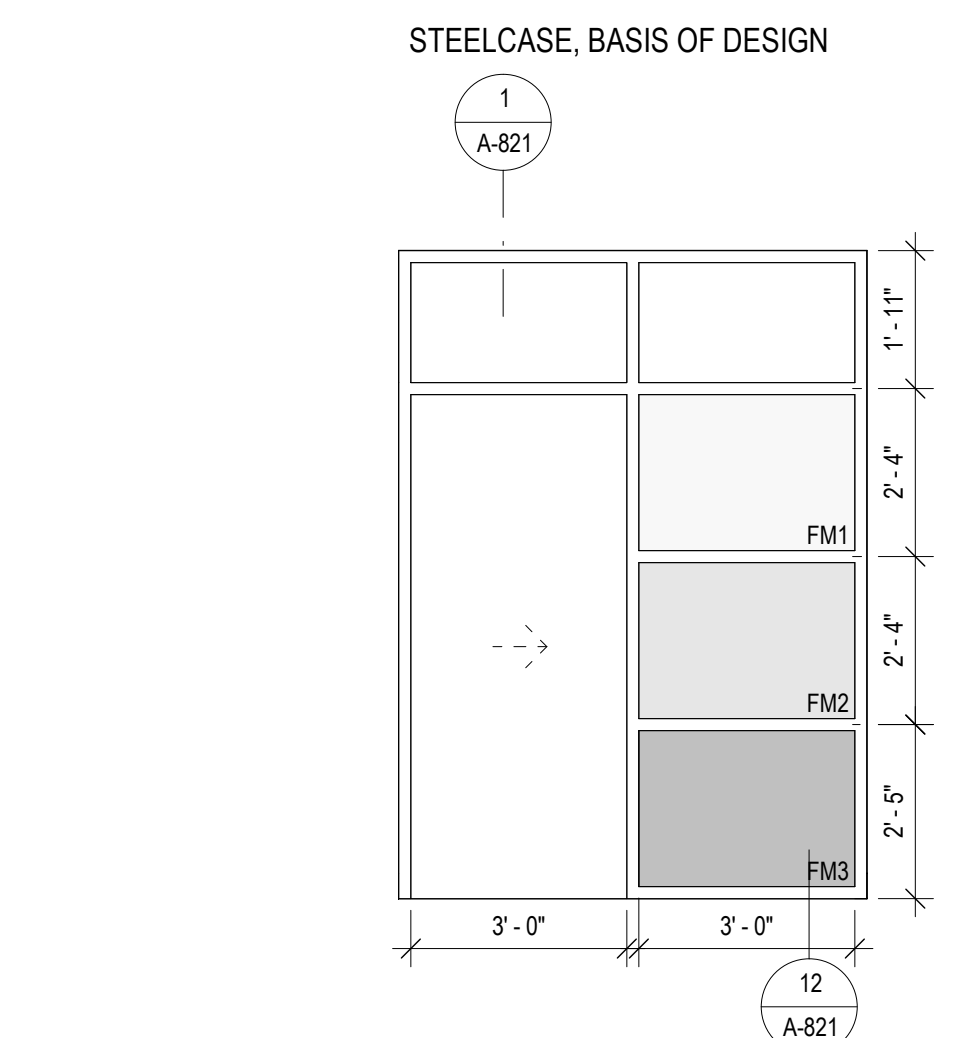
1 INT - STOREFRONT VESTIBULE ST-1
3/8" = 1'-0"



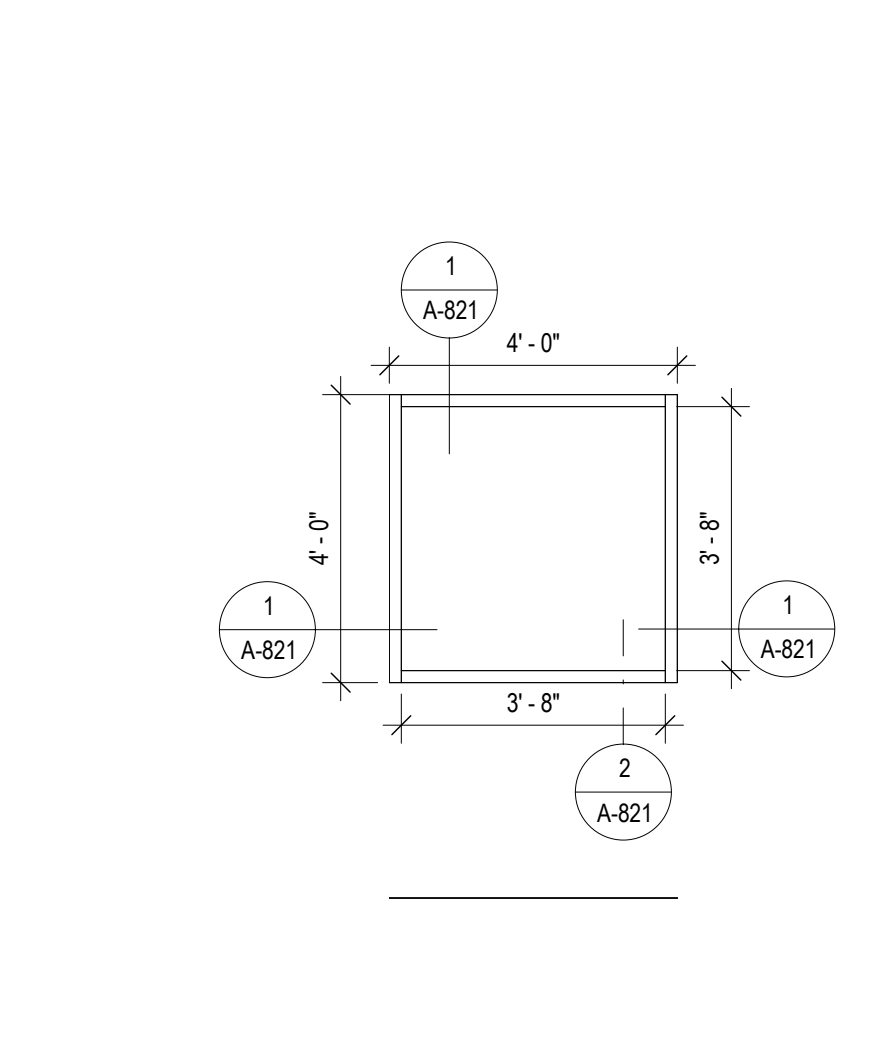
2 INT - STOREFRONT VESTIBULE ST-2
3/8" = 1'-0"



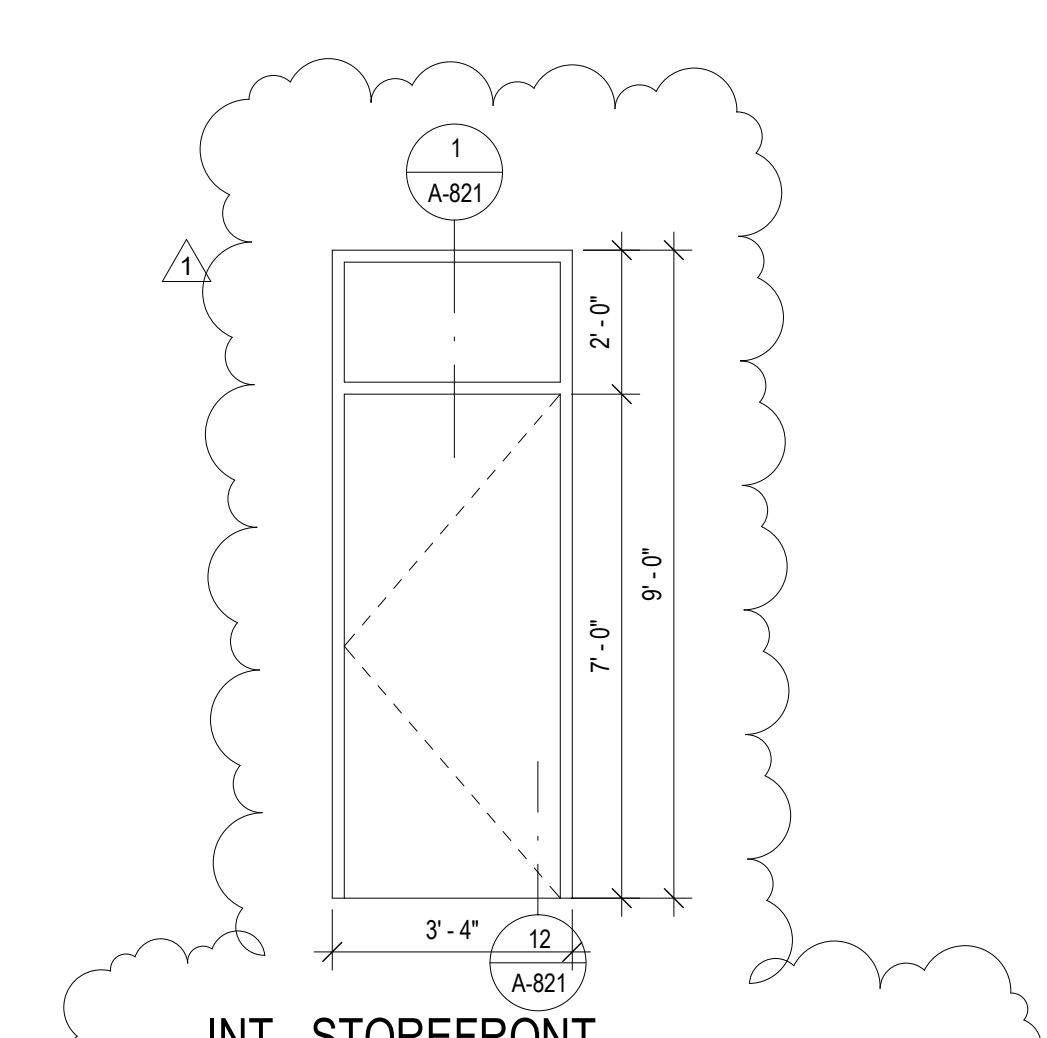
3 INT - STOREFRONT OFFICE / CONF RM ST-3
3/8" = 1'-0"



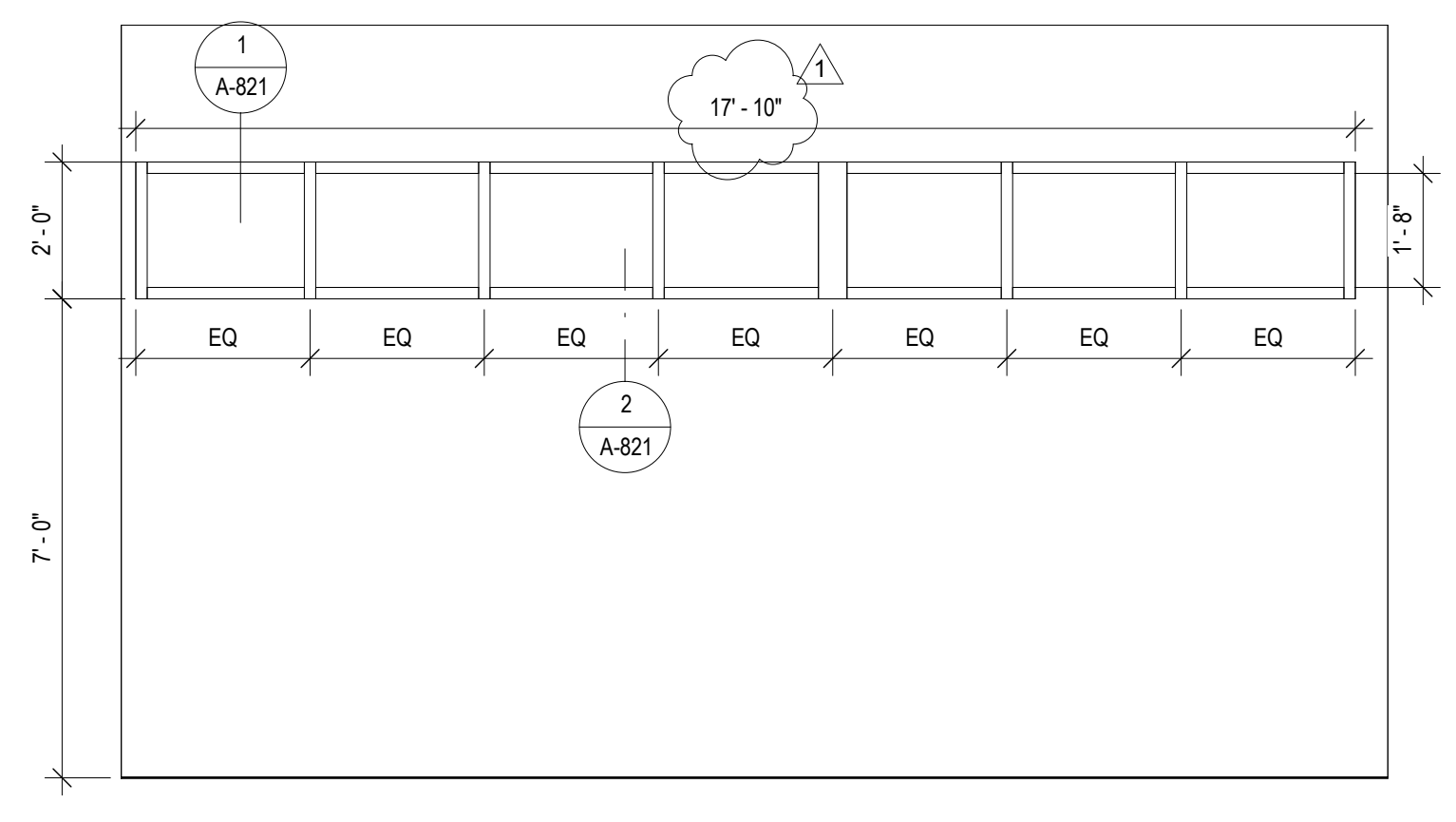
4 INT - STOREFRONT CONSULT ROOM ST-4
3/8" = 1'-0"



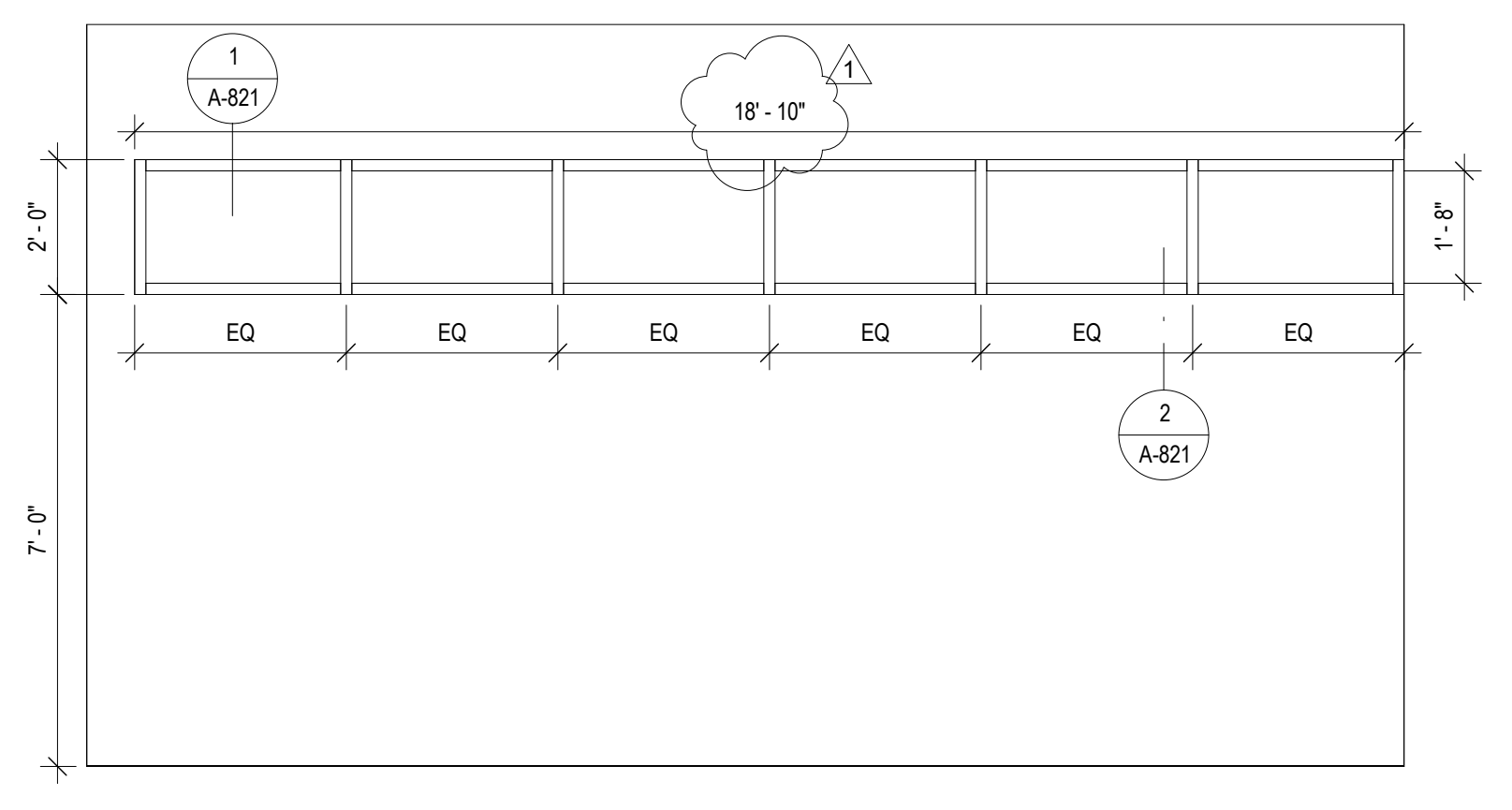
5 INT - STOREFRONT ST-5
3/8" = 1'-0"



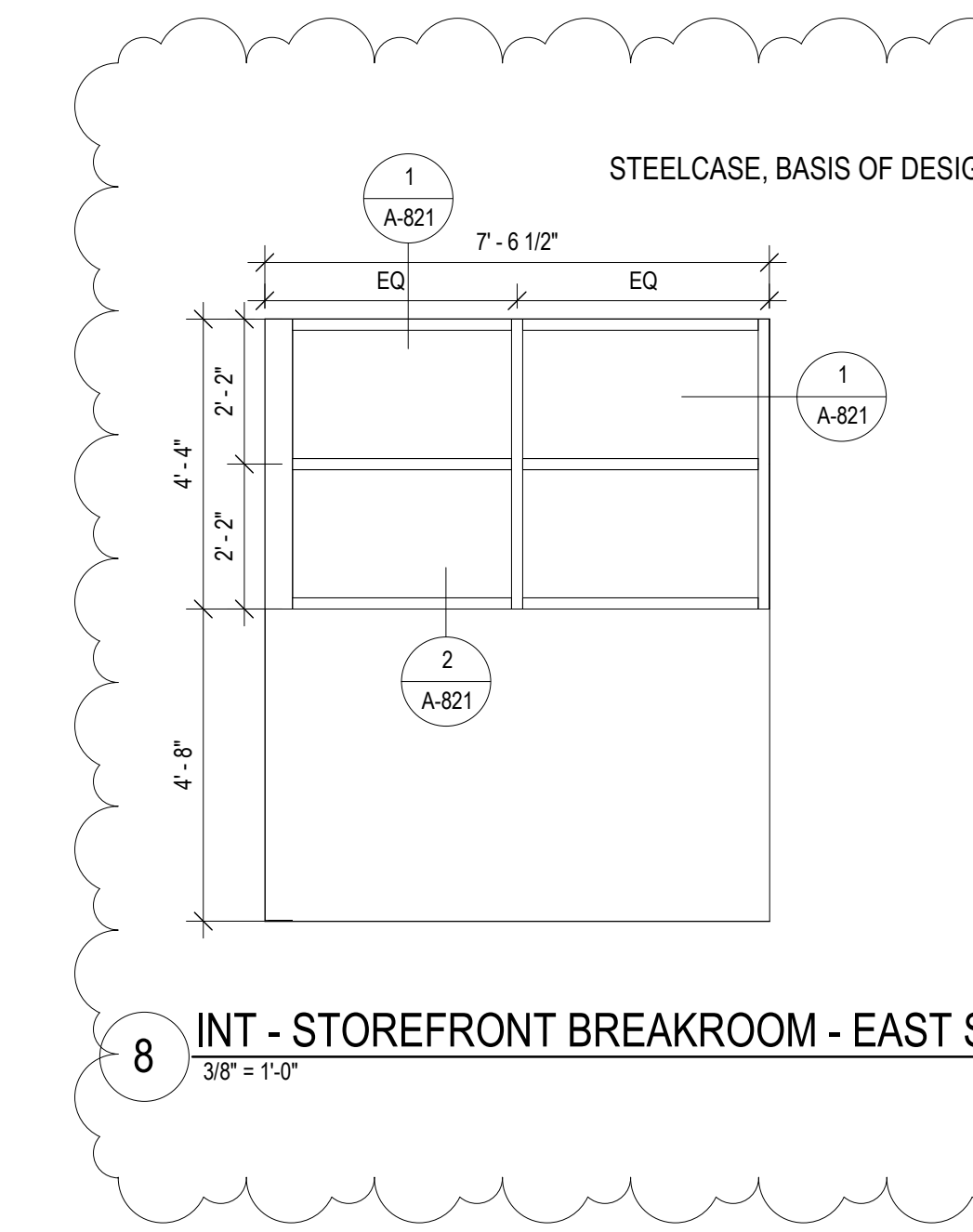
21 INT - STOREFRONT BOARDROOM / TRAINING ROOM ST-3A
3/8" = 1'-0"



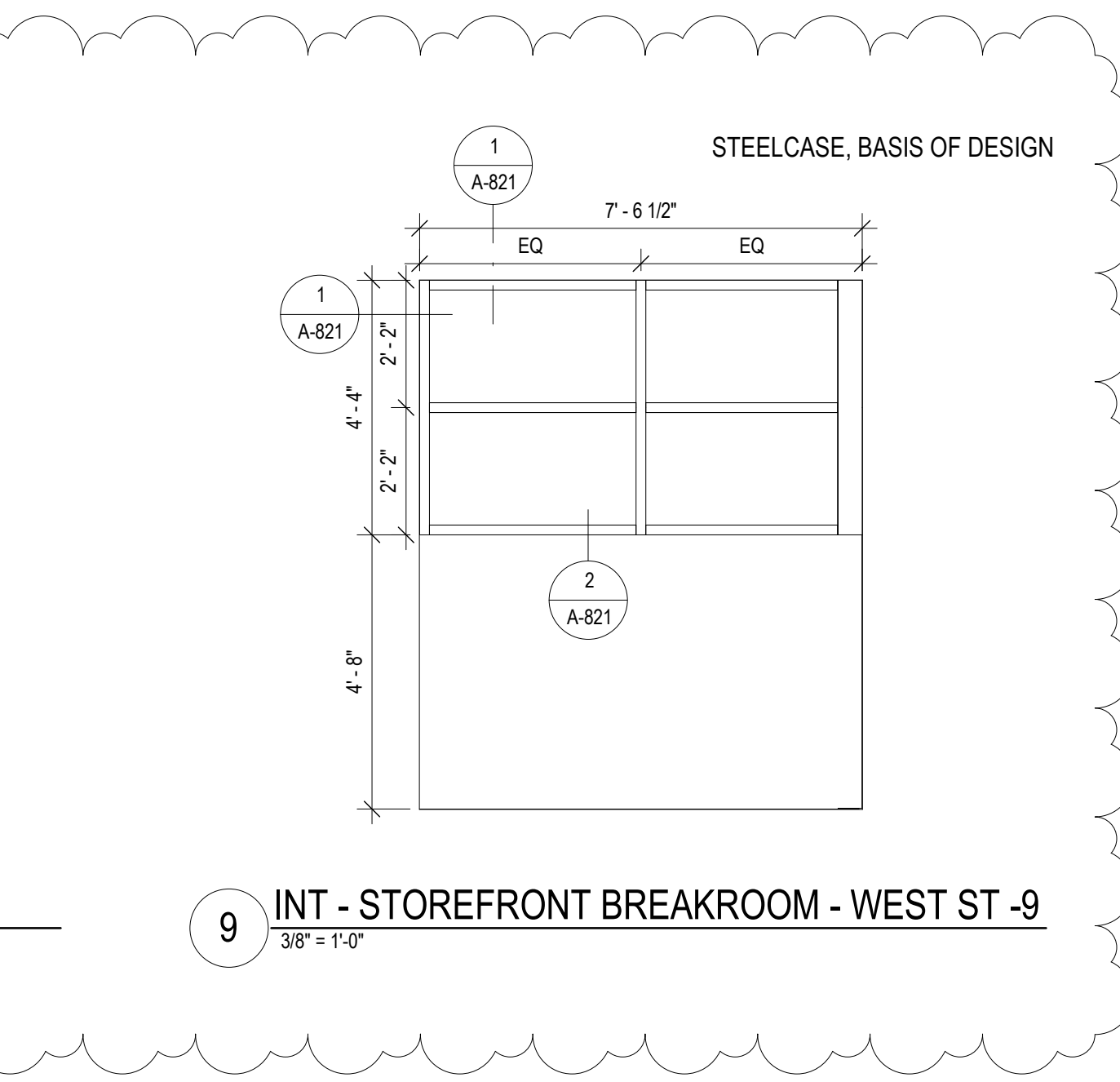
6 INT - STOREFRONT TRAINING ROOM SIDE ST-6
3/8" = 1'-0"



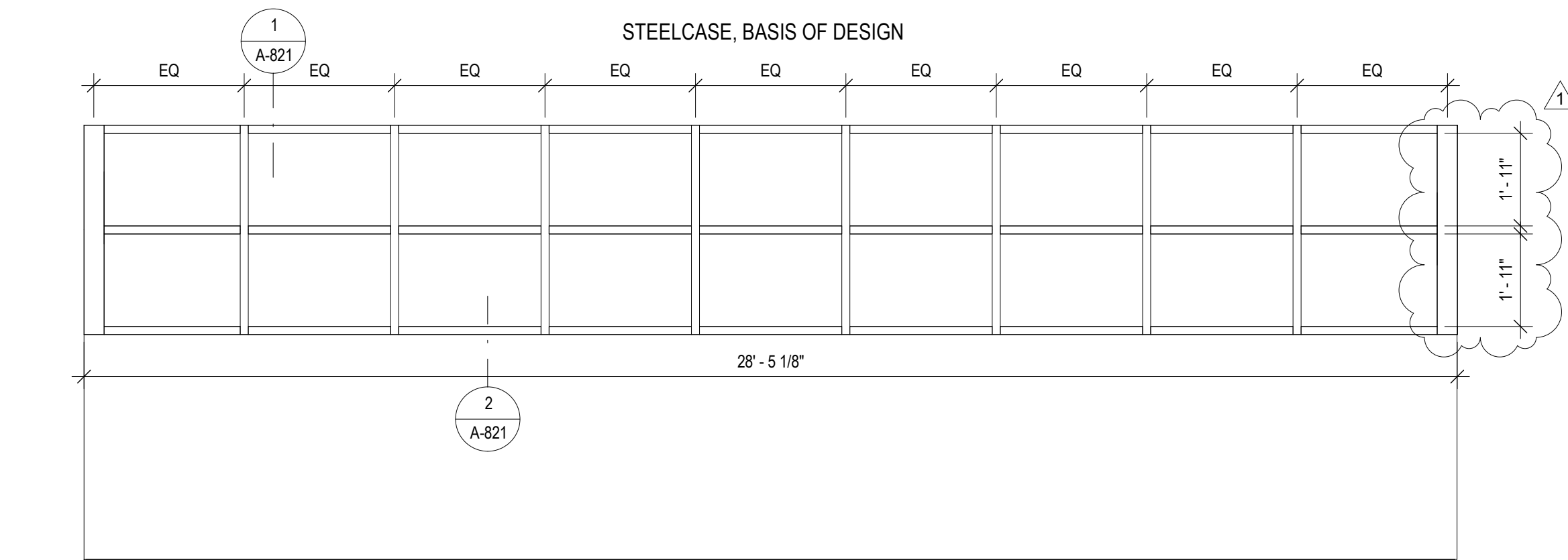
7 INT - STOREFRONT BOARDROOM SIDE ST-7
3/8" = 1'-0"



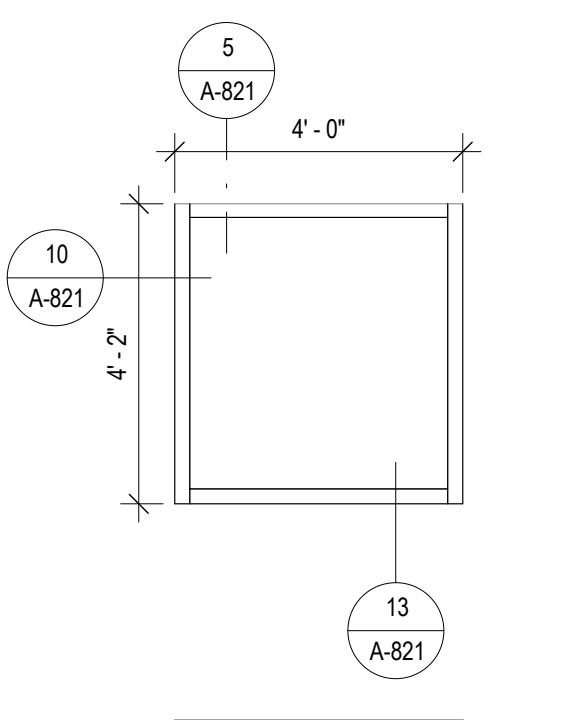
8 INT - STOREFRONT BREAKROOM - EAST ST-8
3/8" = 1'-0"



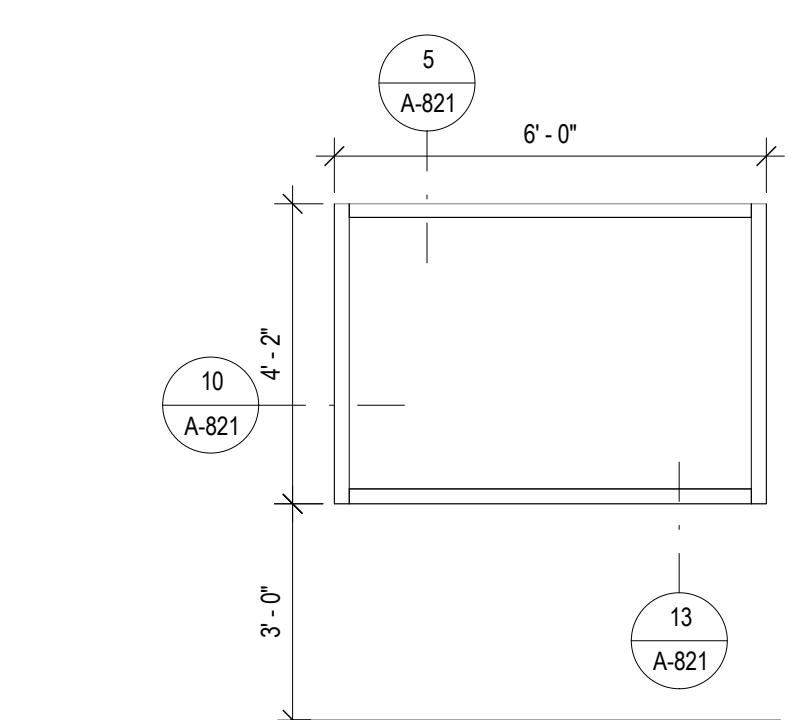
9 INT - STOREFRONT BREAKROOM - WEST ST-9
3/8" = 1'-0"



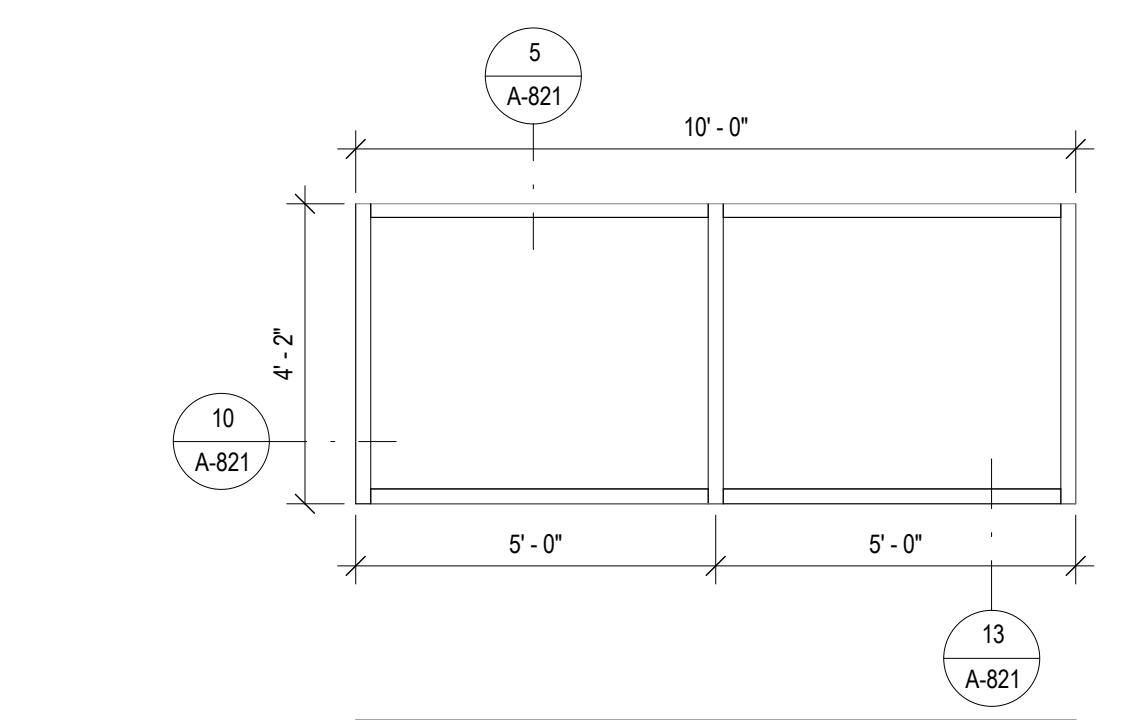
10 INT - STOREFRONT BREAKROOM - SOUTH ST-10
3/8" = 1'-0"



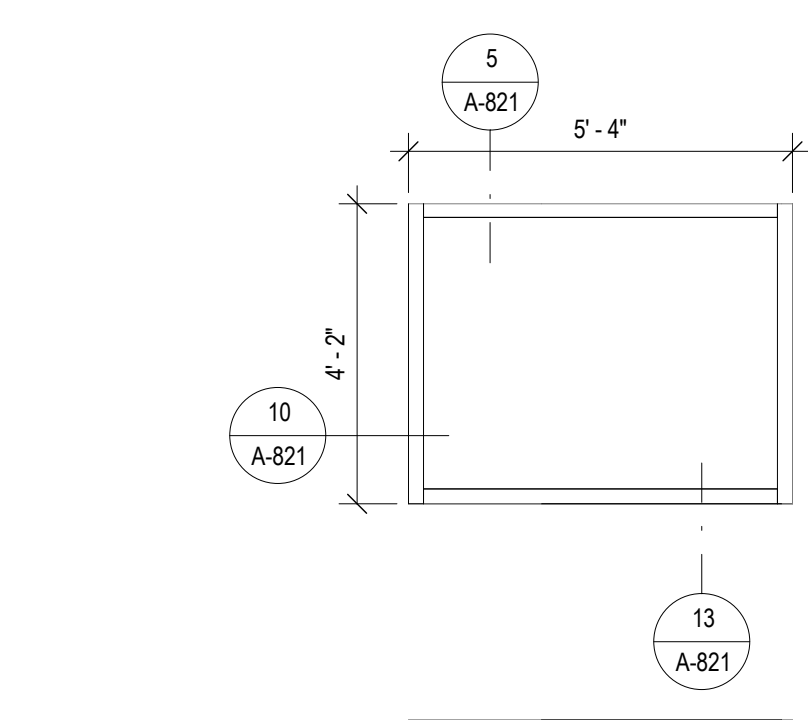
11 EXT - STOREFRONT ST-11
3/8" = 1'-0"



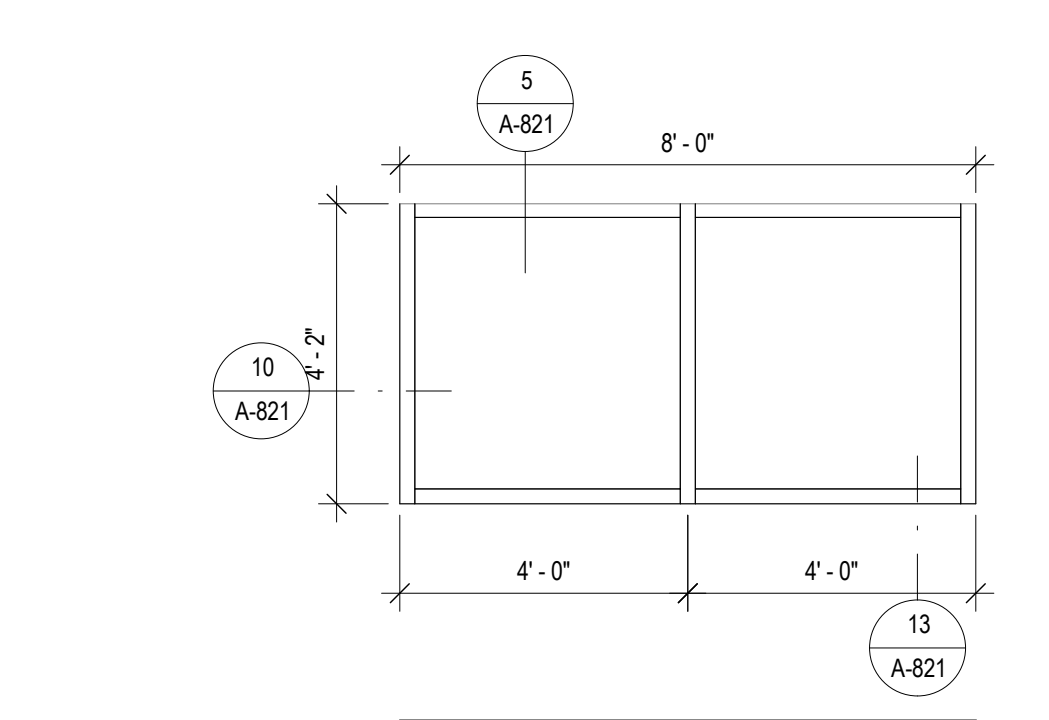
12 EXT - STOREFRONT ST-12
3/8" = 1'-0"



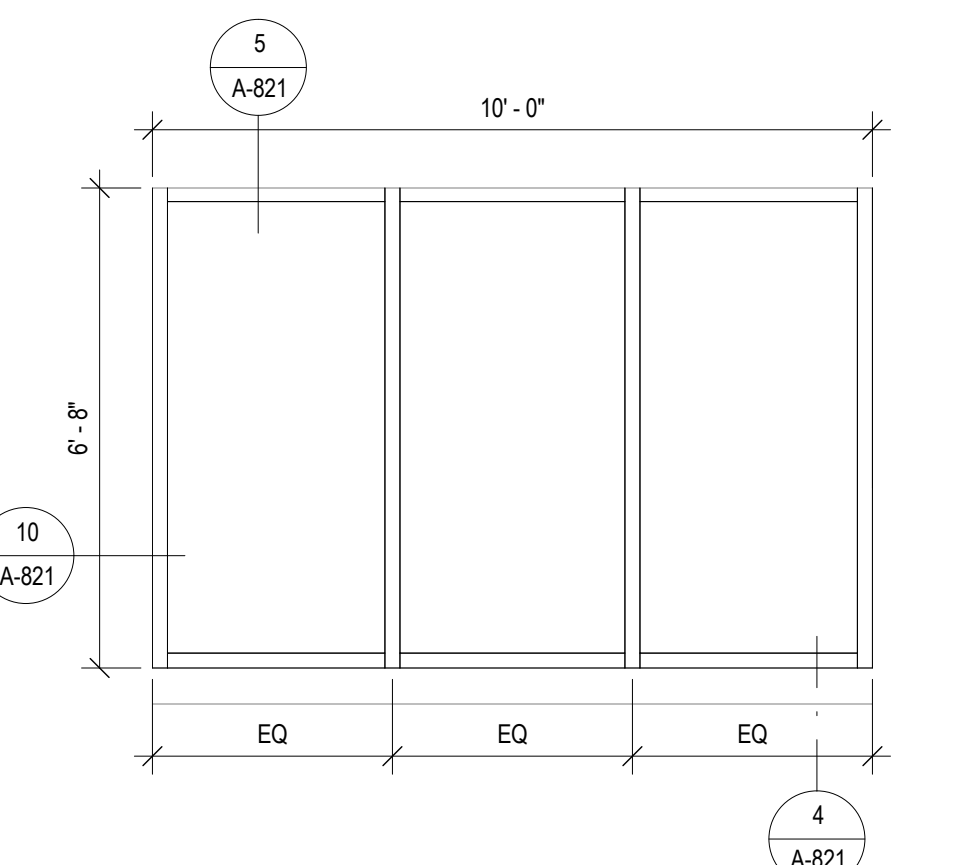
13 EXT - STOREFRONT ST-13
3/8" = 1'-0"



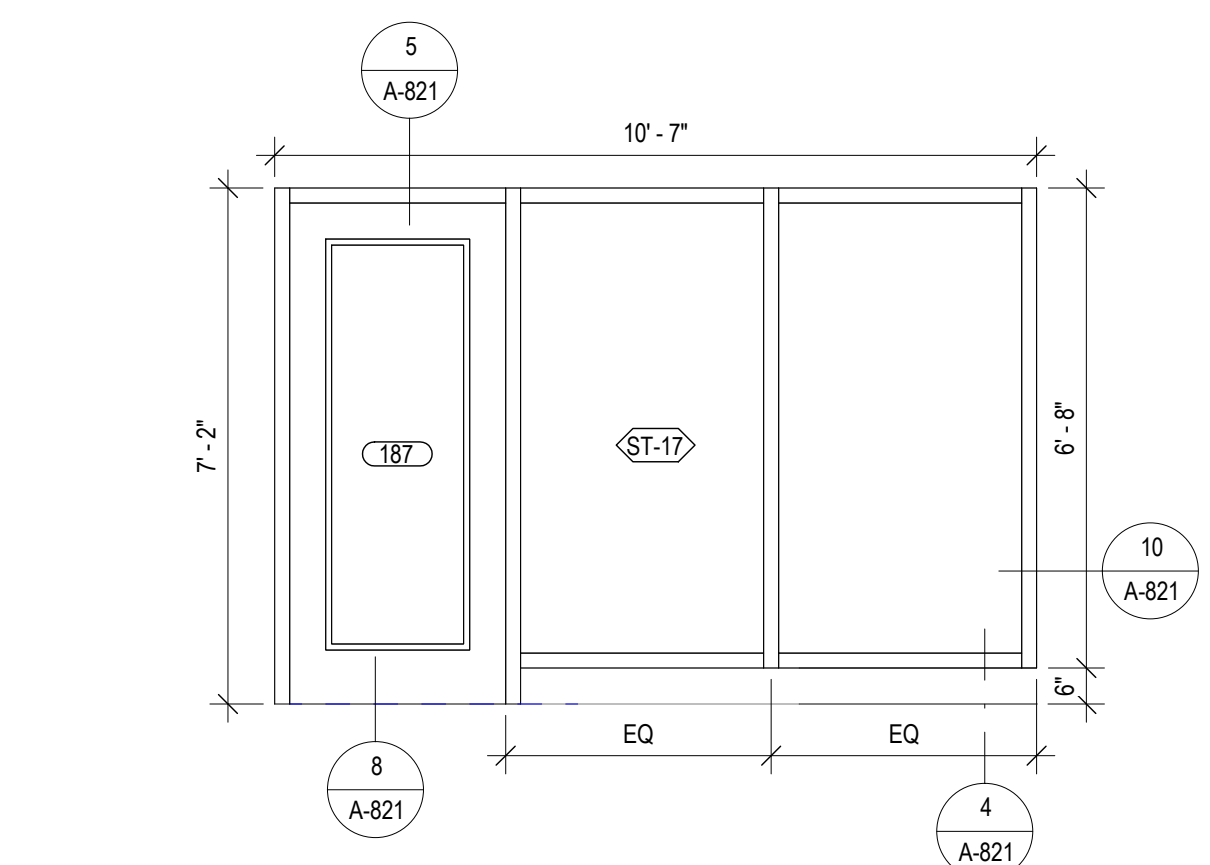
14 EXT - STOREFRONT ST-14
3/8" = 1'-0"



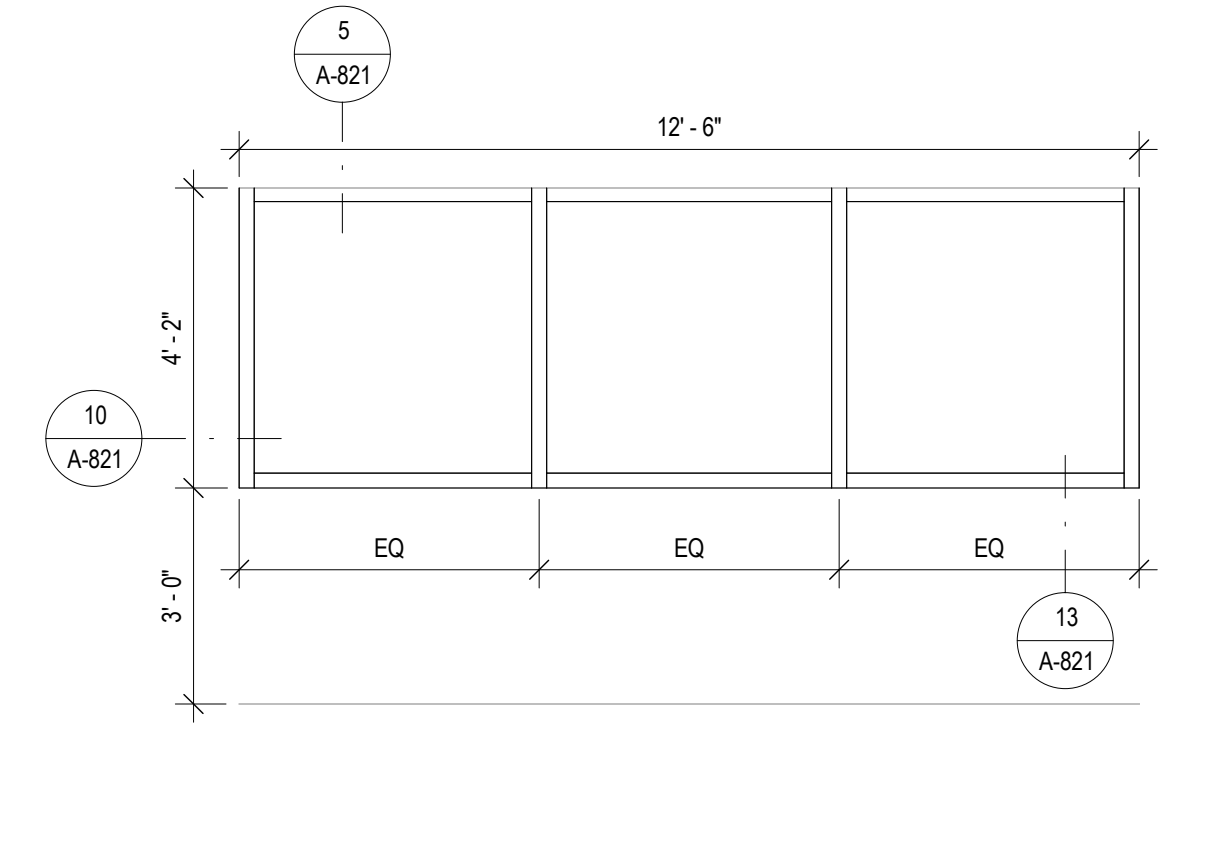
15 EXT - STOREFRONT ST-15
3/8" = 1'-0"



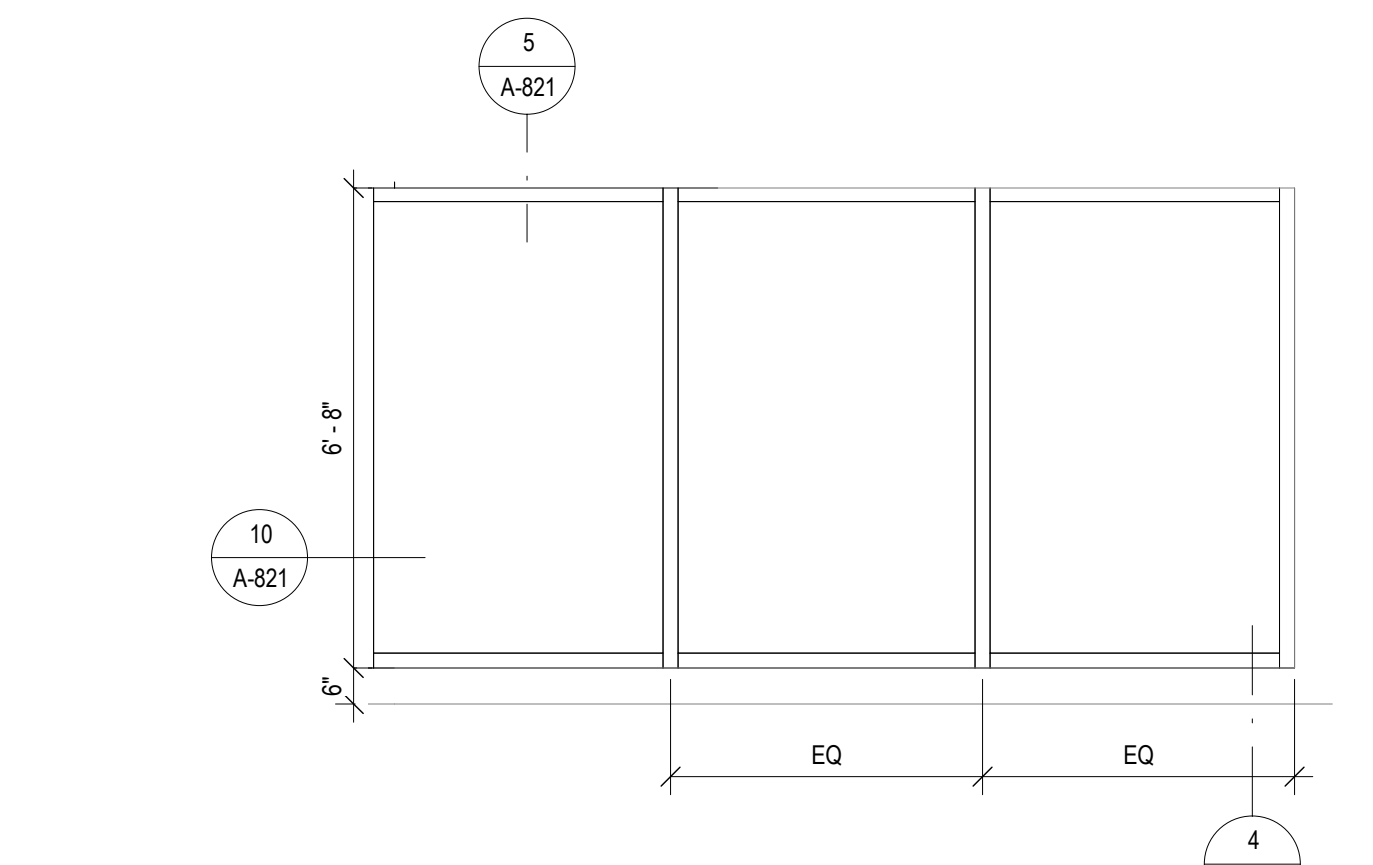
16 EXT - STOREFRONT ST-16
3/8" = 1'-0"



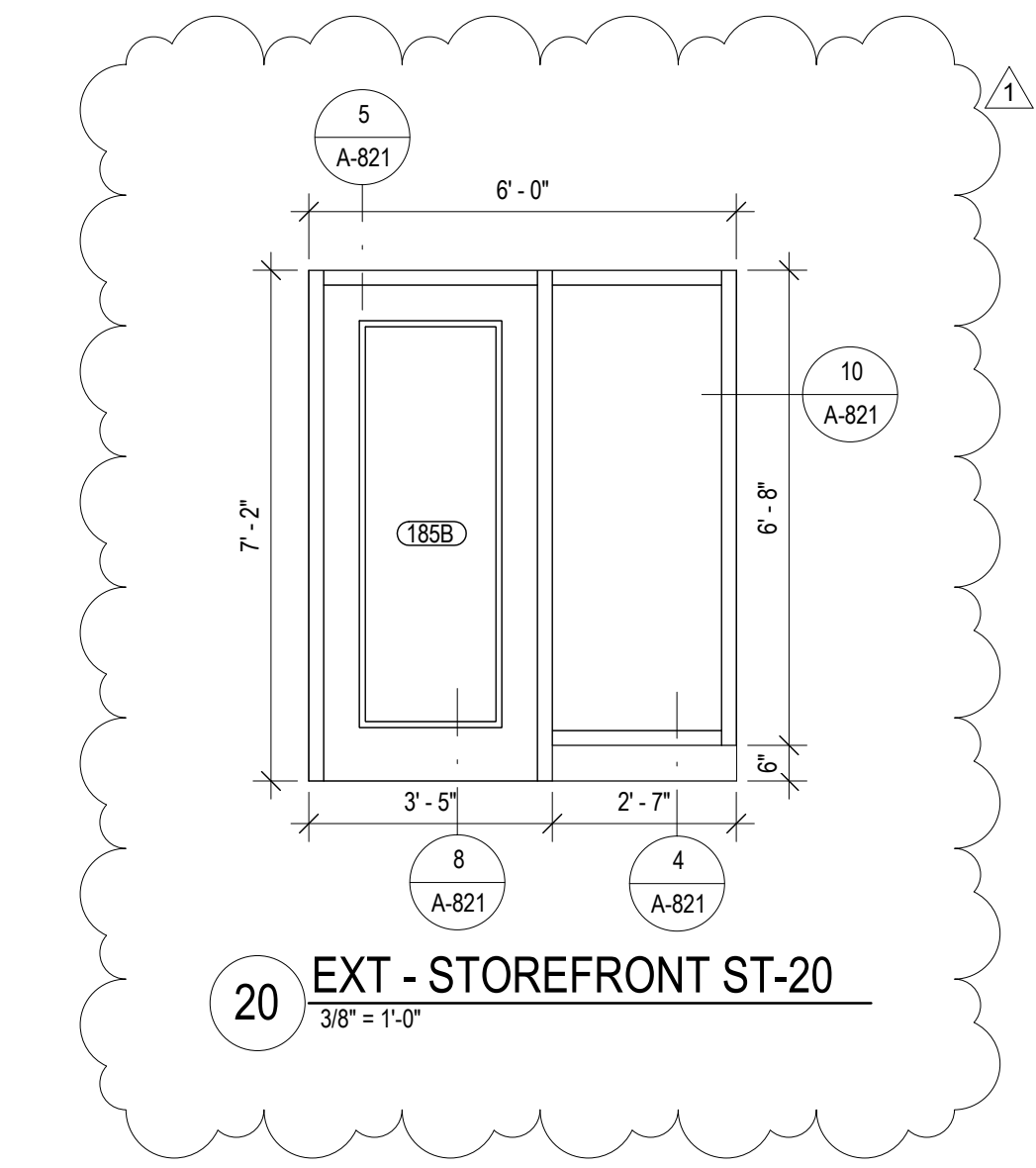
17 EXT - STOREFRONT ST-17
3/8" = 1'-0"



18 EXT - STOREFRONT ST-18
3/8" = 1'-0"



19 EXT - STOREFRONT ST-19
3/8" = 1'-0"

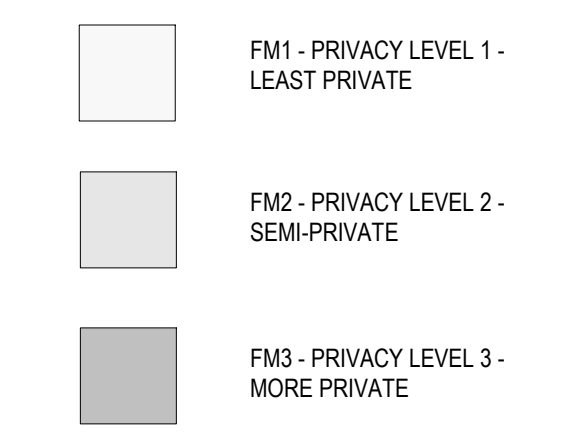


20 EXT - STOREFRONT ST-20
3/8" = 1'-0"

GENERAL NOTES

1. STOREFRONT DIMENSIONS ARE ROUGH OPENING DIMENSIONS. FRAMING DIMENSIONS SHOULD COORDINATE TOLERANCES AND DIMENSIONAL DIFFERENCES FOR BLOCKING, SEALANT, OR ANY OTHER REQUIRED DETAILING.
2. DIMENSIONS TO INTERMEDIATE MULLIONS ARE TO CENTERLINE. CONTRACTOR TO COORDINATE AND ACCOUNT FOR STOREFRONT FRAMING SIZES AND TOLERANCES.
3. REFER TO FLORIDA PRODUCT APPROVAL 14218 FOR REQUIRED FRAMING FOR ALL NEW AND REPLACED WINDOWS.

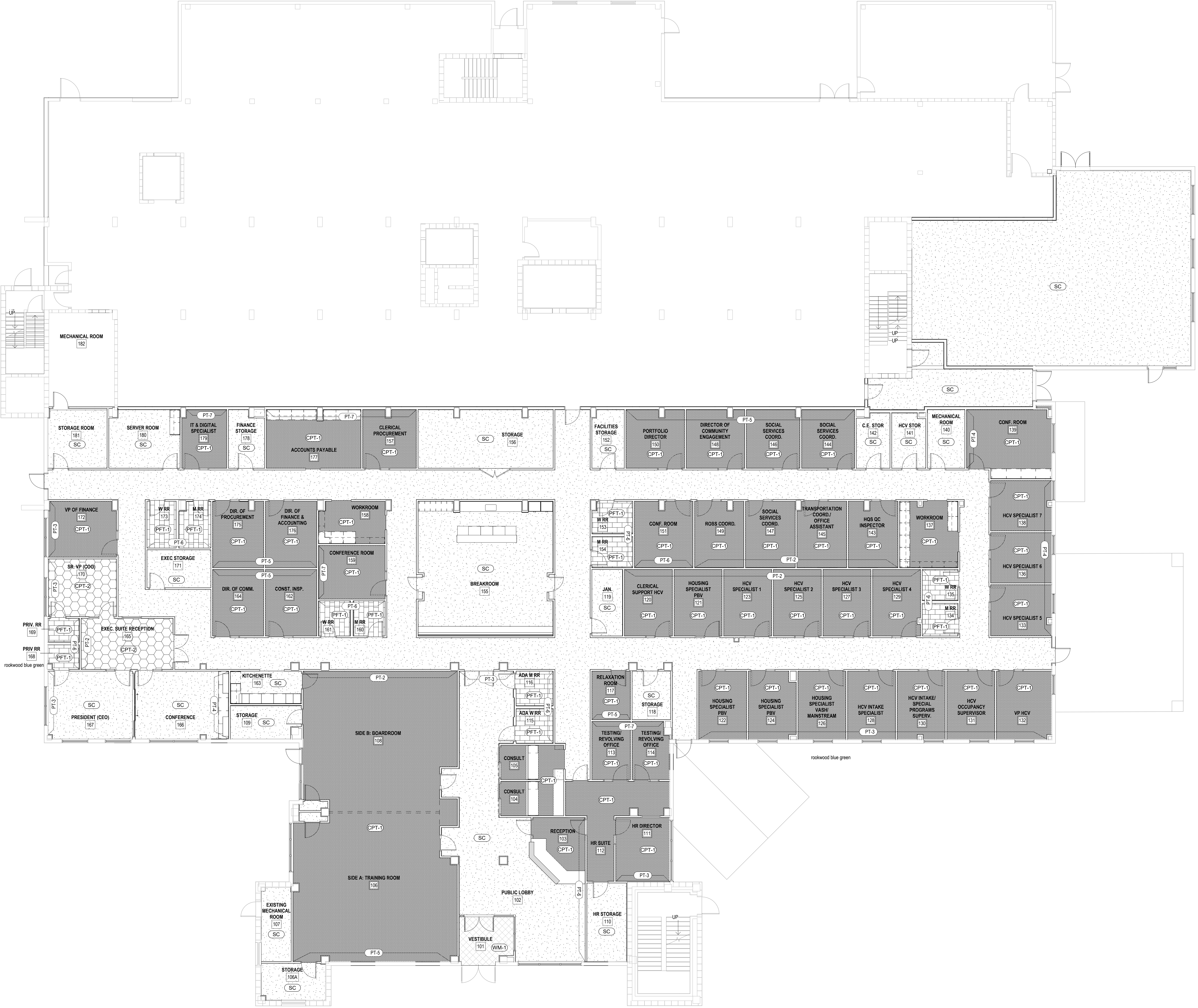
STOREFRONT OPACITY LEGEND



ALTERNATE NO. 3:
BASE BID: 3M PRIVACY VINYL FILM APPLICATION TO INTERIOR GLAZING.
ALTERNATE: NO PRIVACY VINYL APPLICATION TO INTERIOR GLAZING

GENERAL NOTES - INTERIORS

- ALL EXPOSED SURFACES SHALL BE FINISHED. VERIFY FINISH WITH THE INTERIOR DESIGNER WHERE THE FINISH IS NOT INDICATED OR IS UNCLEAR.
- ALL FLOOR FINISH CHANGES SHALL OCCUR UNDER THE CENTERLINE OF DOORS IN THE CLOSED POSITION. ALL FLOORING TO RUN UNDERNEATH MILLWORK, DOOR REVEALS, CLOSETS AND SIMILAR OPENINGS. SCRIBE, CUT AND FIT FLOORING TO PIPES, PERMANENT FIXTURES AND FLOOR RECEPTACLES PRIOR TO INSTALLATION.
- PAINT HOLLOW METAL DOOR FRAMES (P#) OR (TO MATCH ADJACENT WALL).
- PAINT INTERIOR (STEEL, HOLLOW METAL, WOODEN) DOOR (P#).
- 803.1.1 "INTERIOR WALL AND CEILING FINISH MATERIALS" INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 703. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
 CLASS A = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
 CLASS B = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
 CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
 (EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2)
 TABLE 803.9 "INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY" (REF. SHEET G-103)
- FLOORING TRANSITIONS OCCURRING IN THE DOORWAY TO BE CENTERED ON THE CLOSED DOOR WITH THE TRANSITION STRIP NOT VISIBLE. FOLLOW FLORIDA BUILDING CODE REQUIREMENTS ON ACCESSIBILITY (SECTION 303 - CHANGES IN LEVEL FOR ALL ADA REQUIREMENTS).
 FLOORING TRANSITIONS:
 PT TO CPT: SCHLUTER SYSTEM; STYLE: RENO TK - ATK 100 ATGB; FINISH: BRUSHED NICKEL ANODIZED ALUMINUM
 PT TO CS: SCHLUTER SYSTEM; STYLE: RENO U - AU 100 ATGB; FINISH: BRUSHED NICKEL ANODIZED ALUMINUM
 PT TO PT: SCHLUTER SYSTEM; STYLE: TBD; FINISH: TBD
 CPT TO CS: JOHNSONITE; STYLE: SLIM LINE TRANSITIONS SLT-XX-L; COLOR: GATEWAY IWG
- CAP EDGE OF TILE CT-2/CT-3 WITH: SCHLUTER SYSTEM; STYLE: JOLLY - A 100 ATGB; FINISH: BRUSHED NICKEL ANODIZED ALUMINUM
- ALTERNATE NO. 2:
 BASE BID: SEALED CONCRETE IN LOBBY, CORRIDORS, CEO OFFICE SUITE 166 AND 167, AND BREAKROOM.
 ALTERNATE: DALTILE ARCHAIA GLAZED PORCELAN, ATLAS GREY AR43, 12 X 24. PAIR WITH EPOXY GROUT LATICRETE SPECTRALOCK 89 SMOKE GREY



Wannmacher Jensen Architects, Inc.
 132 Mirror Lake Drive N., Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5666
 www.wjarc.com
 AR9424
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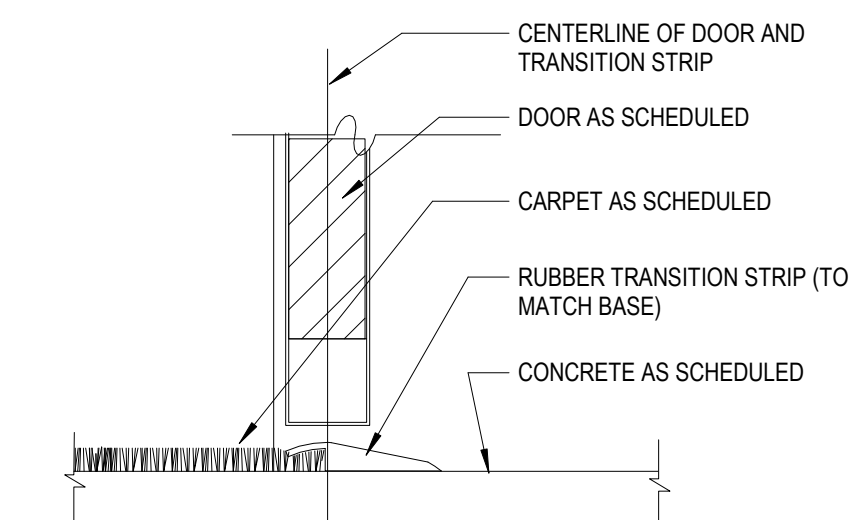
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SPHAD WHITE INTERIOR RENOVATION - PHASE 1
 ST. PETERSBURG HOUSING AUTHORITY
 2331 9TH AVENUE NORTH,
 ST. PETERSBURG, FL 33713

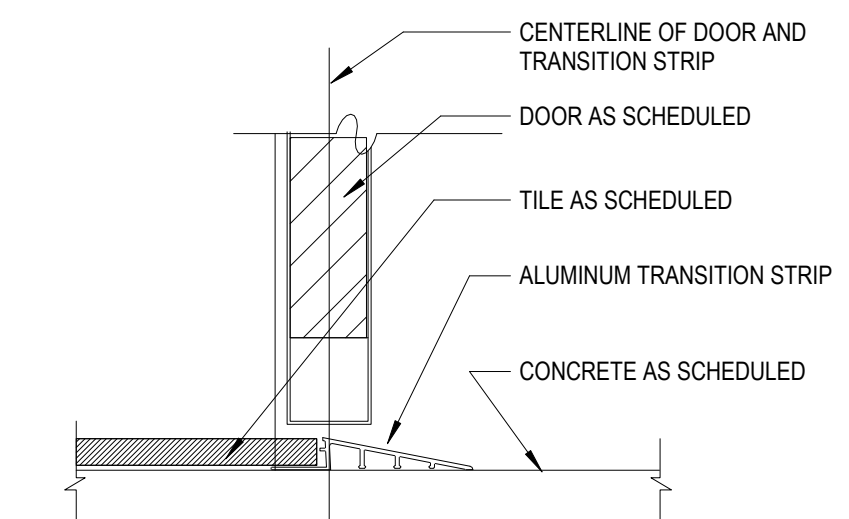
Project number
2112
 DISTRIBUTION DATE
 PERMIT SET 1/6/2023

FINISH LEGEND

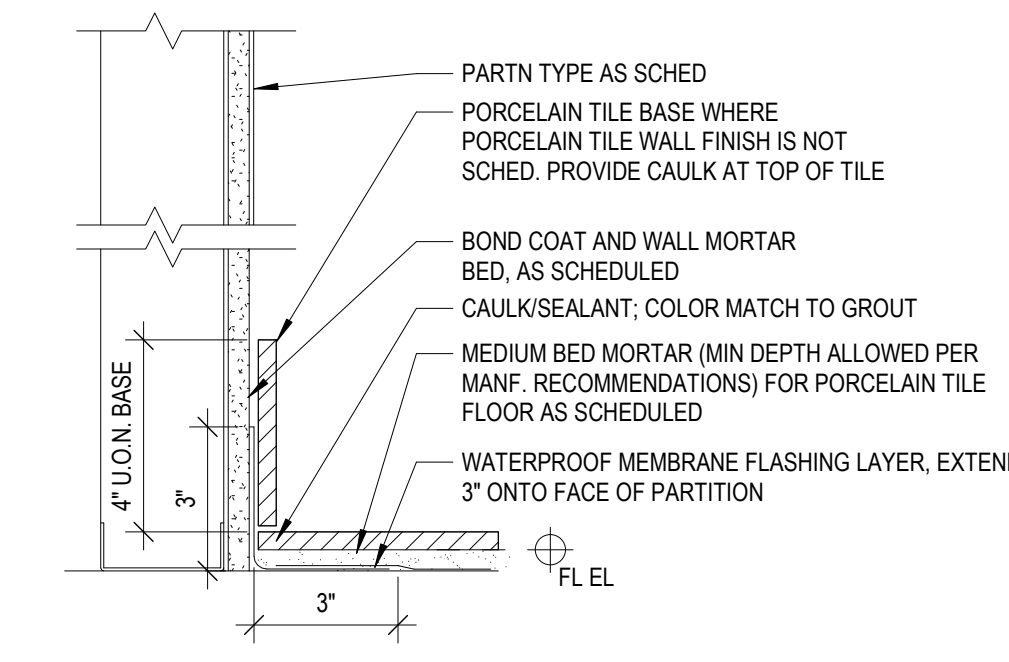
- APC-1** DESCRIPTION: ACOUSTICAL PANEL
MANUFACTURER: USG
STYLE: MARS LOGIX SLT (86785 / 86245)
COLOR: WHITE
SIZE: 24" X 48" / 12" X 24"
- APC-2** DESCRIPTION: ACOUSTICAL PANEL
MANUFACTURER: USG
STYLE: MARS SLT (86785)
COLOR: WHITE
SIZE: 24" X 24"
- CPT-1** DESCRIPTION: CARPET TILE / PLANK
MANUFACTURER: INTERFACE
STYLE: PLAY THE ANGLE
COLOR: 10188 SELENIUM
REMARKS: INSTALLATION: ASHLAR
CONTACT: William.Kurtz@interface.com
- CPT-2** DESCRIPTION: CARPET
MANUFACTURER: MILLIKEN
STYLE: MAJOR FREQUENCY: VIBRATION
COLOR: WHITE - MATTE
REMARKS: INSTALLATION: ASHLAR
CONTACT: Rosie.Sterling@milliken.com
- CT-1** DESCRIPTION: CERAMIC TILE
MANUFACTURER: TRINITY TILE
STYLE: RAVE (80%) AND RAVE STATION (20%)
COLOR: WHITE - MATTE
SIZE: 4" X 16", SOLDIER COURSE
REMARKS: SEE ELEVATION
CONTACT: JAMIE.TOLSON@trinitysurfaces.com
- CT-2** DESCRIPTION: CERAMIC TILE
MANUFACTURER: CROSSVILLE
STYLE: ENSO NAKAMA (70%)
COLOR: GREEN
REMARKS: SEE ELEVATION
CONTACT: ANNETTE.GABRELIK@crossvillestudios.com
- CT-3** DESCRIPTION: CERAMIC TILE
MANUFACTURER: CROSSVILLE
STYLE: ENSO WABI (30%)
COLOR: GREEN
REMARKS: SEE ELEVATION
CONTACT: ANNETTE.GABRELIK@crossvillestudios.com
- F-1** DESCRIPTION: FABRIC
MANUFACTURER: DESIGNTEX
STYLE: METRA 2691-802
COLOR: STONE
- F-2** DESCRIPTION: FABRIC
MANUFACTURER: MOMENTUM TEXTILES
COLOR: ARUNDEL
- SC-1** DESCRIPTION: SEALED CONCRETE
REMARKS: PATCH, REPAIR AND SEAL EXISTING CONCRETE
- PFT-1** DESCRIPTION: PORCELAIN TILE
MANUFACTURER: CROSSVILLE
STYLE: ALTERED STATE
COLOR: ACID WASH
SIZE: 12" X 24" PROVIDE 4" TILE BASE AND CAP WITH SCHLUTER
CONTACT: ANNETTE.GABRELIK@crossvillestudios.com
- PL-1** DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: WILSONART
COLOR: NATURAL RECON 7996-38
REMARKS: FINISH: FINE VELVET
- PL-2** DESCRIPTION: PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: PALOMA PCL45 6698-46
REMARKS: FINISH: ETCHINGS
CONTACT: PATRICA.MARTIN@wilsonart.com
- P-1** DESCRIPTION: PAINT - FIELD
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7005 PURE WHITE
- PT-2** DESCRIPTION: PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7504 KEYSTONE GRAY
- PT-3** DESCRIPTION: PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 2811 ROCKWOOD BLUE GREEN
CONTACT: CHRISTOPHER.OLDEN@407.694.7994
CHRIS.M.OLDEN@SHERWIN.COM
- PT-4** DESCRIPTION: PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 0040 ROYALCROFT ADOBE
CONTACT: CHRISTOPHER.OLDEN@407.694.7994
CHRIS.M.OLDEN@SHERWIN.COM
- PT-5** DESCRIPTION: PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7748 GREEN EARTH
CONTACT: CHRISTOPHER.OLDEN@407.694.7994
CHRIS.M.OLDEN@SHERWIN.COM
- PT-6** DESCRIPTION: PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7701 CAVERN CLAY
CONTACT: CHRISTOPHER.OLDEN@407.694.7994
CHRIS.M.OLDEN@SHERWIN.COM
- PT-7** DESCRIPTION: PAINT - ACCENT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 2805 RENWICK BEIGE
CONTACT: CHRISTOPHER.OLDEN@407.694.7994
CHRIS.M.OLDEN@SHERWIN.COM
- SS-1** DESCRIPTION: SOLID SURFACE MATERIAL
MANUFACTURER: WILSONART
STYLE: LORRAINE Q1012
- WB-1** DESCRIPTION: WALL BASE-VINYL
MANUFACTURER: TARKETT
STYLE: TRADITIONAL WALL BASE T44
COLOR: GATEWAY WG
SIZE: 4" HEIGHT
REMARKS: PROVIDE INSIDE AND OUTSIDE CORNERS
- WM-1** DESCRIPTION: WALK OFF MAT
MANUFACTURER: MILLIKEN
STYLE: T80
CONTACT: Rosie.Sterling@milliken.com



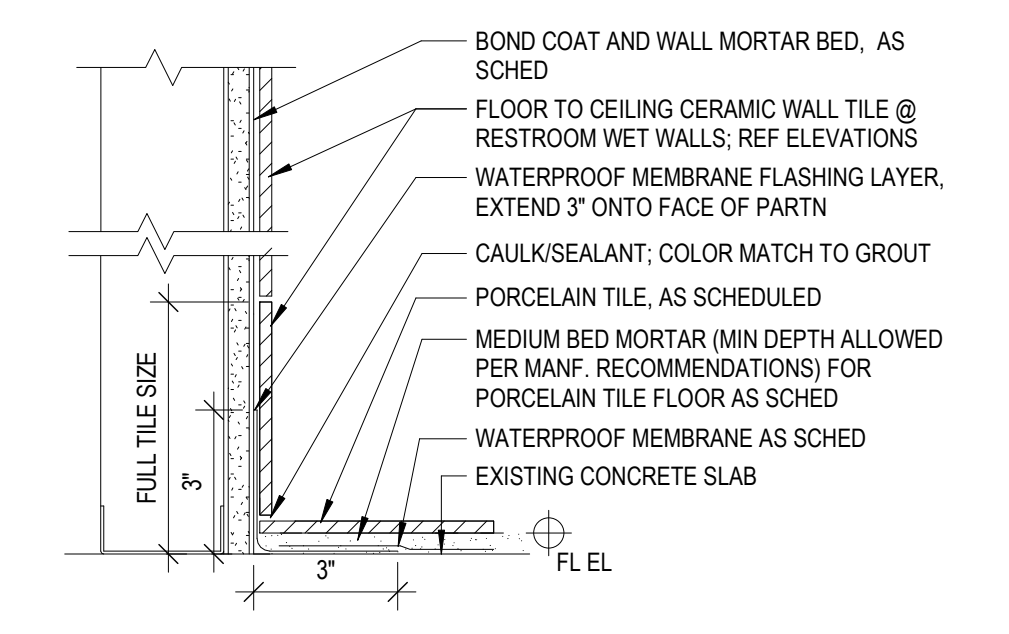
1 CARPET TO CONCRETE DETAIL
3" = 1'-0"



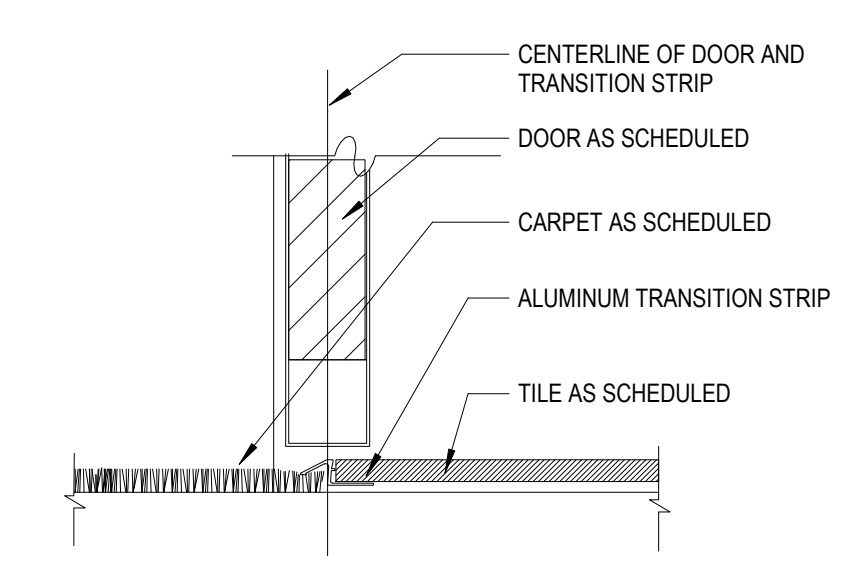
2 TILE TO CONCRETE
3" = 1'-0"



3 TILE WALL BASE DETAIL
3" = 1'-0"



4 TILE FLOOR TO WALL DETAIL @ RESTROOM WET WALLS
3" = 1'-0"



5 CARPET TO TILE (ONLY APPLIES TO ALTERNATE NO. 2)
3" = 1'-0"

FINISH SCHEDULE - LEVEL 1								
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	NORTH WALL FINISH	EAST WALL FINISH	SOUTH WALL FINISH	WEST WALL FINISH	COMMENTS
LEVEL 1								
101	VESTIBULE	WM-1	WB-1	PT-1	PT-1	PT-1	PT-1	550
102	PUBLIC LOBBY	SC	WB-1	PT-3	PT-1/PT-6	PT-1	PT-1	550
103	RECEPTION	SC	WB-1	PT-1	PT-6	N/A	PT-1	550
104	CONSULT	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	550
105	CONSULT	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	550
106	SIDE A TRAINING ROOM	CPT-1	WB-1	PT-1	PT-1	PT-5	PT-1	550
106A	STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
107	EXISTING MECHANICAL ROOM	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
108	SIDE B BOARDROOM	CPT-1	WB-1	PT-2	PT-1	PT-1	PT-1	550
109	STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
110	HR STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
111	HR DIRECTOR	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
112	HR SUITE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	550
113	TESTING REVOLVING OFFICE	CPT-1	WB-1	PT-7	PT-1	PT-1	PT-1	550
114	TESTING/ REVOLVING OFFICE	CPT-1	WB-1	PT-7	PT-1	PT-1	PT-1	550
115	ADA W RR	PFT-1	PFT-1	CT-1/CT-2	PT-6	PT-1	PT-1	550
116	ADA M RR	PFT-1	PFT-1	PT-1	PT-6	CT-1/CT-2	PT-1	550
117	RELAXATION ROOM	CPT-1	WB-1	PT-1	PT-1	PT-5	PT-1	550
118	STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
119	JAN	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
120	CLERICAL SUPPORT HCV	CPT-1	WB-1	PT-2	PT-1	PT-1	PT-1	550
121	HOUSING SPECIALIST PBV	CPT-1	WB-1	PT-2	PT-1	PT-1	PT-1	550
122	HOUSING SPECIALIST PBV	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
123	HCV SPECIALIST 1	CPT-1	WB-1	PT-2	PT-1	PT-1	PT-1	550
124	HOUSING SPECIALIST PBV	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
125	HCV SPECIALIST 2	CPT-1	WB-1	PT-2	PT-1	PT-1	PT-1	550
126	HOUSING SPECIALIST VASH MAINSTREAM	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
127	HCV SPECIALIST 3	CPT-1	WB-1	PT-2	PT-1	PT-1	PT-1	550
128	HCV INTAKE SPECIALIST	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
129	HCV SPECIALIST 4	CPT-1	WB-1	PT-2	PT-1	PT-1	PT-1	550
130	HCV INTAKE/ SPECIAL PROGRAMS SUPERV.	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
131	HCV OCCUPANCY SUPERVISOR	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
132	VP HCV	CPT-1	WB-1	PT-1	PT-1	PT-3	PT-1	550
133	HCV SPECIALIST 5	CPT-1	WB-1	PT-1	PT-4	PT-1	PT-1	550
134	M RR	PFT-1	PFT-1	CT-1/CT-2	PT-1	PT-1	PT-6	550
135	W RR	PFT-1	PFT-1	PT-1	CT-1/CT-2	PT-6	PT-1	550
136	HCV SPECIALIST 6	CPT-1	WB-1	PT-1	PT-4	PT-1	PT-1	550
137	WORKROOM	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	550
138	HCV SPECIALIST 7	CPT-1	WB-1	PT-1	PT-4	PT-1	PT-1	550
139	CONF. ROOM	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-4	550
140	MECHANICAL ROOM	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
141	HCV STOR	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
142	C.E. STOR	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
143	HQS QC INSPECTOR	CPT-1	WB-1	PT-1	PT-1	PT-2	PT-1	550
144	SOCIAL SERVICES COORD.	CPT-1	WB-1	PT-5	PT-1	PT-1	PT-1	550
145	TRANSPORTATION COORD / OFFICE ASSISTANT	CPT-1	WB-1	PT-1	PT-1	PT-2	PT-1	550

FINISH SCHEDULE - LEVEL 1								
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	NORTH WALL FINISH	EAST WALL FINISH	SOUTH WALL FINISH	WEST WALL FINISH	COMMENTS
146	SOCIAL SERVICES COORD.	CPT-1	WB-1	PT-5	PT-1	PT-1	PT-1	550
147	SOCIAL SERVICES COORD.	CPT-1	WB-1	PT-1	PT-1	PT-2	PT-1	550
148	DIRECTOR OF COMMUNITY ENGAGEMENT	CPT-1	WB-1	PT-5	PT-1	PT-1	PT-1	550
149	ROGS COORD.	CPT-1	WB-1	PT-1	PT-1	PT-2	PT-1	550
150	PORTFOLIO DIRECTOR CONF. ROOM	CPT-1	WB-1	PT-1	PT-1	PT-6	PT-1	550
151	CONF. ROOM	CPT-1	WB-1	PT-1	PT-1	PT-6	PT-1	550
152	FACILITIES STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
153	W RR	PFT-1	PFT-1	PT-1	PT-6	CT-1/CT-2	PT-1	550
154	M RR	PFT-1	PFT-1	CT-1/CT-2	PT-6	PT-1	PT-1	550
155	BREAKROOM	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
156	STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
157	CLERICAL PROCUREMENT WORKROOM	CPT-1	WB-1	PT-1	PT-7	PT-1	PT-1	550
158	WORKROOM	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	550
159	CONFERENCE ROOM	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-7	550
160	M RR	PFT-1	PFT-1	PT-6	PT-1	PT-1	CT-1/CT-2	550
161	W RR	PFT-1	PFT-1	PT-6	CT-1/CT-2	PT-1	PT-1	550
162	CONST. INSP.	CPT-1	WB-1	PT-5	PT-1	PT-1	PT-1	550
163	KITCHENETTE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
164	DIR. OF COMM.	CPT-1	WB-1	PT-5	PT-1	PT-1	PT-1	550
165	EXEC. SUITE RECEPTION	CPT-2	WB-1	PT-1	PT-1	PT-1	PT-2	550
166	CONFERENCE	SC	WB-1	PT-1	PT-4	PT-1	PT-1	550
167	PRESIDENT (CEO)	SC	WB-1	PT-1	PT-1	PT-1	PT-3	550
168	PRIV RR	PFT-1	PFT-1	CT-1/CT-2	PT-6	PT-1	PT-1	550
169	PRIV. RR	PFT-1	PFT-1	PT-1	PT-6	CT-1/CT-2	PT-1	550
170	SR. VP (COO)	CPT-2	WB-1	PT-1	PT-1	PT-1	PT-3	550
171	EXEC STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
172	VP OF FINANCE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-3	550
173	W RR	PFT-1	PFT-1	PT-1	CT-1/CT-2	PT-6	PT-1	550
174	M RR	PFT-1	PFT-1	PT-1	PT-1	PT-6	CT-1/CT-2	550
175	DIR. OF PROCUREMENT	CPT-1	WB-1	PT-1	PT-1	PT-5	PT-1	550
176	DIR. OF FINANCE & ACCOUNTING	CPT-1	WB-1	PT-1	PT-1	PT-5	PT-1	550
177	ACCOUNTS PAYABLE	CPT-1	WB-1	PT-7	PT-1	PT-1	PT-1	550
178	FINANCE STORAGE	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
179	IT & DIGITAL SPECIALIST	CPT-1	WB-1	PT-7	PT-1	PT-1	PT-1	550
180	SERVER ROOM	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
181	STORAGE ROOM	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
182	MECHANICAL ROOM	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
183	OPEN OFFICE CIRCULATION							550
184	EXIST MECHANICAL	SC	WB-1	PT-1	PT-1	PT-1	PT-1	550
185	LEASIBLE SPACE							550
186	EXIST FIRE PUMP ROOM							550
190	VACANT SHELL SPACE							550
C1-1	EXISTING CHASE							550
C1-2	EXISTING CHASE							550
C1-3	EXISTING CHUTE							550
C1-4	EXISTING CHASE							550
C1-5	EXISTING MEP							550
E1-1	EXISTING ELEVATOR							550
E1-2	EXISTING ELEVATOR							550
E1-3	EXISTING ELEVATOR							550
E1-4	EXISTING ELEVATOR							550
S1-1	EXISTING STAIRS							550
S1-2	EXISTING STAIRS							550
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S1-4	EXISTING STAIRS							550
S1-5	STAIR EGRESS							550
S1-6	STAIR EGRESS							550

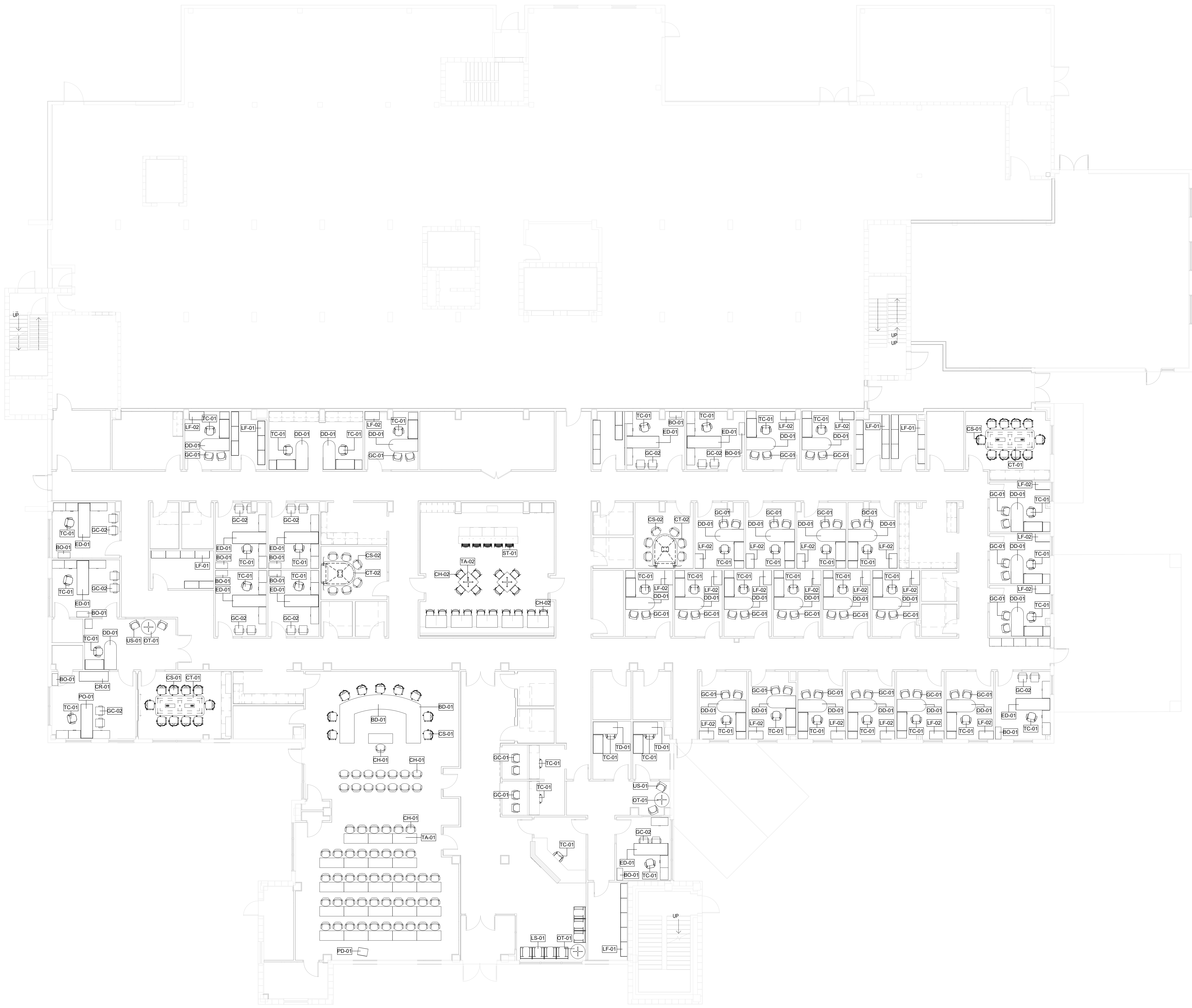
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GENERAL NOTES - FURNITURE

1. ALL FURNITURE TO BE STATE CONTRACT OWNER FURNISHED AS PART OF A SEPARATE FF&E PACKAGE.
2. PROVIDE WALL BRACING AS REQUIRED.
3. PROVIDE FLOOR OUTLETS AS MARKED IN POWER PLANS.
4. FOR ALL VERTICAL FILES, PROVIDE WALL ANCHORING SYSTEM AS RECOMMENDED BY MANUFACTURER.
5. COMMERCIAL DESIGN SERVICES, INC (CDS) IS THE VENDOR BASIS OF DESIGN.

Wannemacher Jensen Architects, Inc.
 132 Mirror Lake Drive N, Unit 301
 St. Petersburg, Florida 33701-3214
 (727) 822-5566
 www.wjarc.com
 AR94244
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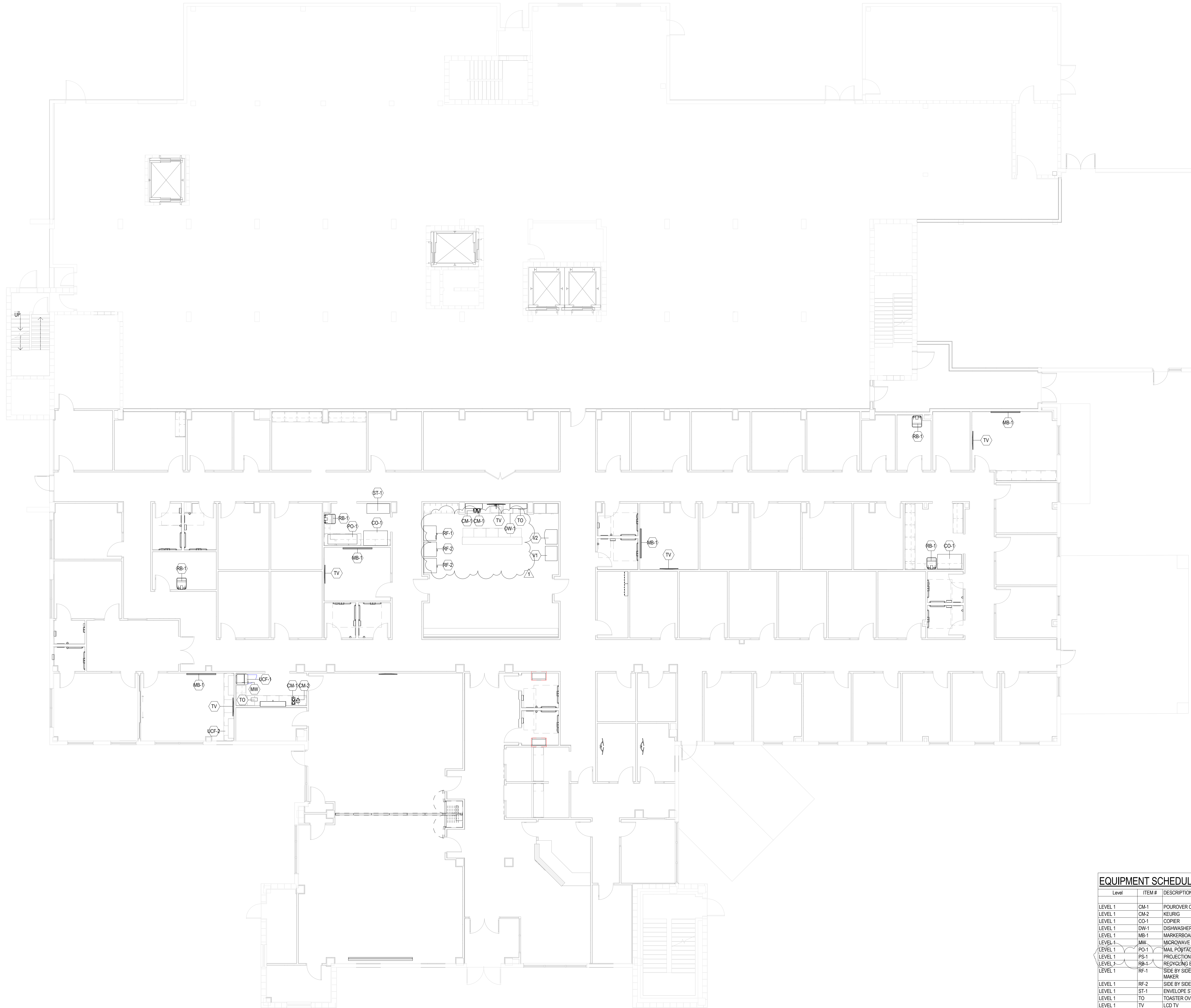
FURNITURE SCHEDULE - LEVEL 1		
ITEM #	DESCRIPTION	COUNT
BO-01	TALL BOOKCASE	11
CH-01	SITONIT MOVI SEATING	59
CH-02	SITONIT LUMIN SEATING	18
CR-01	LATERAL FILE CREDENZA	1
CS-01	SITONIT SONIA CONFERENCE SEATING	29
CS-02	CONFERENCE SEATING	12
CT-01	ALLSTEEL STRUCTURE CONFERENCE TABLE 48" X 120"	2
CT-02	NATIONAL MIO CONFERENCE TABLE	2
ED-01	ALLSTEEL APPROACH LAMINATE DESK, TYPICAL EXECUTIVE DESK	10
GC-01	GUEST CHAIR	50
GC-02	EXECUTIVE DESK CHAIR	22
LF-01	LATERAL FILE 36"	34
LF-02	HON - 15000 SERIES - LATERAL FILE	23
LS-01	DORA LOUNGE CHAIR	7
OD-01	HON 15000 LAMINATE L-SHAPE DESK, TYPICAL OFFICE	26
OT-01	NATIONAL MARNIA OCCASIONAL TABLE	3
PO-01	PODIUM	1
PO-01	ALLSTEEL APPROACH LAMINATE DESK, PRESIDENT'S DESK	1
ST-01	SITONIT LUMIN STOOL	5
TA-01	ALLSTEEL AWARE TABLES 60" X 24"	22
TA-02	HON ARRANGE CAFE TABLE 42" X 42"	2
TA-03	HON ARRANGE CAFE TABLE RECTANGULAR	5
TC-01	TASK CHAIR	42
TD-01	HON VOI DESKING, TESTING ROOM	2
US-01	HON MAV UPHOLSTERED SEATING	4

1 LEVEL 1 - FURNITURE PLAN
 1/8" = 1'-0"

SPHA ED WHITE INTERIOR RENOVATION - PHASE 1
 Project number 2112
 DISTRIBUTION DATE 1/6/2023
 ST. PETERSBURG HOUSING AUTHORITY
 2331 9TH AVENUE NORTH
 ST. PETERSBURG, FL 33713

GENERAL NOTES - EQUIPMENT

1. ALL EQUIPMENT TO BE VERIFIED. IF ANY/ALL DISCREPANCIES OF ANY KIND ARE FOUND IN THE DRAWINGS, SPECIFICATIONS, OR THE JOBSITE, THE CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY.
2. COORDINATE AND VERIFY ALL DIMENSIONS WITH MILLWORK PRIOR TO INSTALLATION.
3. COORDINATE WITH ELECTRICAL, PLUMBING AND DATA FOR ALL EQUIPMENT CONNECTIONS.
4. PROVIDE ALL CODE MINIMUM SIGNAGE TO MATCH BUILDING'S STANDARD INCLUDING BUT NOT LIMITED TO: RESTROOM SIGNS, MECHANICAL ROOM SIGNS, ETC.



EQUIPMENT SCHEDULE - LEVEL 1						
Level	ITEM #	DESCRIPTION	MANUFACTURER	MODEL #	PROVIDED BY	INSTALLED BY
LEVEL 1	CM-1	POUROVER COFFEE BREWER	BUNN	33200.0002	CONTRACTOR	CONTRACTOR
LEVEL 1	CM-2	KEURIG	KEURIG		OWNER	OWNER
LEVEL 1	CO-1	COPIER		BIZHUB 808	OWNER	OWNER
LEVEL 1	DW-1	DISHWASHER	BOSCH	SGX78B5UC	CONTRACTOR	CONTRACTOR
LEVEL 1	MB-1	MARKERBOARD			OWNER	OWNER
LEVEL 1	MW	MICROWAVE	WHIRLPOOL	WMC5225GZ	OWNER	OWNER
LEVEL 1	PO-1	MAIL POSTAGE MACHINE			OWNER	OWNER
LEVEL 1	PS-1	PROJECTION SCREEN	DA-LITE	DELUXE ELECTROL	CONTRACTOR	CONTRACTOR
LEVEL 1	RB-1	RECYCLING BIN			OWNER	OWNER
LEVEL 1	RF-1	SIDE BY SIDE REFRIGERATOR W/ ICE MAKER	WHIRLPOOL	WRS33SDHS	CONTRACTOR	CONTRACTOR
LEVEL 1	RF-2	SIDE BY SIDE REFRIGERATOR	WHIRLPOOL	WRS315SNHW	CONTRACTOR	CONTRACTOR
LEVEL 1	ST-1	ENVELOPE STUFFER MACHINE			OWNER	OWNER
LEVEL 1	TO	TOASTER OVEN	GE	G90CAASPSS	OWNER	OWNER
LEVEL 1	TV	LCD TV	BY OWNER	S9E30A9U	OWNER	OWNER
LEVEL 1	UCF-1	UNDER COUNTER REFRIGERATOR	Beverage Air	BE84H4C-1-FG-S	OWNER	OWNER
LEVEL 1	UCF-2	UNDER COUNTER REFRIGERATOR (ADA)	SUMMIT	AL54	CONTRACTOR	CONTRACTOR
LEVEL 1	V1	VENDING MACHINE			OWNER	OWNER
LEVEL 1	V2	VENDING MACHINE			OWNER	OWNER

1 LEVEL 1 - EQUIPMENT PLAN
1/8" = 1'-0"

SPHA ED WHITE INTERIOR RENOVATION -
PHASE 1
ST. PETERSBURG HOUSING AUTHORITY
2331 9TH AVENUE NORTH,
ST. PETERSBURG, FL 33713

Project number
2112
DISTRIBUTION

MILESTONE	DATE
PERMIT SET	1/6/2023
REV 1 PERMIT	6/30/2023

LEVEL 1 - EQUIPMENT PLAN
A-930

Wannemacher Jensen Architects, Inc.
132 Mirrod Lake Drive N, Unit 301
St. Petersburg, Florida 33701-3274
(727) 822-5566
www.wjarc.com
AR94244
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THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

SPHA 23-003-B
IFB RESPONSE

DIGITAL COPY

SPHA 23-003-B IFB
Construction Manager At Risk (CMAR)
Ed White Building Renovation Phase One

LEMA Construction
LEMAcon.com
(727) 563-0298
CGC152306

SECTION 1

**Bid Form, Schedules of Values
& CPM Summary Project schedule**

EXHIBIT A

Form of Bid

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

**ED WHITE BUILDING RENOVATIONS PHASE 1
FORM OF BID
GENERAL CONSTRUCTION**

Bid: (IFB) #SPHA 23-003-B

To: ST. PETERSBURG
HOUSING AUTHORITY
(Hereinafter called the "Authority")
2001 Gandy Blvd. N.
St. Petersburg, FL 33702

BIDDER: LEMA Construction, Inc.
(Bidder Name)
1631 Commerce Ave N, St Petersburg, FL 33716
(Business Address)
(727) 563-0298
(Telephone)
johnathan@lemacon.com
(Email)

1. The undersigned Bidder, having visited the site, having become familiar with local conditions affecting the cost of the work, including all City of St. Petersburg and current code requirements, and having become familiar with the Invitation for Bids (the IFB) issued by the Authority, which consists of the following:

- Project Manual, dated May 4, 2023 containing Bidding Requirements, Contract Forms, Conditions of the Contract, and Specifications
- Project Drawings, dated: January 6, 2023
- Addenda (if any) as enumerated in this Form of Bid

hereby proposes to provide all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to construct and complete the General Construction Work as described in Document 23-003-B "Scope of Work" and as indicated in the Drawings and Specifications, for the following Firm Fixed Price:

Eight Million Eight Hundred Eighteen Thousand Five Hundred Seventy-Six Dollars **Dollars (\$ 8,818,576.00)**
(Insert Bid Price in words) *(Insert Bid Price in Figures)*

Bid Form – Schedule of Values and CPM Summary Project Schedule is attached.

2. Bid security is is not submitted with this bid.
(Check one)

Bid Security is in amount of:

5 % of the bid OR _____ Dollars (\$ _____)

Bid Security is in the form of:

Certified Check Bank Draft
 U.S. Govt. Bond **Bid Bond**

3. The Bidder hereby acknowledges receipt of the following Addenda, if any, as issued by the Authority:

Total number of Addenda 4 (if none, so state)

Addendum No. 1 dated 05/16/23 Addendum No. 3 dated 07/07/23

Addendum No. 2 dated 06/26/23 Addendum No. 4 dated 07/27/23

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

- | | | |
|-----|--|-------------------|
| 4. | The Bidder attaches hereto the Profile of Firm and Bidder's Information Sheet; | <u>JS</u> Initial |
| 5. | The Bidder attaches hereto the Bidder Compliance Form; | <u>JS</u> Initial |
| 6. | The Bidder attaches hereto the Statement of Bidder's Qualifications – Parts 1 – 5; | <u>JS</u> Initial |
| 7. | The Bidder attaches hereto the Bidder's Representations, Certifications and Other Statements of Bidders (Document HUD 5369-A); | <u>JS</u> Initial |
| 8. | The Bidder attaches hereto the E-Verify Affidavit; | <u>JS</u> Initial |
| 9. | The Bidder attaches hereto the Previous Participation Certificate (Document HUD-2530); | <u>JS</u> Initial |
| 10. | The Bidder attaches hereto the Section 3 and MBE/WBE documentation; | <u>JS</u> Initial |
| 11. | The Bidder attaches hereto the Contractor's Certification of Authorization to Execute Proposal/Contract on Behalf of Company; | <u>JS</u> Initial |
| 12. | The Bidder attaches hereto the Sworn Statement Pursuant to Sections 287.133(3)(a) Florida Statutes, on Public Entity Crimes; | <u>JS</u> Initial |
| 13. | The Bidder attaches hereto the M/B/SBE Certificates, if applicable; and M/W/SBE Utilization Summary; | <u>JS</u> Initial |
| 14. | The Bidder attaches hereto the Section 3 Contracting Forms and Plan; | <u>JS</u> Initial |
| 15. | The Bidder attaches hereto the General Contractor License with any other appropriate certificates and licenses; | <u>JS</u> Initial |
| 16. | The Bidder attaches hereto the Bid Form – Schedule of Values. | <u>JS</u> Initial |

SIGNED, SEALED AND DELIVERED

This 3rd day of August, 2023.

Johnathan Stanton
(Printed or Typed Name)
Principal
[Signature]
(Signature and Date)

Marshall Shepherd
(Printed or Typed Name)
Witness
[Signature] 8/3/23
(Signature and Date)

Subscribed and sworn before me this 3rd day of August, 2023

Florida
STATE OF

Hailey Dalton
NOTARY PUBLIC



HAILEY DALTON
Commission # HH 198846
Expires November 15, 2025
Bonded Thru Budget Notary Services

My commission expires November 11, 2025.

Personally Known OR Produced Identification _____ (TYPE)

IFB SPHA 23-003-B
Ed White Building Renovations - Phase 1
Bid Form - Schedule of Values

CSI Div	Description of Work	Quantity	Unit	Unit Cost	Total
Div 1	General Conditions	1	LS	\$317,029	\$317,029
	Out of Pocket (including permit fees)	1	LS	\$33,000	\$33,000
	Mobilization	1	LS	\$5,000	\$5,000
Div 2	Selective Demolition	1	LS	\$557,662	\$557,662
Div 3	Concrete	1	LS	\$169,017	\$169,017
Div 5	Misc. Steel	1	LS	\$268,558	\$268,558
Div 6	Rough Carpentry				Incl. in Drywall
	Sheathing				Incl. in Drywall
	Cabinetry/Countertops	1	LS	\$107,588	\$107,588
Div 7	Waterproofing/Sealants	1	LS	\$17,166	\$17,166
	Fireproofing	1	LS	\$15,396	\$15,396
	EIFS	1	LS	\$53,090	\$53,090
	Insulation	1	LS	\$44,770	\$44,770
Div 8	Doors and Frames	1	LS	\$106,795	\$106,795
	Door Hardware	1	LS	\$49,670	\$49,670
	Exterior Storefront	1	LS	\$25,342	\$25,342
	Access Doors and Frames			-	-
Div 9	Interior Partitions (mtl stud/insul/gyp)			-	-
	Tile	970	SF	\$36.02	\$34,938
	Carpet	1100	SY	\$46.42	\$51,062
	Wall Base	4680	LF	\$1.65	\$7,743
	Sealed Concrete	9750	SF	\$2.72	\$26,520
	Paints/Coatings	1	LS	\$76,846	\$76,846
	Privacy Film	1	LS	\$1,000	\$1,000
Div 10	Signage	1	LS	\$10,830	\$10,830
	Demountable Partitions (Interior Storefront)	1	LS	\$210,990	\$210,990
	Folding Panel Partition	1	EA	\$36,420	\$36,420
	Toilet Accessories	1	LS	\$16,521	\$16,521
	Fire Extinguishers and Cabinets	4	EA	\$382	\$1,527
Div 11	Equipment/Appliances	1	LS	\$15,518	\$15,518
Div 12	Roller Shades	22	EA	\$747	\$16,438
Div 21	Fire Protection	1	LS	\$423,128	\$423,128
Div 22	Plumbing	1	LS	\$187,408	\$187,408
Div 23	HVAC	1	LS	\$995,970	\$995,970
Div 26	Electrical	1	LS	\$1,320,713	\$1,320,713
	Lighting				Incl. in Electrical
Div 28	Security/Fire Alarm	1	LS	\$44,065	\$44,065
	Miscellaneous	1	LS	\$2,101,093	\$2,101,093
				Cost Estimate Subtotal:	\$7,348,813
				Contingency 20%	\$1,469,763
				Cost Estimate Total:	\$8,818,576

Alternates:	No. 1: Roller Shades double-roll				\$2,250.00
	No. 2: Porcelain Tile in lieu of sealed concrete				\$45,100.00
	No. 3: No privacy film				(\$1,000)



August 3, 2023

Attn: St Petersburg Housing Authority
 2001 Gandy Blvd N
 St Petersburg, FL 33702

Re: SPHA Ed White Interior Renovation – Phase I

LEMA Construction is pleased to present a proposal for the above referenced project. Our proposal amount ***Eight Million Eight Hundred Eighteen Thousand Five Hundred Seventy-Six Dollars (\$8,818,576.00)***. Attached you will find our breakout per area for the project along with the exclusions and qualifications. The proposed duration for this budget is 34 weeks.

23-134 SPHA Ed White Interior Renovation - Phase I	
Total Project Costs	
Project Duration: (WKS)	34
Design and Permitting Costs	
Architect and Engineer Design Fees	By Owner
Permits/SWFMD/DEP	\$33,000
Pre-Construction	By Owner
Construction Costs	
Division 1 - General Conditions	\$215,114
Division 1 - General Requirements -Hoist, Trash, Toilets etc.	\$112,175
Division 2 – Selective Demolition	\$557,662
Division 2 – Mold Testing	\$20,821
Division 3 – Concrete	\$169,017
Division 5 - Metal Deck and Light Gauge Framing	\$268,558
Division 6 – Cabinets and Wood Trim work	\$107,588
Division 7 – Roofing, Waterproofing and Damproofing	\$1,035,666
Division 8 – Storefront, Glass, Glazing, Doors and Hardware	\$391,985
Division 9 - Finishes - Drywall, Ceiling and Soffits	\$552,349
Division 9 - Finishes - Stucco	\$53,075
Division 9 - Finishes - Floor Finishes	\$93,716
Division 9 - Finishes - Wall Finishes	\$109,706



Division 9 - Finishes - Acoustical Ceilings	\$71,662
Division 10 - Specialties - Toilet Accessories	\$18,042
Division 10 - Specialties - Signage	\$10,827
Division 10 - Specialties - Folding Partitions	\$36,409
Division 11 - Appliances	\$15,514
Division 12 – Roller Shades	\$16,433
Division 15 - Fire Suppression	\$423,008
Division 15 - Plumbing	\$187,354
Division 15 - Mechanical/HVAC	\$995,683
Division 16 - Electrical, Fire Alarm, and Lighting	\$1,364,391
Subtotal	\$6,859,755
Payment and Performance Bond	\$73,488
General Liability @ 0.45 %	\$48,480
Fee - 5 %	\$367,090
20% Contingency	\$1,469,763
Total	\$8,818,576

Assumptions and Clarifications

The pricing is based on the plans by Wannemacher Jensen dated 30 June 2023, inclusive of addenda one through four. Assumptions and clarifications for our Cost Proposal are as follows:

- The estimate is based on the renovation of a six-story hospital with a basement including selective demolition, millwork, insulation, roofing, doors and windows, drywall, EIFS, flooring, paint, ACT, appliances, fire protection, and MEP.
- The estimate includes the full interior renovation of approximately 20,500 SF of office space on the first floor.

1. General Inclusion:

- Mold testing (remediation excluded)
- We assume a storage trailer can be placed on site without lot rental. Trailer rental is included
- Six (6) Day Work Week
- Payment terms, 30 days
- 20% contingency per the Schedule of Values provided by the owner. **It is assumed that a portion of this is a contractor's contingency.**



2. Trade Clarifications:

a. General Requirements:

- i. The construction budget is based on a construction duration of six months.

b. Existing Conditions / Sitework

- i. This estimate does not include any exterior site improvements, including but not limited to earthwork, pavement improvements, utilities, landscaping, erosion control, or site concrete.
- ii. Exterior building improvements are limited to infilling specific doors and windows and patch-and-repair work at new window openings.

c. Selective Demolition

- i. Flooring and adhesives
- ii. Drywall, insulation, and framing
- iii. Ceiling grid
- iv. Casework
- v. Medical equipment
- vi. MEP per addenda clarification
- vii. Roofing
- viii. New window openings
- ix. Hurricane shutters

d. Concrete

- i. Structural concrete infill at Type A on roof
- ii. Light Weight Insulating Concrete (LWIC) at new metal deck on roof (Type B and Type C)
- iii. Patch and level slab penetrations (allowance)
- iv. Level generator pad

e. Structural and Misc. Steel

- i. 20GA metal deck at Type B and Type C roof, tied in to existing
- ii. Light-gauge metal framing

f. Millwork and Carpentry

- i. Blocking
 1. Plywood Sign Panels
 2. Cabinets
 3. Countertops
 4. Toilet Access
 5. FEC



6. Fixtures
7. Telephone and Electrical
- ii. Finish Carpentry
 1. PLAM Cabinets
 2. Countertops, PLAM and Solid Surface
 3. Upholstered banquette seating
 4. Custom receptionist desk
- g. Waterproofing, Dampproofing and Roofing**
 - i. Waterproofing
 1. Backer rod and sealant with weeps at infill
 2. Fluid-applied water-resistant barrier
 - ii. Joint Sealant
 1. Continuous acoustical sealant
 2. joint sealant and associated backing material
 3. Fire Proofing at Steel Framing
 - iii. Roofing
 1. Flat Roofing System
 - a. Lightweight insulating concrete system
 - b. 2-PLY modified bit
 - c. Polyiso and base insulation with STP
 - d. LWIC over structural concrete over metal pan at 4th floor
 - e. PVC KEE over polyiso and insulation
 - f. Taper plan with shop drawings
 - g. New walkway pad
- h. Doors and Windows**
 - i. Doors
 - ii. All Doors and frames as per schedule.
 1. Prefinished stained white per door schedule
 - iii. Windows
 - iv. Exterior Aluminum Impact Storefront with insulated impact, spandrel and tempered glass
 1. Storefront finishes are quoted as powder-coated black, per the door schedule on A-810, not per the project manual finish in section 084113
 - v. New openings per plans
 - vi. Caulking
- i. Finishes**
 - i. Drywall
 1. Light Gauge Metal Framing, Drywall Grid, and Insulation, per plans
 2. Gypsum sheathing



3. Cementitious backing board.
 4. Gypsum wallboard
 - a. MR at ceilings and restrooms
 5. Joint treatment and accessories.
 6. Finishing level 4 (smooth) includes labor & materials to complete the finishing on all visible surfaces to level 4 only including walls, ceilings, and bulkheads.
- ii. Acoustical Ceilings
 1. USG Mars 2x2 and 2x4 Tiles and Grid
 2. Linear acoustical baffles
 - iii. Flooring
 1. Finishes as per schedule
 2. Floor prep on all floors after demo, including removal of adhesives, bonding materials, and thin-set grinding.
 - iv. Painting
 1. 3-coat painting system at building for patch and repair.
 2. "Beauty Bead" Caulk all dissimilar surfaces where at least one surface is to be painted; caulk door casings; putty all nail holes.
 3. Interior painting to height of finished ceilings
- j. Specialties**
- i. Fire extinguishers (Level 1 only)
 - ii. Toilet accessories for bathroom.
- k. Equipment**
- i. All material and installation of Appliances and equipment per the equipment schedule (excluding furnishing owner-provided appliances)
 - ii. No ice dispenser is included for the refrigerators
 - iii. Projection screen per Addendum 3
- l. Furnishings:**
- i. Window roller shades
 1. Wall Detail 6 on Page A-730 shows a Pocket Headbox. Fascia is priced for Manual Shades as it is not practical to have a below-ceiling pocket headbox and is written in the specs.
 - ii. All other scope regarding FFE is excluded from the estimate.
- m. HVAC**
- i. All labor and for HVAC system as shown on the plans.
 - ii. Equipment as identified including:
 1. AHU Williams Direct Expansion split system
 2. AC ductless split system by Mitsubishi
 3. CU by Lennox



4. EF by Greenheck
5. Galvanized sheet metal supply, return outside air, and ductwork
6. Flexible ductwork for final air distributions as noted
7. HVAC refrigerant piping and piping wall covers
8. NOA wind-rated aluminum support frame for new roof unit
9. Drywells
10. Coordination Drawings
11. Test and balance
12. Start up and testing of all systems.
13. 24 hours of O&M training
14. Warranty
 - a. All furnished mechanical equipment will be provided for parts as per manufacturer.
 - b. Labor warranty – 1 Year

n. Fire Protection

- i. The design criteria in accordance with NFPA 13, 2016.
- ii. Modification of existing sprinkler system per permit drawings
- iii. New fire pump per plans. Peerless 1,000 GPM @ 75 PSI, split-case, 208 volts 3-phase 60-P pump
- iv. All existing piping, standpipes, and valving infrastructure to remain
- v. New quick-response sprinkler system in Phase I locations
- vi. Black steel schedule 40 -- 1 1/4" Black steel schedule 10 -- 1 1/2" - 6" CPVC - as allowed by NFPA13

o. Plumbing

- i. All material and labor to install all Plumbing fixtures and drains as indicated in plans
 1. All fixtures, valves and appurtenances as described in bidding documents.
 2. Water distribution system, CPVC.
 3. Insulation, 1" fiberglass on domestic hot water and hot water return
 4. Sanitary-drainage system, sch 40 PVC
 5. Stub out sanitary, vent, and water for future tenant
 6. Cold water connections for coffee makers and dish washers
- ii. The drawing specifies 1 1/2" pipe feeding each toilet. The manufacturer requires 1" pipe and it will be installed as such under this proposal
- iii. The drawing shows 1 1/2" cold and hot water at the water heater. The specified water heater has 3/4" connections, there will be no hot water piping larger than 3/4"
- iv. **\$35,000** allowance for plumbing existing conditions per sheet P-000
 1. Billed hourly at \$85/hour
- v. 8 hours of O&M training



p. Electrical

- i. The estimate includes all material and labor for the electrical scope of work identified on the plans.
- ii. Feeders:
 1. Electrical feeders are included as Aluminum.
 2. Primary Conduit only
 3. Generator per schedule
 4. Light fixture package is included as specified.
 5. Fire alarm system as indicated on electrical drawings.
 6. Attic stock, excluding lamps, diffusers and lenses, and globes and guards
- iii. Temporary light fixtures from Addendum 3
- iv. Long Lead-Time Items
 1. Switchgear: approximately 16-20 weeks
 2. Generator: 69 weeks

Alternates and Optional Adds

1. **ALT 1:** Double-roll motorized blackout roller shades at boardroom/training room interior glass: **Add \$2,250.**
2. **ALT 2:** In lieu of Sealed Concrete in lobby, corridors, CEO Office Suites 166 and 167, and Breakroom, furnish and install Daltile Archaia Glazed Porcelain Tiles: **Add \$45,100.**
3. **ALT 3:** Delete 3M Privacy Film at ST-3 and ST-4: **Deduct \$1,000.**
4. **ALT 4:** Furnish and install Carlisle .060 TPO fully adhered in lieu of Carlisle .060 KEE PVC: **Deduct \$70,000.**
5. **ALT 5:** The drawing calls for CPVC for water pipe while the project manual specifies Type L copper. This proposal uses CPVC. If copper water pipe must be used for the domestic system **add \$40,000.00.**

Allowances included in the estimate

1. Hardware for cabinetry was not specified. An allowance for Berenson 9009-4BPN-P brushed nickel square pulls for **\$1,175** is included.
2. There were no details for the "SPHA" lettering shown on the receptionist desk. This proposal includes **an allowance of \$1,500** for this lettering.
3. No details for exterior dimensional signage. This proposal includes **an allowance of \$3,500** for exterior signage per the project manual notes.
4. No details for interior signs were provided in the drawings. This proposal **includes an allowance of \$5,200** for interior room identification and code minimum signage.
5. Permit fees are included as **an allowance of \$33,000.**



6. Existing slab penetrations were not specified in the revised structurals. **An allowance of \$12,500** is included to infill and level penetrations on all floors.
7. Structural documents were missing sufficient information to accurately price the replacement metal deck on the roof. This proposal contains **an allowance of \$248,000** for replacement metal deck material, approximately 19,500 square feet.
8. The existing thickness of LWIC at the roof deck is unknown. This proposal includes **an allowance of \$88,500** to install 3" of LWIC at Type B and Type C on sheet S-202.
9. **\$35,000** allowance for plumbing existing conditions per sheet P-000.

Trade-Specific Project Exclusions:

- Natural gas service and connection to generator excluded, not shown on plans.
- Per RFI response #3, low voltage is excluded.
- Threshold inspection
- The proposal includes testing for mold throughout the entire building. Since it is unknown if remediation will be required and on which floors and square-foot quantity, remediation cannot be accurately priced and is specifically excluded.
- Fire Extinguishers at Phase II areas not indicated on LS plan and are excluded.
- Landscaping and site improvements, including pavement, excluded.
- TVs are not included in the equipment schedule and are excluded.
- Attic stock of roller shades per RFI response #11.
- Furniture excluded per notes on A-920: part of a separate FF&E package
- Furnishing owner-provided equipment detailed on the A-930 equipment schedule is excluded
- Any scope related to the elevators is excluded.
- Detail 2/A-120 instructs the GC to assess existing fireproofing on structural columns and patch and repair if damaged. However, this inspection was not possible during the site visit and the scope is not specified on the drawings, so it cannot be accurately priced. Patch and repair of spray fireproofing is excluded in this proposal. It is possible that, following demolition, all structural steel columns at both Phase I and Phase II locations will require P&R to obtain a CO.
- Asbestos abatement and mold remediation are excluded

General Exclusions:

- Builders Risk Insurance.
- Impact fees.
- Threshold Inspection Fees.
- All other 3rd party building inspections.
- Vibration Reduction monitoring. Thresholds not specified.



- Seismic related work including seismic monitoring is excluded.
- Utility Standards Not Shown or Coordinated within the Drawings.
- Permanent Utility Account Set-up, Connection Engineering Design Coordination.
- Window Washing Anchors
- Structure not shown on structural plans.
- Excludes signage artwork, life safety evacuation route signage content.
- Solid Waste Equipment.
- Parking control equipment
- FF&E installation and any repair work after FF&E any installation
- Any blocking FF&E
- Temporary Cooling or HVAC maintenance.
- 3rd party testing including any compatibility testing, field testing, preconstruction testing, quality control testing, specialized voltage testing, roof flood testing, WP deck testing, window testing (pressure spray). HVAC test and balance is included.
- Seismic restraints.
- All Ansul installation and testing with Fire Marshall.
- LEED Certification.
- DDC or BMS not identified and is excluded.
- Furnish and install Insulation at cold water line.
- Gas connection and piping not identified and is excluded.
- Sub metering
- Temporary construction security surveillance, recording, set up and monitoring.
- Communication system including fiber, Cat6, RG6 Coaxial cable, media cabinet connection and equipment.
- Building standards not shown on plans excluded.
- Our estimate is based on Florida construction practices. Any deviation from standard local practice is excluded.
- LEMA has no money in the construction budget for expedited deliveries, warehousing, and offsite parking.
- Material price escalations are excluded from the current estimate.
- LEMA pricing is valid for 30 days



Once again, thank you for this opportunity to provide this pricing. Should you have any questions, comments, or concerns, please contact the undersigned.

With Warmest Regards,



Michael Grubb
LEMA Construction



Ed White Building Renovations Phase I Schedule Narrative

Per the IFB, the contract length is 270 days following the notice to proceed date of August 24, 2023, giving a project end date and owner turnover date of June 15, 2024. This timeline is completely feasible given the scope of work. However, it may not be possible given the lead time of the specified generator. Estimates of procurement lead time vary between 60 and 80 weeks. It is most likely not possible to locate an alternative generator option with a shorter lead time. Subsequently, we are submitting two schedules.

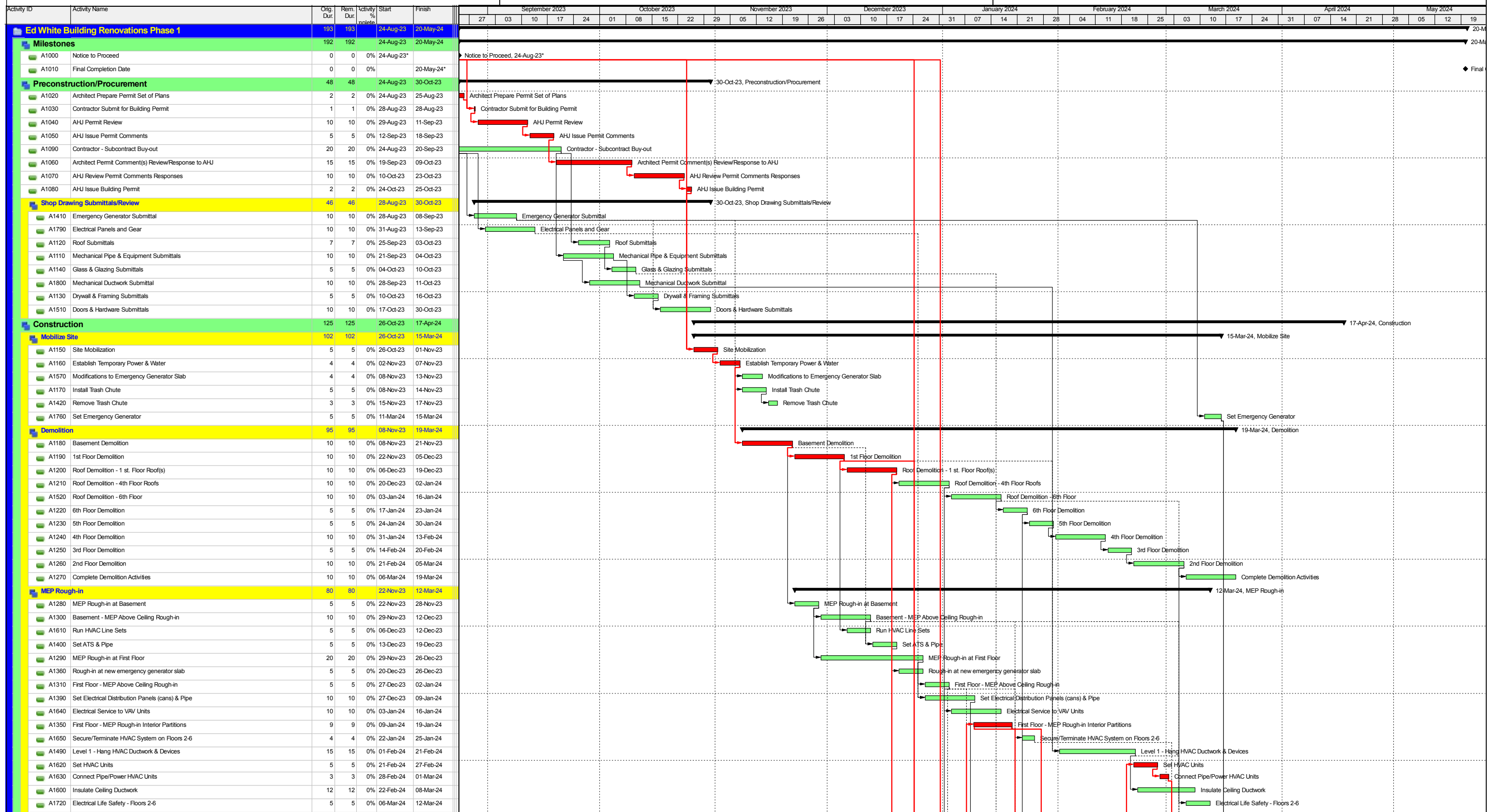
Version One: 26-Week Lead Time

This schedule represents the lead time that would be required to make the 270-day schedule requirement. If it were possible to procure a generator and related switchgear in 26 weeks, the deadline could be met.

Version Two: 60-Week Lead Time

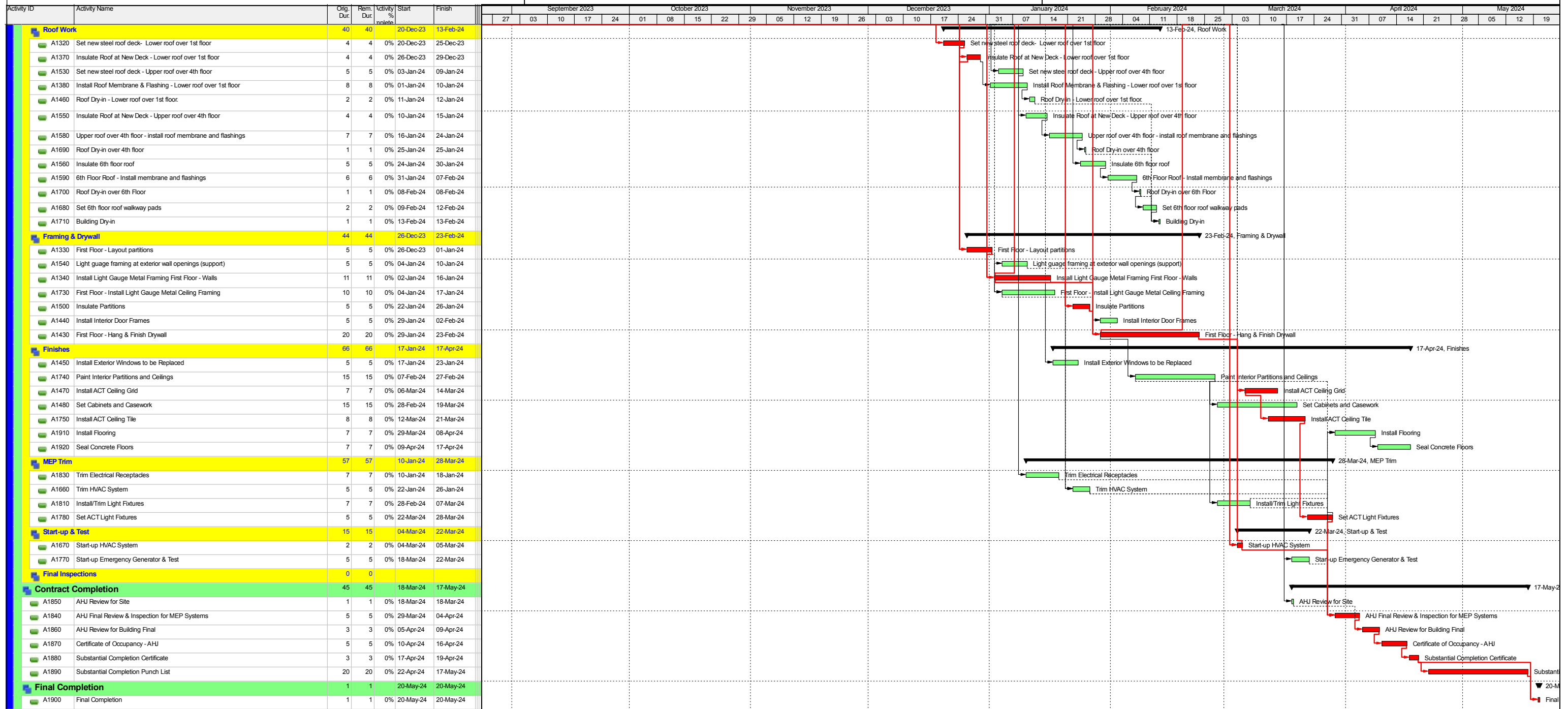
This schedule represents a more accurate reflection of project completion given the longer lead time.

Ultimately, the final schedule will be revised based upon actual lead time at the time of contract/procurement. Switchgear and the generator could cause significant delays and should be released as early as possible.

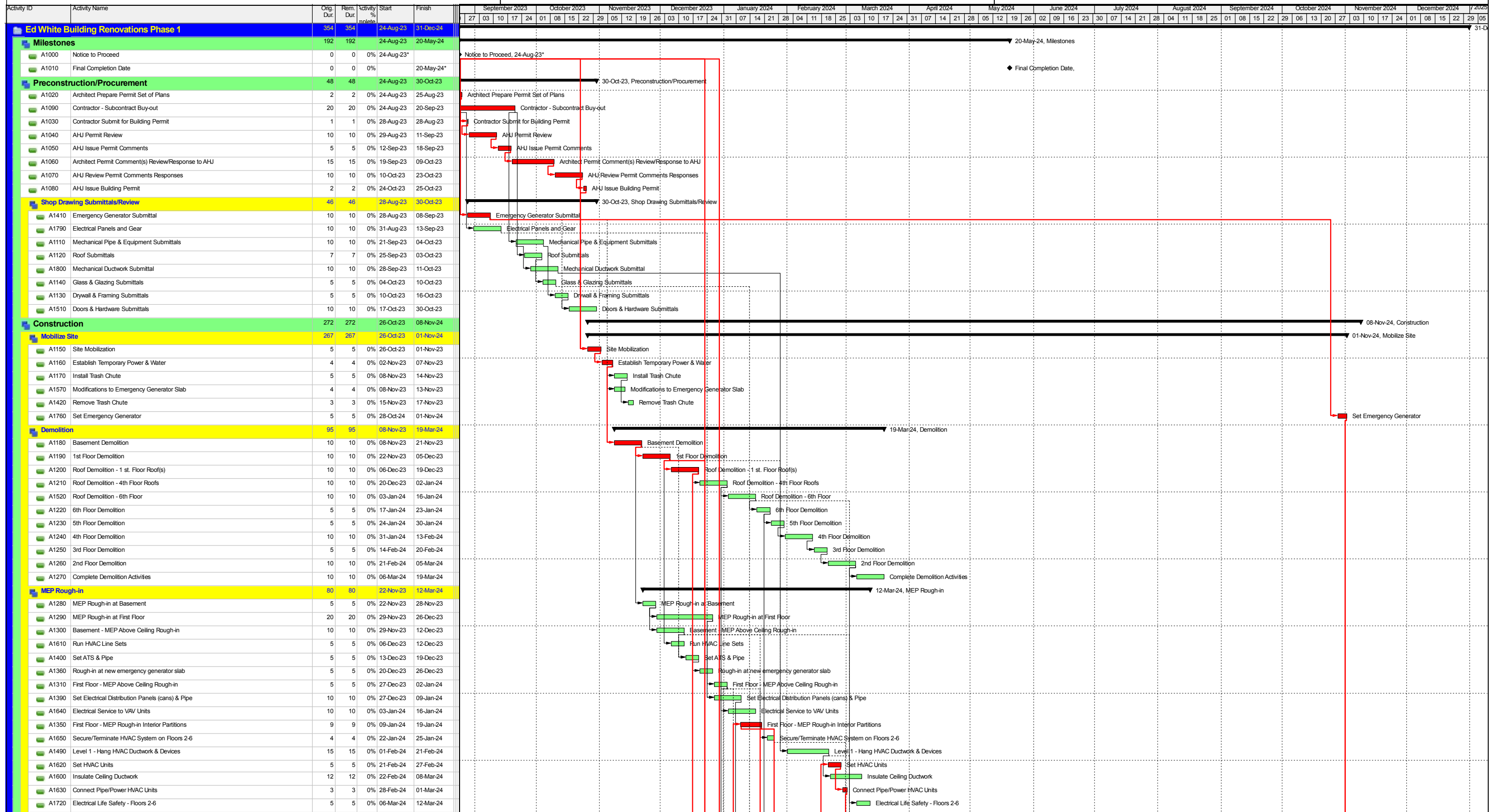


█ Actual Level of Effort
 █ Remaining Work
 █ Critical Remaining Work
 ◆ Milestone
 ◆ summary



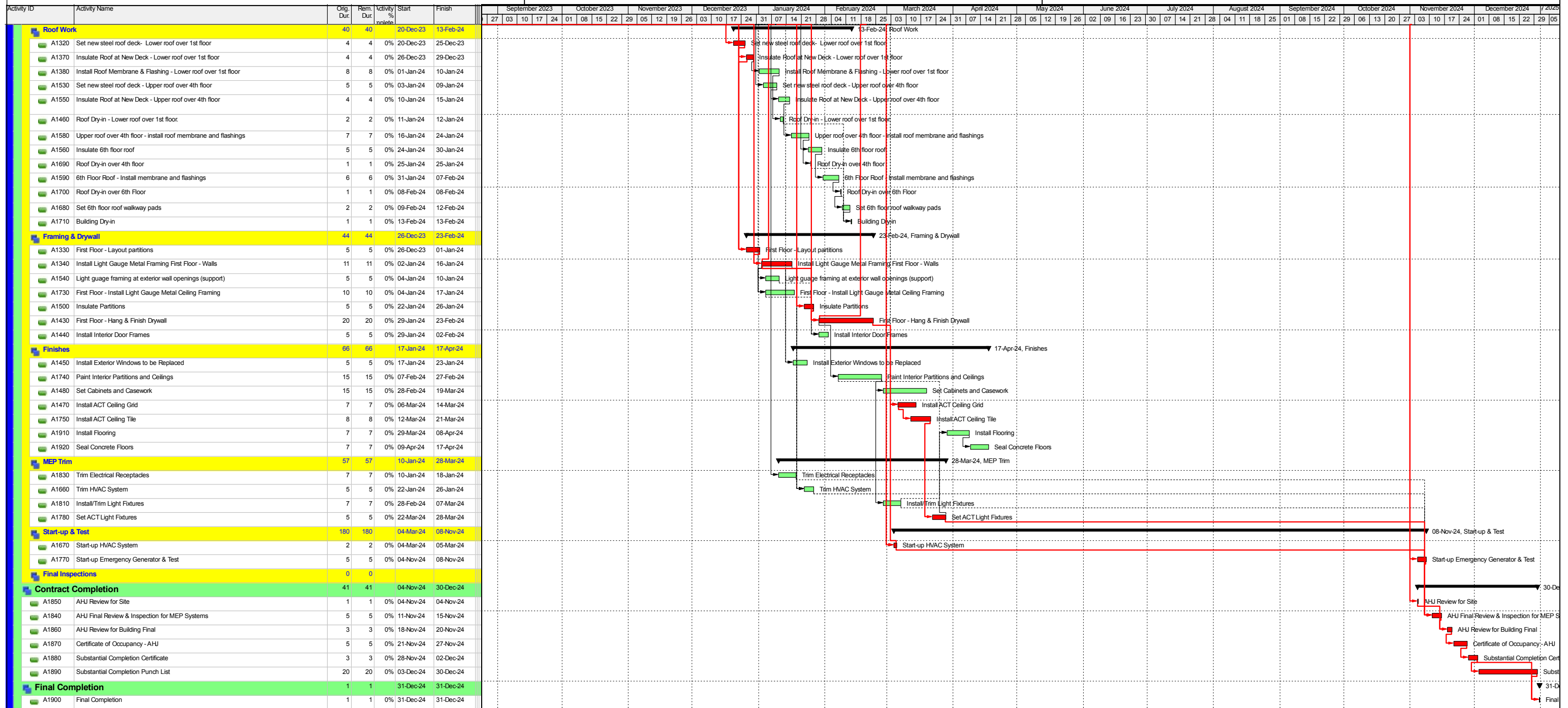


█ Actual Level of Effort
 █ Remaining Work
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█ Actual Work
 █ Critical Remaining Work
 ⇨ summary



█ Actual Level of Effort
 █ Remaining Work
 █ Critical Remaining Work
 ◆ Milestone
 ◆ summary





█ Actual Level of Effort
 █ Remaining Work
 █ Critical Remaining Work
 ◆ Milestone
 ─ summary

SECTION 2

5% Bid Bond

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

LEMA Construction & Developers, Inc.
1631 Commerce Ave. No.
St. Petersburg, FL 33716

SURETY:

(Name, legal status and principal place of business)

Swiss Re Corporate Solutions America Insurance Corporation

1200 Main Street, Suite 800
Kansas City, MO 64105
Mailing Address for Notices
Same As Above

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)

St. Petersburg Housing Authority
2001 Gandy Boulevard North
St. Petersburg, FL 33702

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Ed White Building Renovations Phase 1/ Bid # 23-003-B/ 2331 9th Avenue North, St. Petersburg, FL 33713

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of August, 2023.




(Witness) MARSHALL S. HOWARD

LEMA Construction & Developers, Inc.

(Principal) (Seal)

By: 

(Title) CEO



(Witness) Margaret A. Schulz

Swiss Re Corporate Solutions America Insurance Corporation

(Surety) (Seal)

By: 

(Title) Kevin Wojtowicz, Attorney-in-Fact
& FL Licensed Agent

CERTIFIED COPY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

Kevin Wojtowicz and Edwin Turner Collins IV

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of One Hundred Million Dollars (\$100,000,000). Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary. This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24th day of September, 2021.



By: Michael G. Kerner, President
Attest: Ignacio Rivera, Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24th day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.



Jillian Sanfilippo, Notary Public, State of New Jersey, My Commission Expires February 8, 2026

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

- 1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

- 4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 3rd day of August, 2023.



AMERICAN ALTERNATIVE INSURANCE CORPORATION

Signature of Ignacio Rivera, Deputy General Counsel & Secretary, dated Sep 24, 2021 16:06 EDT

SECTION 3

Bidder's Qualifications Profile Information

EXHIBIT B

Profile of Firm & Bidders Information Sheet

**Invitation for Bids (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Certified by: _____

(NOTE: A CERTIFICATION OR NUMBER NOT REQUIRED TO BID – ENTER IF AVAILABLE)

- (7) Federal Tax ID No. 13-4311568
DUNS No. 826887809
- (8) Florida Business License No. P05000126305 State Florida
- (9) General Liability Insurance Carrier: Continental Casualty Company
Policy No. 6071849899 Expiration Date 07/25/2024
- (10) Worker's Compensation Insurance Carrier: American Builders Insurance Company
Policy No. WCV023063906 Expiration Date 01/26/2024
- (11) Professional Liability Insurance Carrier: _____
Policy No. _____ Expiration Date _____
- (12) **Debarred Statement:** Has this firm or any principal(s) ever been debarred from provided any services by the Federal Government, any state government, the State of Florida, or any local government agency within or without the State of Florida? Yes No
If "Yes" please attach a full detailed explanation, including dates, circumstances and current status.
- (13) **Disclosure Statement:** Does this firm or any principals thereof have any current past personal or professional relationship with any Commissioner or Officer of SPHA? Yes No
If "Yes" please attach a full detailed explanation, including dates, circumstances and current status.
- (14) **Non-Collusive Affidavit:** The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said respondent entity has not colluded, conspired, connived or agreed, directly or indirectly, with any respondent or person to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any person, to fix the proposal price of affiant or of any other respondent or proposer, to fix overhead, profit or cost elements of said proposal price, or that any other respondent or proposer, or to secure any advantage against the Housing Authority or any person interested in the proposed contract; and that all statements in said proposal are true.
- (15) **Verification Statement:** The undersigned respondent hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if SPHA discovers that any information entered herein if false, that shall entitle SPHA to not consider nor make or to cancel any award with the undersigned party.
- (16) I have read and understand the requirements for the Invitation for Bids.
- (17) That all work will be permitted with the municipality and completed according to its rules and regulations.

**Invitation for Bids (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

- (18) I will comply with the regulatory requirements in the General Requirements (HUD form 5370).
- (19) I understand that this project requires the payment of prevailing wages and benefits in accordance with the Davis-Bacon Act, and will submit all appropriate documentation with all invoices for payment.
- (20) I will comply with the Supplementary Instructions to Bidders “Contractor Requirements for Federally Assisted Projects.”
- (21) Prior to contract, I will be required to submit certification of appropriate insurance and provide an IRS form W-9 to the Housing Authority of the City of St. Petersburg (SPHA).
- (22) I have read the form HUD 5369-B “Instructions to Offerors”.
- (23) That the Housing Authority of the City of St. Petersburg (SPHA) reserves the right not to award a contract to any firm or person with a history of poor performance on projects performed for SPHA or for others at the sole opinion and discretion of SPHA.
- (24) That the Housing Authority of the City of St. Petersburg (SPHA) will not contract with any firm or person that is listed on federal debarment lists.
- (25) That any costs and fees associated with the presentation of a proposal are borne solely by the bidder.
- (26) Bids exceeding \$50,000 require that I provide a bid bond.
- (27) Bids exceeding \$100,000 require that I provide a bid guarantee, and performance and payment bonds.

SIGNED, SEALED AND DELIVERED

This 3rd day of August, 2023.

Johnathan Stanton
(Printed or Typed Name)

Principal

[Signature]
(Signature and Date)

Marshall Shepherd
(Printed or Typed Name)

Witness

[Signature] 8/3/23
(Signature and Date)

Subscribed and sworn before me this 3rd day of August, 2023.

Florida
STATE OF

Hailey Dalton
NOTARY PUBLIC



HAILEY DALTON
Commission # HH 198846
Expires November 15, 2025
Bonded Thru Budget Notary Services

My commission expires November, 2025.

Personally Known OR Produced Identification _____ (TYPE)

Proposer's Information Form

PROPOSER (please print):

Name: LEMA Construction, Inc.

Address: 1631 Commerce Ave N, St Petersburg FL 33716

Telephone: (727) 563-0298

Fax: _____

Contact person, title, email, telephone and email: Johnathan Stanton, CEO
johnathan@lemacon.com, (727) 563-0298 Ext 221

Proposer, if selected, intends to carry on the business as (check one):

Individual

Partnership

Joint Venture

Corporation

When incorporated? 09/13/2005

In what state? Florida

Please attach State Certification and W9 Taxpayer Identification Number and Certification

PROPOSER'S SIGNATURE

No proposal shall be accepted which has not been signed in ink in the appropriate space below:

By signing below, the submission of a proposal shall be deemed a representation and certification by the Proposer that they have investigated all aspects of the RFP, that they are aware of the applicable facts pertaining to the RFP process, its procedures and requirements, and they have read and understand the RFP. No request for modification of the proposal shall be considered after its submission on the grounds that the Proposer was not fully informed as to any fact or condition.

If Proposer is **INDIVIDUAL**, sign here:

Proposer's Signature: _____

Proposer's typed name and title: _____

Date: _____

If Proposer is **PARTNERSHIP** or **JOINT VENTURE**; at least two (2) Associates shall sign here: Partnership Joint Venture

Venture Name (type or print): _____

Member of Partnership/Joint Venture Signature

Member of Partnership/Joint Venture Signature

Date: _____

Date: _____

St. Petersburg Housing Authority

If Proposer is a **CORPORATION**, the duly authorized officer shall sign as follows:

The undersigned certify that he/she is respectively:

Johnathan Stanton and

Title: Chief Executive Officer

Signature:  _____

Date: August 3rd, 2023

Of the corporation named below; that they are designated to sign the Proposal Cost Form by resolution (attach a certified copy, with corporate seal, if applicable, notarized as to its authenticity or Secretary's certificate of authorization) for and on behalf of the below named CORPORATION, and that they are authorized to execute same for and on behalf of said CORPORATION.

LEMA Construction, Inc.

Corporation Name (type or print)

By: Johnathan Stanton

Title: Chief Executive Officer

Date: August 3rd, 2023

EXHIBIT C

Bidder's Compliance Statement

Invitation for Bid (IFB) Conditions to Bid – Construction Solicitation No. 23-003-B

COMPLIANCE STATEMENT

In compliance with the bid documents, the undersigned, in making this bid, represents the following: (Respondent is to initial each line item to certify agreement.)

Respondent's Initials

- J* 1. Respondent has read and understands the IFB documents, and respondent's response is made in accordance therewith;
- J* 2. Respondent has reviewed the Scope of Services subject IFB prepared by St. Petersburg Housing Authority (SPHA) and understands that it will apply to this IFB and his/her response is made in accordance therewith;
- JS* 3. Respondent has had the opportunity to familiarized himself/herself with the local conditions under which the services are to be performed and has correlated his/her observations with the requirements of the IFB documents;
- J* 4. Respondent agrees with the compensation to be paid based upon a firm-fixed cost.
- J* 5. Respondent has reviewed the SPHA policy on Section 3 compliance provided. All respondents will be required to demonstrate compliance with Section 3, to the greatest extent feasible, *if applicable*.
- J* 6. Respondent (contractor) agrees and understands that due to insurance purposes SPHA may require contractor to provide "take off" sheets. This will be at the request of insurance company only.

The Undersigned Respondent agrees to the following:

The undersigned certifies that he/she is authorized to execute agreements/contracts on behalf of the Bidder as legally named, that the Bidder's proposal is submitted in good faith without fraud or collusion with any other respondent, that the information indicated in the document is true and complete, and that the Proposal is made in full accord with State Law.

SIGNED, SEALED AND DELIVERED

This 3rd day of August , 20 23 .

 Johnathan Stanton
(Printed or Typed Name)
Principal
 [Signature]
(Signature and Date)

 Marshall Shepherd
(Printed or Typed Name)
Witness
 [Signature] 8/1/23
(Signature and Date)

Subscribed and sworn before me this 3rd day of August , 20 23 .

 Florida
STATE OF

 Hailey Dalton
NOTARY PUBLIC



HAILEY DALTON
Commission # HH 198846
Expires November 15, 2025
Bonded Thru Budget Notary Services

My commission expires November 15, 2025

Personally Known OR Produced Identification _____ (TYPE OF IDENTIFICATION)

EXHIBIT D

Bidder's Qualifications

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

BIDDER'S QUALIFICATIONS

This Bidder's Qualifications form will be used to evaluate contractor strength, stability and integrity as a business concern, including its record of compliance with labor, health and safety regulations. SPHA reserves the right to request additional information as needed to determine whether the business qualifies as a responsible bidder.

This Bidder's Qualifications form must be signed by the same person who signed the Bid Form.

Part 1. Contractor Information

Contractor Name: LEMA Construction, Inc.

(Enter legal name for contracting purposes)

Business Address: 1631 Commerce Ave N, St Petersburg FL 33716

Point of Contact: Johnathan Stanton

Title: Chief Executive Officer

Phone: (727) 563-0298

Email: johnathan@lemacon.com

Contractor License Number: CGC1523064

Classification(s): Class A

Per the solicitation, a license is not required for this project

Subcontractors:

No subcontractors will be employed on the project.

All subcontractors proposed for the project are identified on the attached List of Subcontractors; and have been confirmed as being licensed and registered per the solicitation requirements.

Insurance.

The undersigned acknowledges the business carries the insurance coverages identified in the solicitation.

Bonding Capacity.

The undersigned acknowledges the business has sufficient bonding capacity to post payment and performance bonds equal to the 100% of value of the bid.

City of St. Petersburg Business Tax Registration Certificate:

The business has a valid St. Petersburg Business Tax Registration Certificate No. 71715.

The business does not currently hold a valid St. Petersburg Business Tax Registration Certificate. If awarded the contract, the undersigned certifies the business will immediately register for a Business Tax Registration Certificate, if said Certificate is required to perform the Work.

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Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B

Part 2. Contractor Responsibility

1. How many years have you been in business in Florida as a licensed contractor under your present business name and license number? Eighteen (18) Years
2. At any time in the last five (5) years, has your business or any of your business's owners, officers or partners been in bankruptcy?
 No Yes – Identify who filed bankruptcy, and provide details, including year filed and case status.
3. Is your business currently a debtor in a bankruptcy case?
 No Yes – Indicate the year filed and the case status.
4. At any time in the last five years, has any license held by your business or its Responsible Managing Employee (RME) or Responsible Managing Officer (RMO) been revoked or suspended?
 No Yes – Identify whose license was revoked/suspended and provide details, including when the action was taken and current license status.
5. At any time in the last five (5) years, has any surety completed a contract on behalf of your business, or paid for completion of a project because your business was default terminated by the project owner?
 No Yes – Provide details concerning the project and default/termination.
6. At any time during the last five (5) years, has any surety made any payments on your business's behalf to satisfy any claim made against a performance or payment bond issued on your business's behalf in connection with your business's default on a project?
 No Yes – Provide details concerning the project and the surety's action.
7. At any time in the last five (5) years, has your business been assessed liquidated damages under a contract with either a public or private owner?
 No Yes – Identify the public agency / private owner and describe the underlying facts.
8. At any time in the last five years, has your business, or any business with which any of your business's owners, officers or partners was associated as an owner, partner or officer, been debarred, disqualified, removed or otherwise prevented from bidding on, or competing for, any government agency contract or public works project for any reason?
 No Yes – Indicate who was subject to the action, and provide details concerning the action, including the current status.
9. At any time in the last five years, has your business been denied a contract award by a public agency based on a finding that your business was not a responsible bidder?
 No Yes – Identify the public agency and describe the underlying facts.
10. Has your business, or any of its owners, officers, or partners ever been found liable in a civil suit, or found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity?
 No Yes – Identify the person subject to the action and describe the underlying facts.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

11. Has your business, or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction activities?
 No Yes – Identify the person subject to the action and describe the underlying facts.
12. At any time during the last five (5) years, has your business, or any of its owners or officers been convicted of a state or federal crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?
 No Yes – Identify the person subject to the action and describe the underlying facts.
13. Has your business or any of its owners, officers or partners ever been convicted of a state or federal crime of fraud, theft, or any other act of dishonesty?
 No Yes – Identify the person subject to the action and describe the underlying facts.
14. At any time during the last five (5) years, has the U.S. Department of Labor's Occupational Safety and Health Administration (OSHA) cited and assessed penalties against your business? [NOTE: You do not need to include such information if you have filed an appeal of a citation and the Federal OSHA Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending.]
 No Yes – Provide details concerning the violation, penalties paid and corrective actions the business took to avoid future violations, if applicable.
15. At any time during the last five (5) years, has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either your business or the owner of a project on which your business was the prime contractor? [NOTE: You do not need to include such information if you have filed an appeal of a citation and the appeals board has not yet ruled on your appeal, or if there is a court appeal pending.]
 No Yes – Provide details concerning the violation, penalties paid and corrective actions the business took to avoid future violations, if applicable.
16. At any time during the last five (5) years, has there been more than one occasion in which the Department of Labor has penalized your business or required your business to pay back wages for failure to comply with the state's prevailing wage laws or federal Davis-Bacon prevailing wage requirements? [NOTE: This question refers only to your own business's violation of prevailing wage laws, not to subcontractor violations of the prevailing wage laws.]
 No Yes – Provide details concerning each violation, including penalties paid and corrective actions the business took to avoid future violations, if applicable.

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 3. Contractor Diversity Outreach Efforts

In compliance with applicable laws, executive orders, rules and regulations, SPHA requires vendors, contractors, and/or proposers, regardless of their business certification status, undertake good faith efforts to ensure that Minority Business Enterprises, Woman Business Enterprises and Small Businesses are provided opportunities to contract with SPHA for the delivery of goods and services to the extent possible.

Please complete the following section concerning your business’s good faith efforts to provide contracting opportunities to MBE/WBE/SBE businesses. SPHA reserves the right to request evidence of the efforts described herein.

1. Identified Bid/Proposal Items

- We identified specific items in the bid/proposal to be performed or procured from MBE/WBE/SBE businesses.
- We did not identify such items.

2. Advertisement

- We advertised for bids/proposals from interested MBE/WBE/SBE businesses in more than one daily or weekly newspaper, trade association publications, minority or trade oriented publications, trade journals, internet, social media and/or other media. [Attach proof of advertisement to receive points if applicable to the solicitation].
- We did not advertise for bids from MBE/WBE/SBE businesses.

3. Written Notice

- We provided written notice of our interest in bidding and requested assistance from organizations that provide assistance in the recruitment and placement of MBE/WBE/SBE and other business enterprises.
- We did not provide such written notice.

4. Participation

- We directly solicited MBE/WBE/SBE businesses that have agreed to participate in this contract if awarded (complete the table below).

MBE/WBE/SBE Business Name	Business Classifications	Trade	Subcontract Amount
Fire Safety Inc.	SBE	Fire Protection	\$440,100
Agulla Electrical	MBE	Electrician	\$1,240,341
Star Quality, LLC	MBE	Millwork	\$85,900

- We did not obtain participation by MBE/WBE/SBE businesses.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

5. Negotiations

We negotiated in good-faith with interested MBE/WBE/SBE businesses and did not unjustifiably reject bids prepared by any such business.

We did not engage in such negotiations.

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. Project Experience – Prime Contractor

Prime Contractor's Name: LEMA Construction, Inc.

Incomplete project descriptions will not be considered towards satisfying this requirement. Contact information must be current and project information verifiable.

Use this space to identify the oldest listed project. For IFBs for which five years' experience is required, the completion date for this project should date back to January 2018.

Start Date: November 2017 Completion Date: September 2018

¹Agency/Company Name:
John Hopkins All Childrens hospital

Contact Person: James Jackson Title: Director of Design and Facilites

Business Address: 501 6th Ave S, St. Petersburg, FL 33701

Phone: (813) 679-4654 Email: jakfam6@msn.com

Contract Amount \$ \$4.8 million Prime Contractor Subcontractor

Describe project, providing details that demonstrate how the listed project is similar in character and scope to the subject project:

Complete renovation of an 60,814 sf existing 4-story medical office facility. All new building-wide mechanical, electrical, and plumbing systems; interior demolition and new build-out, new roofing, windows and exterior paint. Also, included an added fire sprinkler pump and enclosure addition and installation of roof top photo-voltaic system. Fast-tracked schedule with on-time completion, owner-occupied while each floor was completed.

Check applicable box regarding wage requirements:

State Prevailing Wages Davis-Bacon Wages Wage requirements not applicable

Contractor must list at least two (2) other projects for which you are listed as the Prime Contractor.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Start Date: October 2019 Completion Date: April 2020

²Agency/Company Name: New Advantage Corp (NAC)

Contact Person: John Connolly Title: Chief Executive Officer

Business Address: 1790 Commerce Ave. N., St. Petersburg, FL 33716

Phone: (727) 946-0094 Email: john.connolly@newadvg.com

Contract Amount \$ 3.6 million Prime Contractor Subcontractor

Describe project, providing details that demonstrate how the listed project is similar in character and scope to the subject project:

~~The completed construction design-build project features a two-story, 60,000 square feet office and warehouse facility. Noteworthy improvements include upgraded flooring, paint, cabinets, mechanical systems, and electrical systems. Key elements incorporated were a resilient tilt-up concrete shell, split face veneer masonry, structural steel floor and roof system, glass curtain wall and aluminum storefront, truck dock with a well, anti-static flooring, standby emergency generator, information technology room, and electronic badging system. The result is an outstanding facility that seamlessly combines functionality and aesthetics.~~

Check applicable box regarding wage requirements:

State Prevailing Wages Davis-Bacon Wages Wage requirements not applicable

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Start Date: July 2022 Completion Date: March 2023

³Agency/Company Name:
St Pete Police Athletic League

Contact Person: Heather Robb Title: Executive Director

Business Address: 1450 16th St N., St. Petersburg , Florida

Phone: (206) 356-6447 Email: hrobb@stpetepal.com

Contract Amount \$ 2.4 million Prime Contractor Subcontractor

Describe project, providing details that demonstrate how the listed project is similar in character and scope to the subject project:

THREE phase historical renovations St. Petersburg Police Athletic League (PAL). Phase 1 was the existing 48,000SF center gymnasium floor, paint, installation of new water drinking station, industrial awnings, and full men's and women's restroom renovations.

~~Phase 2 was renovation to interior classrooms consisting of replacement of window A/C units with forced air split system, floor finishes, suspended ceiling systems including lighting, doors, hardware, walls constructed of wood paneling with drywall, and painting of space.~~

Phase 3 in progress renovation to the entire exterior including landscaping.

Check applicable box regarding wage requirements:

State Prevailing Wages Davis-Bacon Wages Wage requirements not applicable

Submit additional forms as needed.

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: AFA Protective Systems, Inc

Contact Person: William Hough Title: Systems Consultant

Business Address: 11108 Challenger Ave New Port Richey, FL 33556

Phone: (727) 556-2905 Email: whough@afap.com

Trade performed on the Project: Div 16 - Fire Alarm Contract Sum: \$41,500

License/Certification Type: Certified Alarm System Contractor I

License/Certification No(s): EF20001032

Expires: 8/31/2024

Subcontractor

²Company Name: Aguila Electrical

Contact Person: Pedro Sandelis Title: Estimator

Business Address: 5708 N 56th St, Tampa, FL 33610

Phone: (813) 515-6999 Email: estimating@aguilaelectrical.com

Trade performed on the Project: Div 16 - Electrical Contract Sum: \$1,240,341

License/Certification Type: Registered Electircal Contractor

License/Certification No(s): ER13012875

Expires: 8/31/2024

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor	
¹ Company Name: <u>Bentzel Mechanical</u>	
Contact Person: <u>Jim Grumblatt</u>	Title: <u>Project Manager</u>
Business Address: <u>12001 31st Ct N, St Petersburg, FL 33716</u>	
Phone: <u>(727) 572-7767</u>	Email: <u>jgrumblatt@bentzelmechanical.com</u>
Trade performed on the Project: <u>Div 15 - HVAC</u>	Contract Sum: <u>\$996,000</u>
License/Certification Type: <u>Certified Mechanical Contractor</u>	
License/Certification No(s): <u>CMC1249611</u>	
Expires: <u>8/31/2024</u>	

Subcontractor	
² Company Name: <u>CPR Construction Cleaning Tampa</u>	
Contact Person: <u>Maurice Wasserman</u>	Title: <u>Vice President</u>
Business Address: <u>7602 Louisiana Ave, Tampa, FL 33615</u>	
Phone: <u>(813) 546-0070</u>	Email: <u>maurice.wasserman@cprclean.com</u>
Trade performed on the Project: <u>Cleaning</u>	Contract Sum: <u>\$13,880</u>
License/Certification Type: <u>NA</u>	
License/Certification No(s): <u>NA</u>	
Expires: <u>NA</u>	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: D C Inc. Portable Welding & Fabrication

Contact Person: Zachary Martin Title: Owner

Business Address: 5950 HWY 17 S, Bartow, FL 33830

Phone: (863) 632-3663 Email: dcincbyzach@gmail.com

Trade performed on the Project: Division 5 - Steel Erection Contract Sum: \$175,000

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Subcontractor

²Company Name: DHC Construction Services

Contact Person: Alex Post Title: Estimator

Business Address: 3307 US-19, Holiday, FL 34691

Phone: (727) 738-4227 Email: estimating@dhcdemo.com

Trade performed on the Project: Div 2 - Selective Demo Contract Sum: \$525,355

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor	
¹ Company Name: <u>Famous Tate</u>	
Contact Person: <u>Shawn Jolly</u>	Title: <u>Estimator</u>
Business Address: <u>1015 E Brandon Blvd, Brandon, FL 33511</u>	
Phone: <u>(813) 684-6860</u>	Email: <u>sjolly@famoustate.com</u>
Trade performed on the Project: <u>Division 11 - Appliances</u>	Contract Sum: <u>\$7,740</u>
License/Certification Type: <u>NA</u>	
License/Certification No(s): <u>NA</u>	
Expires: <u>NA</u>	

Subcontractor	
² Company Name: <u>Fire Safety Inc.</u>	
Contact Person: <u>Duane Barry</u>	Title: <u>Estimator</u>
Business Address: <u>PO Box 17371, Clearwater, FL 33762</u>	
Phone: <u>(727) 523-1843</u>	Email: <u>duane.berry@firesafety-inc.com</u>
Trade performed on the Project: <u>Div 15 - Fire Protection</u>	Contract Sum: <u>\$440,100</u>
License/Certification Type: <u>Certificate of Competency</u>	
License/Certification No(s): <u>756754-0001-2002</u>	
Expires: <u>6/30/2024</u>	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: Fire-Seal, LLC

Contact Person: Melissa Naquin

Title: Estimator

Business Address: 850 Science Blvd, Gahanna, OH 43230

Phone: (504) 473-1368

Email: mnaquin@fireseal-llc.com

Trade performed on the Project: Div 7 - Joint Sealant & Fireproofing Contract Sum: \$28,167

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Subcontractor

²Company Name: FloriCrete

Contact Person: Wally Behrendt

Title: Division Manager

Business Address: 8811 Maislin Dr, Tampa, FL 33637

Phone: (813) 229-8477

Email: wallyb@floricrete.com

Trade performed on the Project: Div 3 - LWIC

Contract Sum: \$88,500

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: Ganster & Company

Contact Person: Amy Vanover

Title: VP of Estimating

Business Address: 6768 56th Ave N, St Petersburg, FL 33709

Phone: (727) 544-1088

Email: gansterandcompany@gmail.com

Trade performed on the Project: Div 9 - Paint

Contract Sum: \$96,150

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Subcontractor

²Company Name: Hanlon Acoustical Ceilings

Contact Person: Mat Wright

Title: Senior Estimator

Business Address: 3350 Buschwood Park Dr, Ste 160. Tampa, FL 33618

Phone: (813) 930-0023

Email: mat.wright@hanlonceilings.com

Trade performed on the Project: Div 9 - ACT

Contract Sum: \$67,510

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: Integrated Doors Systems

Contact Person: Frank Greene

Title: Estimator

Business Address: 1602 E Alsobrook St, Plant City, FL 33563

Phone: (813) 759-4300

Email: fgreene@integrateddoors.com

Trade performed on the Project: Div 8 - Doors

Contract Sum: \$156,465

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Subcontractor

²Company Name: James Blinds

Contact Person: Dustin Warnock

Title: Estimator

Business Address: 820 Stairway Lane, St Cloud, FL 34769

Phone: (614) 291-4621

Email: dustin@jamesblinds.com

Trade performed on the Project: Div 12 - Roller Shades

Contract Sum: \$16,000

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: Legends Plumbing

Contact Person: Mike Stone Title: Estimator

Business Address: 9401 Sun Isle Dr NE, St Petersburg, FL 33702

Phone: (727) 492-5007 Email: lplestimating@gmail.com

Trade performed on the Project: Div 15 - Plumbing Contract Sum: \$141,500

License/Certification Type: Certified Plumbing Contractor

License/Certification No(s): CFC1425914

Expires: 8/31/2024

Subcontractor

²Company Name: Mardale Specialties Direct

Contact Person: Michael Cooper Title: Estimator

Business Address: 14038 63rd Way N, Clearwater, FL 33760

Phone: (727) 772-8099 Email: mcooper@specialtiesdirect.com

Trade performed on the Project: Div 10 Bathroom Accessories Contract Sum: \$17,000

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: Precision Service & Installation, LLC

Contact Person: Brian Hartman Title: Estimator

Business Address: 11911 Curley St, San Antonio, FL 33576

Phone: (407) 392-1314 Email: bhartman@psicrew.com

Trade performed on the Project: Div 10 - Folding Acoustical Partition Contract Sum: \$34,000

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Subcontractor

²Company Name: Restoration Construction Team

Contact Person: Eric Kelty Title: Estimator

Business Address: 310 E Harrison St, Tampa, FL 33602

Phone: (754) 422-7111 Email: ekelty@rct24.com

Trade performed on the Project: Div 9 - Drywall Contract Sum: \$520,350

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: Roofing & Renovation of Florida, LLC

Contact Person: Zach Robbins

Title: Project Manager

Business Address: 3937 Aquilla Dr, Lakeland, FL 33810

Phone: (239) 887-8824

Email: zrroflc@gmail.com

Trade performed on the Project: Div 7 - Roofing

Contract Sum: \$945,000

License/Certification Type: Certified Roofing Contractor

License/Certification No(s): CCC1329923

Expires: 8/31/2024

Subcontractor

²Company Name: Star Quality, LLC

Contact Person: Pete Valiente

Title: Estimator

Business Address: 4006 W Crest Ave, Tampa, FL 33614

Phone: (813) 875-9955

Email: pete@starqualityinc.com

Trade performed on the Project: Div 6 - Millwork

Contract Sum: \$85,900

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: LEMA Construction, Inc.

Subcontractor

¹Company Name: Storefronts of Florida

Contact Person: Naina Enikeeva

Title: Estimator

Business Address: 5543 Ashton Way, Sarasota, FL 34231

Phone: (941) 600-8151

Email: estimates@storefronts-of-florida.com

Trade performed on the Project: Div 8 - Storefront

Contract Sum: \$196,076

License/Certification Type: Certified Specialty Contractor

License/Certification No(s): SCC131152032

Expires: 8/31/2024

Subcontractor

²Company Name: Torres Total Flooring

Contact Person: Stephen Gaebel

Title: Estimator

Business Address: 4505 W Alva St, Tampa, FL 33614

Phone: (813) 512-7357

Email: stephen@torrestotalflooring.com

Trade performed on the Project: Div 9 - Flooring

Contract Sum: \$88,000

License/Certification Type: NA

License/Certification No(s): NA

Expires: NA

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

SIGNED, SEALED AND DELIVERED

This 3rd day of August 2023.

Johnathan Stanton
(Printed or Typed Name)

Principal


(Signature and Date)

Marshall Shepherd
(Printed or Typed Name)

Witness

 8/3/23
(Signature and Date)

Subscribed and sworn before me this 3rd day of August, 2023.

Florida
STATE OF

Hailey Dalton
NOTARY PUBLIC



HAILEY DALTON
Commission # HH 198846
Expires November 15, 2025
Bonded Thru Budget Notary Services

My commission expires November 15, 2025.

Personally Known

OR Produced Identification

_____ (TYPE OF IDENTIFICATION)

Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STANTON, JOHNATHAN MATTHEW

LEMA CONSTRUCTION, INC.
1631 COMMERCE AVE N
ST. PETERSBURG FL 33716

LICENSE NUMBER: CGC1523064

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>LEMA Construction, Inc.</p> <p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ </p> <p style="font-size: x-small;"> Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. </p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p style="font-size: x-small;">(Applies to accounts maintained outside the U.S.)</p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <p>1631 Commerce Avenue North</p> <p>6 City, state, and ZIP code</p> <p>Saint Petersburg, FL 33716</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
OR									
Employer identification number									
1	3	-	4	3	1	1	5	6	8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ <u>07/22/21</u>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. Individual. Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. Sole proprietor or single-member LLC. Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. Partnership, LLC that is not a single-member LLC, C corporation, or S corporation. Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. Other entities. Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. Disregarded entity. For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(ii)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your Individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ⁴
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/identitytheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.



**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

**ED WHITE BUILDING RENOVATIONS PHASE 1
FORM OF BID
GENERAL CONSTRUCTION**

Bid: (IFB) #SPHA 23-003-B

To: ST. PETERSBURG
HOUSING AUTHORITY
(Hereinafter called the "Authority")
2001 Gandy Blvd. NW
St. Petersburg, FL 33702

BIDDER: WJCREATE LLC
(Bidder Name)
132 Mirror Lake Dr N, Unit 301, St. Petersburg, FL 33701
(Business Address)
727-639-3714
(Telephone)
jcrum@wjcreate.com
(Email)

1. The undersigned Bidder, having visited the site, having become familiar with local conditions affecting the cost of the work, including all City of St. Petersburg and current code requirements, and having become familiar with the Invitation for Bids (the IFB) issued by the Authority, which consists of the following:

- . Project Manual, dated May 4, 2023 containing Bidding Requirements, Contract Forms, Conditions of the Contract, and Specifications
- . Project Drawings, dated: January 6, 2023
- . Addenda (if any) as enumerated in this Form of Bid

hereby proposes to provide all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required to construct and complete the General Construction Work as described in Document 23-003-B "Scope of Work" and as indicated in the Drawings and Specifications, for the following Firm Fixed Price:

Nine Million Seventy-Six Thousand Three Hundred Twelve Dollars Dollars (\$ 9,076,312)
(Insert Bid Price in words) *(Insert Bid Price in Figures)*

Bid Form – Schedule of Values and CPM Summary Project Schedule is attached.

2. Bid security is is not submitted with this bid.
(Check one)

Bid Security is in amount of:

5 % of the bid OR _____ Dollars (\$ _____)

Bid Security is in the form of:

Certified Check Bank Draft
 U.S. Govt. Bond Bid Bond

3. The Bidder hereby acknowledges receipt of the following Addenda, if any, as issued by the Authority:

Total number of Addenda 3 (if none, so state)

Addendum No. 1 dated 5/16/23 Addendum No. 3 dated 7/11/23

Addendum No. 2 dated 6/26/23 Addendum No. 4 dated 7/24/23

ASSUMPTIONS, QUALIFICATIONS, AND CLARIFICATIONS

SPHA 23-003-B
ED WHITE BUILDING RENOVATIONS PHASE 1
8/3/2023

General Items:

1. Payment & Performance Bond is included.
2. Builders Risk Insurance is included.
3. WJCreate plans to use the existing temporary fence. Rental and cost associated with the temporary fencing is not included.
4. We have included an allowance of \$35,000 for permit fees.
 - o This does not include/cover impact fees, utility set up fees or transportation.
5. Per the project specifications, asbestos testing and abatement is not included in this proposal.
6. Per the project specifications, mold testing and abatement is not included in this proposal.
7. Exterior site and landscape demolition is not included.
8. Demolition number is based upon use of at least one existing elevator. Elevator will be energized and used in maintenance mode. WJC has included an allowance of \$10,000 to activate and maintain the elevator.
9. Due to the lack of information on the drawings and unable to quantify the size and amount of open slab penetrations remaining from demolition; patch repair and leveling is not included.
10. Due to the lack of information on the drawings and unable to properly identify size and quantity of roof penetration repairs, we have excluded all roof penetration repairs, as detailed in the structural drawings.
11. Removal of existing duct work, ladders, antennas, mechanical equipment (besides exhaust fans), etc. on the existing roofs is not included.
12. Proposal does not include raising existing roof HVAC equipment to properly roof under existing equipment.
13. An allowance of \$5,000 for fire proofing to be re-applied in the 1st floor build-out area only. Unable to properly quantify until demolition is completed.
14. Proposal includes joint and sealants for new work only. Existing joints (removal and re-caulking) on exterior of the building is not included.
15. Since the condition of the existing slab is unknown, WJC cannot guarantee the appearance and final product of the sealed concrete floors.
16. The scope for exterior painting is not defined. Exterior painting is not included.
17. EFIS infill and work at new openings are per sheet A-301 only. EFIS repairs, crack repairs, or replacement on other locations of the building, are not included.
18. EFIS will be color matched as closely as possible. WJC cannot guarantee exact match due to the age of the existing EFIS.
19. Due to the unknow thickness of lightweight insulating concrete that is being removed down to the metal deck, our proposal assumes an average of 2" thickness on these roof sections.
20. Exterior sign is included.
21. Interior signs are included.
22. Due to the conflict between the drawings and specifications, all interior domestic water lines piping will be PVC, instead of copper. Using copper would be add of \$45,000.
23. Mechanical DDC controls are for the Ed White facility only. System will not tie into other St. Pete Housing Authority or City of St. Petersburg facilities.
24. Due to the volatility of the market, WJCreate reserves the right to be compensated for material increases. If a material increase occurs, WJCreate must provide notice of the material increase within seven (7) calendar days, with appropriate documentation to support the material increase. Material increases older than seven (7) calendar days will not be accepted.

ALLOWANCES INCLUDED in Base Bid:

- Fireproofing re-apply on 1st floor only – Allowance of \$5,000

IFB SPHA 23-003-B
Ed White Building Renovations - Phase 1
Bid Form - Schedule of Values

CSI Div	Description of Work	Quantity	Unit	Unit Cost	Total
Div 1	General Conditions	1	LSUM	\$564,640	\$564,640
	Out of Pocket (including permit fees)	1	LSUM	\$35,000	\$35,000
	Mobilization	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>
Div 2	Selective Demolition	1	LSUM	\$385,847	\$385,847
Div 3	Concrete	1	LSUM	\$8,209	\$8,209
Div 5	Misc. Steel	1	LSUM	\$0	\$0
Div 6	Rough Capentry	<i>Inc. in Div. 9</i>	<i>Inc. in Div. 9</i>	<i>Inc. in Div. 9</i>	<i>Inc. in Div. 9</i>
	Sheathing	1	LSUM	\$0	\$0
	Cabinetry	1	LSUM	\$85,983	\$85,983
Div 7	Waterproofing / Sealants	1	LSUM	\$15,825	\$15,825
	Fireproofing	1	LSUM	\$5,275	\$5,275
	EIFS	1	LSUM	\$15,034	\$15,034
	Insulation	1	LSUM	\$0	\$0
	Roofing	1	LSUM	\$2,268,250	\$2,268,250
Div 8	Doors and Frames	1	LSUM	\$112,224	\$112,224
	Door Hardware	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>
	Exterior Storefront	1	LSUM	\$163,059	\$163,059
	Access Doors and Frames	1	LSUM	\$0	\$0
Div 9	Interior Partitions	1	LSUM	\$615,448	\$615,448
	Tile	1	LSUM	\$84,664	\$84,664
	Carpet	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>
	Wall Base	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>
	Sealed Concrete	1	LSUM	\$41,291	\$41,291
	Paints/Coatings	1	LSUM	\$50,904	\$50,904
	Privacy Film	1	LSUM	\$10,550	\$10,550
	Ceilings	1	LSUM	\$71,223	\$71,223
Div 10	Signage	1	LSUM	\$19,423	\$19,423
	Demountable Partitions	1	LSUM	\$176,195	\$176,195
	Folding Panel Partitions	1	LSUM	\$31,566	\$31,566
	Toilet Accessories	1	LSUM	\$14,427	\$14,427
	Fire Extinguishers and Cabinets	1	LSUM	\$1,424	\$1,424
Div 11	Equipment/Appliances	1	LSUM	\$12,438	\$12,438
Div 12	Roller Shades	1	LSUM	\$16,769	\$16,769
Div 21	Fire Protection	1	LSUM	\$243,723	\$243,723
Div 22	Plumbing	1	LSUM	\$179,350	\$179,350
Div 23	HVAC	1	LSUM	\$872,722	\$872,722
Div 26	Electrical	1	LSUM	\$1,410,964	\$1,410,964
	Lighting	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>	<i>Inc. Above</i>
Div 28	Security/Fire Alarm	1	LSUM	\$51,168	\$51,168
	Miscellaneous	1	LSUM	\$0	\$0
				Cost Esimtate Subtotal:	\$7,563,594
				Contingency 20%:	\$1,512,719
				Cost Esimtate Total:	\$9,076,312

Alternates: No. 1: Roller Shades Double-roll
 No. 2: Porcelain Tile in lieu of sealed concrete
 No. 3: No privacy Film

Add \$ 16,584.23
 Add \$ 98,514.28
 Subtract \$ (8,403.00)

SPHA Ed White Interior Renovation - Phase 1

ID	Task Name	Duration	Start	Finish	3rd Quarter Jul	4th Quarter Aug	1st Quarter Sep	2nd Quarter Oct	3rd Quarter Nov	4th Quarter Dec	1st Quarter Jan	2nd Quarter Feb	3rd Quarter Mar	4th Quarter Apr
33	Pre-Construction Activities	95 days	Thu 8/3/23	Wed 12/13/23										
34	Project Award & Contract Negotiations	25 days	Thu 8/3/23	Wed 9/6/23										
35	Subcontractor Buyout	20 days	Thu 9/7/23	Wed 10/4/23										
37	Asbestos Testing & Abatement	25 days	Thu 9/7/23	Wed 10/11/23										
36	Material Procurement	40 days	Thu 10/19/23	Wed 12/13/23										
1	Demolition Activities	130 days	Thu 10/12/23	Wed 4/10/24										
7	1st Floor Demolition	20 days	Thu 10/12/23	Wed 11/8/23										
6	Basement Demolition & Code Min. Life Safety	20 days	Thu 11/9/23	Wed 12/6/23										
5	2nd Floor Demolition & Code Min. Life Safety	25 days	Thu 12/7/23	Wed 1/10/24										
4	3rd Floor Demolition & Code Min. Life Safety	25 days	Thu 1/11/24	Wed 2/14/24										
2	4th Floor Demolition & Code Min. Life Safety	20 days	Thu 2/15/24	Wed 3/13/24										
3	5th Floor Demolition & Code Min. Life Safety	20 days	Thu 3/14/24	Wed 4/10/24										
12	1st Floor Office Build-out Activities	140 days	Thu 11/9/23	Wed 5/22/24										
27	Underground Plumbing	5 days	Thu 11/9/23	Wed 11/15/23										
13	Concrete Pour Back of Plumbing	4 days	Thu 11/16/23	Tue 11/21/23										
26	Metal Wall Framing	25 days	Wed 11/22/23	Tue 12/26/23										
16	MEP Wall & Ceilings	30 days	Wed 12/6/23	Tue 1/16/24										

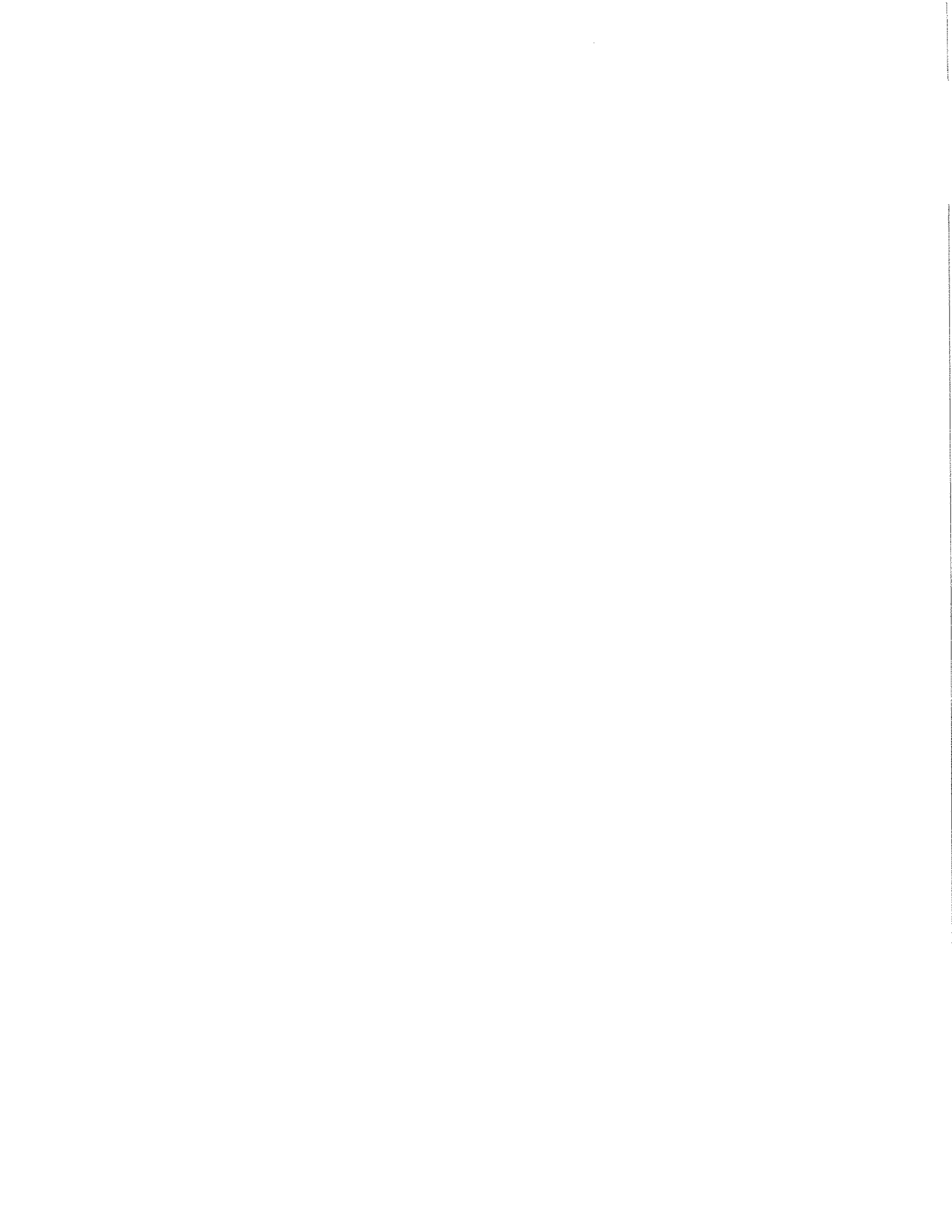
SPHA Ed White Interior Renovation - Phase 1

ID	Task Name	Duration	Start	Finish	3rd Quarter Jul-Aug-Sep	4th Quarter Oct-Nov-Dec	1st Quarter Jan-Feb-Mar	2nd Quarter Apr-May-Jun	3rd Quarter Jul-Aug-Sep	4th Quarter Oct-Nov-Dec	1st Quarter Jan-Feb-Mar	2nd Quarter Apr-May-Jun
24	Exterior Storefront Install	8 days	Wed 12/27/23	Fri 1/5/24								
18	Drywall & Finish	20 days	Wed 1/17/24	Tue 2/13/24								
22	Prime & Paint One Finish Coat	6 days	Wed 2/14/24	Wed 2/21/24								
21	Acoustical Ceiling Grid	12 days	Thu 2/22/24	Fri 3/8/24								
15	Flooring	20 days	Mon 3/11/24	Fri 4/5/24								
19	MEP Ceiling Trim Out	20 days	Mon 3/11/24	Fri 4/5/24								
23	Interior Storefront Install	10 days	Mon 4/8/24	Fri 4/19/24								
25	Casework/Cabinetry Install	5 days	Mon 4/8/24	Fri 4/12/24								
14	Final Paint	10 days	Mon 4/15/24	Fri 4/26/24								
20	MEP Trim Out	15 days	Mon 4/29/24	Fri 5/17/24								
17	Final Inspections	3 days	Mon 5/20/24	Wed 5/22/24								
8	Roof Removal & Replacement Activities	110 days	Thu 12/14/23	Wed 5/15/24								
9	Removal & Replacement of 3-Story Tower Roof	25 days	Thu 12/14/23	Wed 1/17/24								
10	Removal & Replacement of Lower Roof	30 days	Thu 2/8/24	Wed 3/20/24								
11	Removal and Replacement of 6-Story Tower Roof	25 days	Thu 4/11/24	Wed 5/15/24								
28	Project Completion Activities	22 days	Thu 5/23/24	Fri 6/21/24								
29	Substantial Completion	1 day	Thu 5/23/24	Thu 5/23/24								



SPHA Ed White Interior Renovation - Phase 1

ID	Task Name	Duration	Start	Finish	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun
30	Punch List	20 days	Fri 5/24/24	Thu 6/20/24								
31	Close-out Documents	20 days	Fri 5/24/24	Thu 6/20/24								
32	Final Completion	1 day	Fri 6/21/24	Fri 6/21/24								



Document A310TM – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

WJCreate, LLC
180 Mirror Lake Dr N
St Petersburg, FL 37701

SURETY:

(Name, legal status and principal place of business)

NGM Insurance Company
4601 Touchton Road East, Suite 3400
Jacksonville, FL 32246

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

OWNER:

(Name, legal status and address)

St. Petersburg Housing Authority
2001 Gandy Blvd. North
St. Petersburg, FL 33702

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: \$ 5%

Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

SPHA 23-003-B Ed White Building Renovation, Phase I, 2331 9th Ave N, St Petersburg FL 33713

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 3rd day of August, 2023

WJCreate, LLC

(Principal)

(Seal)

By:

(Title)

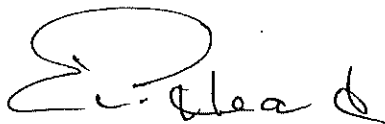
NGM Insurance Company

(Surety)

By:

(Title) Kevin Wojtowicz Attorney-in-Fact
and Florida Licensed Resident Agent

(Witness)


(Witness) Eileen Heard, Surety Witness



KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"Article IV, Section 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint **Stephanie McCarthy, Jessica Reno, Laura D. Mosholder, Kevin Wojtowicz** its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

- 1. No one bond to exceed Twenty Million Dollars (\$20,000,000.00)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Vice President, General Counsel and Secretary and its corporate seal to be hereto affixed this 7th day of January, 2020.

NGM INSURANCE COMPANY By:

Kimberly K. Law

Kimberly K. Law
Senior Vice President,
General Counsel and Secretary



State of Florida,
County of Duval.

On this 7th day of January, 2020, before the subscriber a Notary Public of State of Florida in and for the County of Duval duly commissioned and qualified, came Kimberly K. Law of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Jacksonville, Florida this 7th day of January, 2020.

Lisa K. Pentz

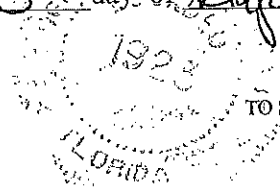


I, Nancy Giordano-Ramos, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Jacksonville, Florida this 3rd day of August 2023.

Nancy Giordano-Ramos

WARNING: Any unauthorized reproduction or alteration of this document is prohibited.
TO CONFIRM VALIDITY of the attached bond please call 1-800-225-5646.
TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claims.





**Invitation for Bids (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

PROFILE OF FIRM

(This Form must be fully completed)

(1) Prime Sub-contractor _____ (THIS FORM MUST BE COMPLETED BY AND FOR EACH).

(2) Name of Firm: WJCREATE LLC Telephone: (727) 767-9512

(3) Street Address, City, State, Zip: 132 Mirror Lake Dr N, Unit 301, St. Petersburg, FL 33701

(4) Identify Principals/Partners in Firm:

NAME	TITLE	% OF OWNERSHIP
John Crum	President	60
Jason Jensen	Member	40

(5) Identify the individual(s) who will act as project manager and any other supervisory personnel that will work on the project:

NAME	TITLE
John Crum	Project Executive
Mark Losee	Project Manager

(6) **Proposer Diversity Statement:** You must check all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

Caucasian American (Male) Public-Held Corporation Government Agency Non-Profit
 _____% _____% _____% _____%

Resident – (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one of more of the following:

Resident-Owned African American Native Hispanic Asian/Pacific Asian/Indian
 _____% _____% _____% _____% _____%

Woman-Owned (MBE) Woman-Owned (Caucasian) Disabled Veteran Other (Specify)
 _____% _____% _____% _____%

WMBE Certification Number: _____

**Invitation for Bids (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Certified by: _____

(NOTE: A CERTIFICATION OR NUMBER NOT REQUIRED TO BID – ENTER IF AVAILABLE)

- (7) Federal Tax ID No. 47-4648610
DUNS No. 01-451-2307
- (8) Florida Business License No. CGC1522870 State Florida
- (9) General Liability Insurance Carrier: Richmond National Insurance Co.
Policy No. R170500169 Expiration Date 03/09/2024
- (10) Worker's Compensation Insurance Carrier: Builders Mutual
Policy No. WCP105267506 Expiration Date 5/17/2024
- (11) Professional Liability Insurance Carrier: NA
Policy No. _____ Expiration Date _____
- (12) **Debarred Statement:** Has this firm or any principal(s) ever been debarred from provided any services by the Federal Government, any state government, the State of Florida, or any local government agency within or without the State of Florida? Yes No
If "Yes" please attach a full detailed explanation, including dates, circumstances and current status.
- (13) **Disclosure Statement:** Does this firm or any principals thereof have any current past personal or professional relationship with any Commissioner or Officer of SPHA? Yes No
If "Yes" please attach a full detailed explanation, including dates, circumstances and current status.
- (14) **Non-Collusive Affidavit:** The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said respondent entity has not colluded, conspired, connived or agreed, directly or indirectly, with any respondent or person to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any person, to fix the proposal price of affiant or of any other respondent or proposer, to fix overhead, profit or cost elements of said proposal price, or that any other respondent or proposer, or to secure any advantage against the Housing Authority or any person interested in the proposed contract; and that all statements in said proposal are true.
- (15) **Verification Statement:** The undersigned respondent hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if SPHA discovers that any information entered herein if false, that shall entitle SPHA to not consider nor make or to cancel any award with the undersigned party.
- (16) I have read and understand the requirements for the Invitation for Bids.
- (17) That all work will be permitted with the municipality and completed according to its rules and regulations.

**Invitation for Bids (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

- (18) I will comply with the regulatory requirements in the General Requirements (HUD form 5370).
- (19) I understand that this project requires the payment of prevailing wages and benefits in accordance with the Davis-Bacon Act, and will submit all appropriate documentation with all invoices for payment.
- (20) I will comply with the Supplementary Instructions to Bidders "Contractor Requirements for Federally Assisted Projects."
- (21) Prior to contract, I will be required to submit certification of appropriate insurance and provide an IRS form W-9 to the Housing Authority of the City of St. Petersburg (SPHA).
- (22) I have read the form HUD 5369-B "Instructions to Offerors".
- (23) That the Housing Authority of the City of St. Petersburg (SPHA) reserves the right not to award a contract to any firm or person with a history of poor performance on projects performed for SPHA or for others at the sole opinion and discretion of SPHA.
- (24) That the Housing Authority of the City of St. Petersburg (SPHA) will not contract with any firm or person that is listed on federal debarment lists.
- (25) That any costs and fees associated with the presentation of a proposal are borne solely by the bidder.
- (26) Bids exceeding \$50,000 require that I provide a bid bond.
- (27) Bids exceeding \$100,000 require that I provide a bid guarantee, and performance and payment bonds.

SIGNED, SEALED AND DELIVERED

This 3rd day of August, 2023.

John Crew
(Printed or Typed Name)
Principal
[Signature] 8.3.23
(Signature and Date)

(Printed or Typed Name)
Witness

(Signature and Date)

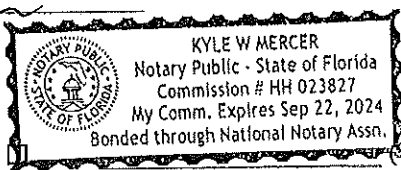
Subscribed and sworn before me this 3rd day of August, 2023.

Florida
STATE OF

[Signature]
NOTARY PUBLIC

My commission expires _____, 20____.

Personally Known OR Produced Identification



(TYPE)

Proposer's Information Form

PROPOSER (please print):

Name: WJCREATE LLC

Address: 132 Mirror Lake Dr N, Unit 301, St. Petersburg, FL 33701

Telephone: (727) 767-9512

Fax: NA

Contact person, title, email, telephone and email: John Crum, President
jcrum@wjcreate.com (727) 639-3714

Proposer, if selected, intends to carry on the business as (check one):

Individual

Partnership

Joint Venture

Corporation

When incorporated? 01/01/2016

In what state? Florida

Please attach State Certification and W9 Taxpayer Identification Number and Certification

PROPOSER'S SIGNATURE

No proposal shall be accepted which has not been signed in ink in the appropriate space below:

By signing below, the submission of a proposal shall be deemed a representation and certification by the Proposer that they have investigated all aspects of the RFP, that they are aware of the applicable facts pertaining to the RFP process, its procedures and requirements, and they have read and understand the RFP. No request for modification of the proposal shall be considered after its submission on the grounds that the Proposer was not fully informed as to any fact or condition.

If Proposer is **INDIVIDUAL**, sign here:

Proposer's Signature: _____

Proposer's typed name and title: _____

Date: _____

If Proposer is **PARTNERSHIP** or **JOINT VENTURE**; at least two (2) Associates shall sign here: Partnership Joint Venture

Venture Name (type or print): _____

Member of Partnership/Joint Venture Signature

Member of Partnership/Joint Venture Signature

Date: _____

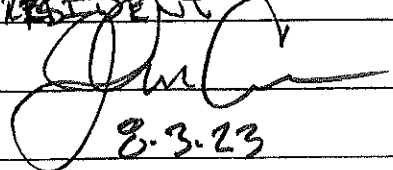
Date: _____

St. Petersburg Housing Authority

If Proposer is a CORPORATION, the duly authorized officer shall sign as follows:

The undersigned certify that he/she is respectively:
_____ and

Title: PRESIDENT

Signature: 

Date: 8.3.23

Of the corporation named below; that they are designated to sign the Proposal Cost Form by resolution (attach a certified copy, with corporate seal, if applicable, notarized as to its authenticity or Secretary's certificate of authorization) for and on behalf of the below named CORPORATION, and that they are authorized to execute same for and on behalf of said CORPORATION.

Corporation Name (type or print)

By: _____

Title: _____

Date: _____

Invitation for Bid (IFB) Conditions to Bid – Construction Solicitation No. 23-003-B

COMPLIANCE STATEMENT

In compliance with the bid documents, the undersigned, in making this bid, represents the following: (Respondent is to initial each line item to certify agreement.)

Respondent's Initials

- | | |
|---|--|
| <p><u> </u></p> <p><u> </u></p> <p><u> </u></p> <p><u> </u></p> <p><u> </u></p> <p><u> </u></p> | <p>1. Respondent has read and understands the IFB documents, and respondent's response is made in accordance therewith;</p> <p>2. Respondent has reviewed the Scope of Services subject IFB prepared by St. Petersburg Housing Authority (SPHA) and understands that it will apply to this IFB and his/her response is made in accordance therewith;</p> <p>3. Respondent has had the opportunity to familiarized himself/herself with the local conditions under which the services are to be performed and has correlated his/her observations with the requirements of the IFB documents;</p> <p>4. Respondent agrees with the compensation to be paid based upon a firm-fixed cost.</p> <p>5. Respondent has reviewed the SPHA policy on Section 3 compliance provided. All respondents will be required to demonstrate compliance with Section 3, to the greatest extent feasible, <i>if applicable</i>.</p> <p>6. Respondent (contractor) agrees and understands that due to insurance purposes SPHA may require contractor to provide "take off" sheets. This will be at the request of insurance company only.</p> |
|---|--|

The Undersigned Respondent agrees to the following:

The undersigned certifies that he/she is authorized to execute agreements/contracts on behalf of the Bidder as legally named, that the Bidder's proposal is submitted in good faith without fraud or collusion with any other respondent, that the information indicated in the document is true and complete, and that the Proposal is made in full accord with State Law.

SIGNED, SEALED AND DELIVERED

This 3rd day of August, 2023.

John Crum
(Printed or Typed Name)

(Printed or Typed Name)

Principal
[Signature] 8.3.23
(Signature and Date)

Witness

(Signature and Date)

Subscribed and sworn before me this 3rd day of August, 2023.

STATE OF _____

[Signature]
NOTARY PUBLIC



My commission expires _____, 20____.

Personally Known OR Produced Identification _____ (TYPE OF IDENTIFICATION)

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

BIDDER'S QUALIFICATIONS

This Bidder's Qualifications form will be used to evaluate contractor strength, stability and integrity as a business concern, including its record of compliance with labor, health and safety regulations. SPHA reserves the right to request additional information as needed to determine whether the business qualifies as a responsible bidder.

This Bidder's Qualifications form must be signed by the same person who signed the Bid Form.

Part 1. Contractor Information

Contractor Name: WJCREATE LLC
(Enter legal name for contracting purposes)

Business Address: 132 Mirror Lake Dr N, Unit 301, St. Petersburg, FL 33701

Point of Contact: John Crum Title: President
Phone: (727) 639-3714 Email: jcrum@wjcreate.com

Contractor License Number: CGC1522870 Classification(s): Commercial General Contractor

Per the solicitation, a license is not required for this project

Subcontractors:

- No subcontractors will be employed on the project.
- All subcontractors proposed for the project are identified on the attached List of Subcontractors; and have been confirmed as being licensed and registered per the solicitation requirements.

Insurance.

The undersigned acknowledges the business carries the insurance coverages identified in the solicitation.

Bonding Capacity.

The undersigned acknowledges the business has sufficient bonding capacity to post payment and performance bonds equal to the 100% of value of the bid.

City of St. Petersburg Business Tax Registration Certificate:

- The business has a valid St. Petersburg Business Tax Registration Certificate No. 89932.
- The business does not currently hold a valid St. Petersburg Business Tax Registration Certificate. If awarded the contract, the undersigned certifies the business will immediately register for a Business Tax Registration Certificate, if said Certificate is required to perform the Work.

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Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B

Part 2. Contractor Responsibility

1. How many years have you been in business in Florida as a licensed contractor under your present business name and license number? 7 Years

2. At any time in the last five (5) years, has your business or any of your business's owners, officers or partners been in bankruptcy?
 No Yes – Identify who filed bankruptcy, and provide details, including year filed and case status.

3. Is your business currently a debtor in a bankruptcy case?
 No Yes – Indicate the year filed and the case status.

4. At any time in the last five years, has any license held by your business or its Responsible Managing Employee (RME) or Responsible Managing Officer (RMO) been revoked or suspended?
 No Yes – Identify whose license was revoked/suspended and provide details, including when the action was taken and current license status.

5. At any time in the last five (5) years, has any surety completed a contract on behalf of your business, or paid for completion of a project because your business was default terminated by the project owner?
 No Yes – Provide details concerning the project and default/termination.

6. At any time during the last five (5) years, has any surety made any payments on your business's behalf to satisfy any claim made against a performance or payment bond issued on your business's behalf in connection with your business's default on a project?
 No Yes – Provide details concerning the project and the surety's action.

7. At any time in the last five (5) years, has your business been assessed liquidated damages under a contract with either a public or private owner?
 No Yes – Identify the public agency / private owner and describe the underlying facts.

8. At any time in the last five years, has your business, or any business with which any of your business's owners, officers or partners was associated as an owner, partner or officer, been debarred, disqualified, removed or otherwise prevented from bidding on, or competing for, any government agency contract or public works project for any reason?
 No Yes – Indicate who was subject to the action, and provide details concerning the action, including the current status.

9. At any time in the last five years, has your business been denied a contract award by a public agency based on a finding that your business was not a responsible bidder?
 No Yes – Identify the public agency and describe the underlying facts.

10. Has your business, or any of its owners, officers, or partners ever been found liable in a civil suit, or found guilty in a criminal action, for making any false claim or material misrepresentation to any public agency or entity?
 No Yes – Identify the person subject to the action and describe the underlying facts.

Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B

11. Has your business, or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction activities?
 No Yes – Identify the person subject to the action and describe the underlying facts.
12. At any time during the last five (5) years, has your business, or any of its owners or officers been convicted of a state or federal crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?
 No Yes – Identify the person subject to the action and describe the underlying facts.
13. Has your business or any of its owners, officers or partners ever been convicted of a state or federal crime of fraud, theft, or any other act of dishonesty?
 No Yes – Identify the person subject to the action and describe the underlying facts.
14. At any time during the last five (5) years, has the U.S. Department of Labor's Occupational Safety and Health Administration (OSHA) cited and assessed penalties against your business? [NOTE: You do not need to include such information if you have filed an appeal of a citation and the Federal OSHA Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending.]
 No Yes – Provide details concerning the violation, penalties paid and corrective actions the business took to avoid future violations, if applicable.
15. At any time during the last five (5) years, has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either your business or the owner of a project on which your business was the prime contractor? [NOTE: You do not need to include such information if you have filed an appeal of a citation and the appeals board has not yet ruled on your appeal, or if there is a court appeal pending.]
 No Yes – Provide details concerning the violation, penalties paid and corrective actions the business took to avoid future violations, if applicable.
16. At any time during the last five (5) years, has there been more than one occasion in which the Department of Labor has penalized your business or required your business to pay back wages for failure to comply with the state's prevailing wage laws or federal Davis-Bacon prevailing wage requirements? [NOTE: This question refers only to your own business's violation of prevailing wage laws, not to subcontractor violations of the prevailing wage laws.]
 No Yes – Provide details concerning each violation, including penalties paid and corrective actions the business took to avoid future violations, if applicable.

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 3. Contractor Diversity Outreach Efforts

In compliance with applicable laws, executive orders, rules and regulations, SPHA requires vendors, contractors, and/or proposers, regardless of their business certification status, undertake good faith efforts to ensure that Minority Business Enterprises, Woman Business Enterprises and Small Businesses are provided opportunities to contract with SPHA for the delivery of goods and services to the extent possible.

Please complete the following section concerning your business's good faith efforts to provide contracting opportunities to MBE/WBE/SBE businesses. SPHA reserves the right to request evidence of the efforts described herein.

1. Identified Bid/Proposal Items

- We identified specific items in the bid/proposal to be performed or procured from MBE/WBE/SBE businesses.
- We did not identify such items.

2. Advertisement

- We advertised for bids/proposals from interested MBE/WBE/SBE businesses in more than one daily or weekly newspaper, trade association publications, minority or trade oriented publications, trade journals, internet, social media and/or other media. [Attach proof of advertisement to receive points if applicable to the solicitation].
- We did not advertise for bids from MBE/WBE/SBE businesses.

3. Written Notice

- We provided written notice of our interest in bidding and requested assistance from organizations that provide assistance in the recruitment and placement of MBE/WBE/SBE and other business enterprises.
- We did not provide such written notice.

4. Participation

- We directly solicited MBE/WBE/SBE businesses that have agreed to participate in this contract if awarded (complete the table below).

MBE/WBE/SBE Business Name	Business Classifications	Trade	Subcontract Amount

- We did not obtain participation by MBE/WBE/SBE businesses.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

5. Negotiations

We negotiated in good-faith with interested MBE/WBE/SBE businesses and did not unjustifiably reject bids prepared by any such business.

We did not engage in such negotiations.

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. Project Experience – Prime Contractor

Prime Contractor's Name: WJCREATE LLC

Incomplete project descriptions will not be considered towards satisfying this requirement. Contact information must be current and project information verifiable.

Use this space to identify the oldest listed project. For IFBs for which five years' experience is required, the completion date for this project should date back to January 2018.

Start Date: October 2021 Completion Date: May 2022

¹Agency/Company Name: Johnson Pope Bokor Ruppel & Burns, LLP

Contact Person: Evelyn Delgado Title: Chief Operating and Financial Officer

Business Address: 490 1st Avenue South, Suite 700, St. Petersburg, FL 33701

Phone: 727-999-9900 Email: evelynd@jpfirm.com

Contract Amount \$ \$1,735,606 Prime Contractor Subcontractor

Describe project, providing details that demonstrate how the listed project is similar in character and scope to the subject project:

Johnson Pope Offices (St. Petersburg)

19,300 sf demolition and interior build-out within existing mid-rise office building.

Check applicable box regarding wage requirements:

State Prevailing Wages Davis-Bacon Wages Wage requirements not applicable

Contractor must list at least two (2) other projects for which you are listed as the Prime Contractor.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Start Date: 11/01/2023 Completion Date: 4/1/2023

²Agency/Company Name: Johnson Pope Bokor Ruppel & Burns, LLP

Contact Person: Evelyn Delgado Title: Chief Operating and Financial Office

Business Address: 490 1st Avenue South, Suite 700, St. Petersburg, FL 33701

Phone: 727-999-9900 Email: evelynd@jpfirm.com

Contract Amount \$ 1,878,973.00 Prime Contractor Subcontractor

Describe project, providing details that demonstrate how the listed project is similar in character and scope to the subject project:

Johnson Pope Offices (Clearwater)

13,000 sf demolition and interior build-out on 3rd floor of existing office building.

Check applicable box regarding wage requirements:

State Prevailing Wages Davis-Bacon Wages Wage requirements not applicable

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Start Date: 1/31/2019 Completion Date: 10/01/2019

³Agency/Company Name: Foundation for a Healthy St Petersburg

Contact Person: Carol Martin Brown Title: Chief Financial and Administrative Officer

Business Address: 2333 34th St S, St. Petersburg, FL 33711

Phone: 727-440-7960 Email: carol@healthystepete.foundation

Contract Amount \$ 4,000,000 Prime Contractor Subcontractor

Describe project, providing details that demonstrate how the listed project is similar in character and scope to the subject project:

Adaptive re-use of existing 23,500 sf grocery store to be utilized as corporate offices and multipurpose space.

Check applicable box regarding wage requirements:

State Prevailing Wages Davis-Bacon Wages Wage requirements not applicable

Submit additional forms as needed.

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**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: WJCreate LLC

Subcontractor	
¹ Company Name: <u>Countryside Glass & Mirror</u>	
Contact Person: _____	Title: _____
Business Address: <u>2650 Gandy Blvd N, St. Petersburg, FL 33702</u>	
Phone: <u>727.738.6000</u>	Email: _____
Trade performed on the Project: <u>Storefronts</u>	Contract Sum: <u>\$154,558</u>
License/Certification Type: <u>Glass & Glazing Specialty Contractor</u>	
License/Certification No(s): <u>C 7020</u>	
Expires: _____	

Subcontractor	
² Company Name: <u>JC White</u>	
Contact Person: <u>Phil Wodecki</u>	Title: <u>Sales</u>
Business Address: <u>1662 NW 215 th St, Miami Gardens, FL 33056</u>	
Phone: <u>954.499.6677</u>	Email: _____
Trade performed on the Project: <u>Demountable Partitions</u>	Contract Sum: <u>\$167,009.22</u>
License/Certification Type: <u>NA</u>	
License/Certification No(s): <u>NA</u>	
Expires: <u>NA</u>	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: WJCreate LLC

Subcontractor	
¹ Company Name: <u>Peninsular Mechanical Contractors</u>	
Contact Person: <u>Jason Spears</u>	Title: <u>President</u>
Business Address: <u>12001 31st Court North St Petersburg, FL 33716</u>	
Phone: <u>727.573.4822</u>	Email: <u>jjs@acservice.com</u>
Trade performed on the Project: <u>23-HVAC</u>	Contract Sum: <u>\$827,225</u>
License/Certification Type: <u>Mechanical Contractor</u>	
License/Certification No(s): <u>#CAC 010371</u>	
Expires: _____	

Subcontractor	
² Company Name: <u>Aguila Electrical</u>	
Contact Person: <u>Pedro Sandelis</u>	Title: <u>Estimator</u>
Business Address: <u>5708 N 56th St, Tampa, FL 33610</u>	
Phone: <u>813-515-6999</u>	Email: <u>esimtating@aguilaelectrical.com</u>
Trade performed on the Project: <u>Electrical</u>	Contract Sum: <u>\$1,337,407</u>
License/Certification Type: <u>Electrical Contractor</u>	
License/Certification No(s): <u>EC13006077</u>	
Expires: _____	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: WJCreate LLC

Subcontractor	
¹ Company Name: <u>Abbey Carpet</u>	
Contact Person: <u>DJ Guggi</u>	Title: <u>Estimator</u>
Business Address: <u>26220 US 19 Clearwater, FL33761</u>	
Phone: <u>727.524.1445</u>	Email: <u>dj@abbeylargo.com</u>
Trade performed on the Project: <u>09-Finishes/Tile</u>	Contract Sum: <u>\$80,250.00</u>
License/Certification Type: <u>NA</u>	
License/Certification No(s): <u>NA</u>	
Expires: <u>NA</u>	

Subcontractor	
² Company Name: <u>Integrated Opening Solutions</u>	
Contact Person: <u>Frank Greene</u>	Title: <u>Estimator</u>
Business Address: <u>1602 E Alsobrook Street Plant City, FL 33563</u>	
Phone: <u>813.759.4300</u>	Email: <u>fgreene@integrateddoor.com</u>
Trade performed on the Project: <u>Doors/Frames</u>	Contract Sum: <u>\$156,464.78</u>
License/Certification Type: <u>NA</u>	
License/Certification No(s): <u>NA</u>	
Expires: <u>NA</u>	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: WJCreate LLC

Subcontractor	
¹ Company Name: <u>DHC Construction Services</u>	
Contact Person: <u>Kari Brocuglio</u>	Title: <u>Est. Mgr</u>
Business Address: <u>3307 US 19 Holiday, FL 34691</u>	
Phone: <u>727.738.4227</u>	Email: <u>estimating@dhcdemo.com</u>
Trade performed on the Project: <u>Demo</u>	Contract Sum: <u>\$347,680.00</u>
License/Certification Type: _____	
License/Certification No(s): _____	
Expires: _____	

Subcontractor	
² Company Name: <u>Star Quality</u>	
Contact Person: <u>Pete Valiente</u>	Title: <u>Estimator</u>
Business Address: <u>4006 W Crest Ave Tampa, FL 33614</u>	
Phone: <u>813-875-9955</u>	Email: _____
Trade performed on the Project: <u>Millwork</u>	Contract Sum: <u>\$81,500</u>
License/Certification Type: _____	
License/Certification No(s): _____	
Expires: _____	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: WJCreate LLC

Subcontractor	
¹ Company Name: <u>Commercial Fire & Communications</u>	
Contact Person: <u>Don Vining</u>	Title: <u>Estimator</u>
Business Address: <u>16333 Bay Vista Dr, Clearwater, FL 33760</u>	
Phone: <u>727.530.4521</u>	Email: <u>don.vining@cfcsystems.com</u>
Trade performed on the Project: <u>Fire Supression</u>	Contract Sum: <u>\$231,017</u>
License/Certification Type: <u>Fire Sprinkler</u>	
License/Certification No(s): <u>#EF20001347/#FPC21-000125/#FED21-000006</u>	
Expires: _____	

Subcontractor	
² Company Name: <u>Lawson Construction Plumbing</u>	
Contact Person: <u>James West</u>	Title: <u>Estimator</u>
Business Address: <u>1761 Carnegie Ave. Clearwater, FL 33756</u>	
Phone: <u>727.581.1899</u>	Email: _____
Trade performed on the Project: <u>Plumbing</u>	Contract Sum: <u>\$170,000</u>
License/Certification Type: <u>Plumbing</u>	
License/Certification No(s): <u>CFC1431365</u>	
Expires: _____	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: WJCreate LLC

Subcontractor	
¹ Company Name: <u>MB Drywall Solutions</u>	
Contact Person: <u>Dale Hardley</u>	Title: <u>Estimator</u>
Business Address: <u>5203 N Howard Ave Tampa, FL 33603</u>	
Phone: <u>813.259.0100</u>	Email: <u>dale@MBDrywallsolutions.com</u>
Trade performed on the Project: <u>Finishes/Drywall</u>	Contract Sum: <u>\$583,363</u>
License/Certification Type: <u>Drywall</u>	
License/Certification No(s): <u>SCC131152861</u>	
Expires: <u>August 31, 2024</u>	

Subcontractor	
² Company Name: <u>Hanlon Acoustical Ceilings</u>	
Contact Person: <u>Mat Wright</u>	Title: <u>Snr. Estimator</u>
Business Address: _____	
Phone: <u>813.9300.0023</u>	Email: <u>mat.wright@hanlonceilings.com</u>
Trade performed on the Project: <u>Acoustical Ceilings</u>	Contract Sum: <u>\$67,5100</u>
License/Certification Type: <u>NA</u>	
License/Certification No(s): <u>NA</u>	
Expires: <u>NA</u>	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

Part 4. List of Subcontractors

Please provide the requested information concerning each subcontractor selected to perform Work on the project. General Contractor certifies that it has investigated the eligibility of each subcontractor listed below and has determined that none is (1) debarred, suspended or otherwise ineligible to be awarded contracts by any agency of the United States Government or to participate in programs of the U.S. Department of Housing and Urban Development.

General Contractor: WJCreate LLC

Subcontractor	
¹ Company Name: <u>Precision Painting Group</u>	
Contact Person: <u>George Gaffney</u>	Title: <u>Estimator</u>
Business Address: <u>PO Box 273890 Tampa, FL 33688</u>	
Phone: <u>813.391.8230</u>	Email: <u>george@ppgtampa.com</u>
Trade performed on the Project: <u>09 Finishes/Painting</u>	Contract Sum: <u>\$48,250.00</u>
License/Certification Type: _____	
License/Certification No(s): _____	
Expires: _____	

Subcontractor	
² Company Name: <u>Bell Architectural Specialties</u>	
Contact Person: <u>James Anderson</u>	Title: <u>Estimator</u>
Business Address: <u>8516 E Riverview Dr Riverview, FL 33578</u>	
Phone: <u>813.741.9926</u>	Email: _____
Trade performed on the Project: <u>Specialties</u>	Contract Sum: <u>\$43,595</u>
License/Certification Type: <u>NA</u>	
License/Certification No(s): <u>NA</u>	
Expires: <u>NA</u>	

Submit additional forms as needed.

**Invitation for Bid (IFB)
Conditions to Bid – Construction
Solicitation No. 23-003-B**

SIGNED, SEALED AND DELIVERED

This 3rd day of August, 2023.

John Crum
(Printed or Typed Name)

Principal
[Signature] 8.3.23
(Signature and Date)

(Printed or Typed Name)
Witness

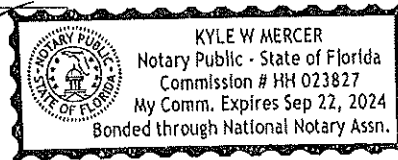
(Signature and Date)

Subscribed and sworn before me this 3rd day of August, 2023.

Florida
STATE OF

Kyle W Mercer
NOTARY PUBLIC

My commission expires _____, 20____.



Personally Known

OR Produced Identification

_____ (TYPE OF IDENTIFICATION)

State of Florida

Department of State

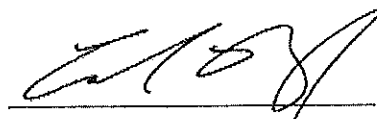
I certify from the records of this office that WJCREATE LLC is a limited liability company organized under the laws of the State of Florida, filed on July 24, 2015.

The document number of this limited liability company is L15000126887.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on January 6, 2023, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of January, 2023*

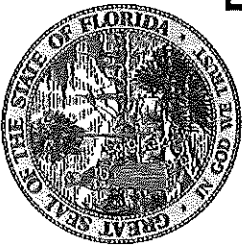



Secretary of State

Tracking Number: 5618722366CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Ron DeSantis, Governor

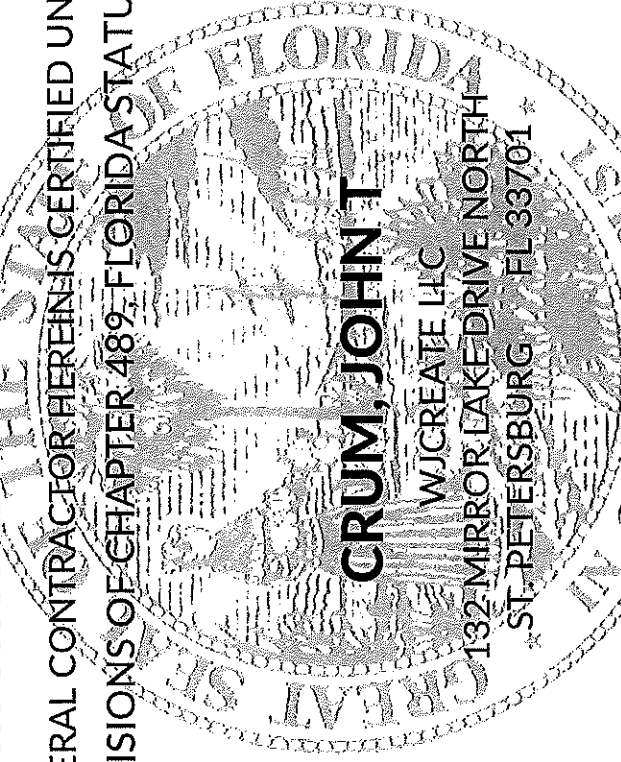
Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



LICENSE NUMBER: CGC1522870

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





ADDENDUM NO. 1

PROJECT: IFB #23-003-B Ed White Building Renovation Phase 1
PROJECT ISSUE DATE: May 4, 2023
BY: St. Petersburg Housing Authority
2001 Gandy Blvd N
St. Petersburg, FL 33702

ADDENDUM DOCUMENT DATE: May 16, 2023

NEW DUE DATE: July 13, 2023

The following revisions, modifications, and/or clarifications shall apply to the Documents for this project.

Due Date: Remains the Same Has Been Rescheduled

This Addendum is issued before the execution of the Contract to inform Bidders of a change in due date; and, a 2nd site visit to the Ed White Building:

- A. A site visit to Ed White building, located at 2331 9th Ave N from 10:00 a.m. – 11:00 a.m., Thursday, June 1, 2023.

This Addendum is hereby made a part of the RFQ documents and shall be included in the contract.

DUE DATE HAS BEEN EXTENDED TO THURSDAY, JULY 13, 2023.

Acknowledgement of Addendum #1:

This acknowledgement must be signed and included with the submission.

Firm: WJ Create LLC

By: John [Signature] Title: President

Signature: [Signature] Date: 8.3.23



ADDENDUM NO. 2

PROJECT: IFB #23-003-B Ed White Building Renovation Phase 1
PROJECT ISSUE DATE: May 4, 2023
BY: St. Petersburg Housing Authority
2001 Gandy Blvd N
St. Petersburg, FL 33702

ADDENDUM DOCUMENT DATE: June 26, 2023

NEW DUE DATE: July 27, 2023

The following revisions, modifications, and/or clarifications shall apply to the Documents for this project.

Due Date: Remains the Same Has Been Rescheduled

This Addendum is issued before the execution of the Contract to inform Bidders of a change in due date; and, a 3rd site visit to the Ed White Building, and response to RFI's received:

- A. A site visit to Ed White building, located at 2331 9th Ave N from 3:30 p.m. – 4:30 p.m., Monday, July 10, 2023.

This Addendum is hereby made a part of the IFB documents and shall be included in the contract.

DUE DATE HAS BEEN EXTENDED TO THURSDAY, JULY 27, 2023.

Acknowledgement of Addendum #2:

This acknowledgement must be signed and included with the submission.

Firm: W3Construction LLC
By: John C. [Signature] Title: President
Signature: [Signature] Date: 8.3.23



Creating Opportunities for Stronger Communities

ADDENDUM NO. 3

PROJECT: IFB #23-003-B Ed White Building Renovation Phase 1
PROJECT ISSUE DATE: May 4, 2023
BY: St. Petersburg Housing Authority
2001 Gandy Blvd N
St. Petersburg, FL 33702

ADDENDUM DOCUMENT DATE: July 7, 2023

NEW DUE DATE: July 27, 2023

The following revisions, modifications, and/or clarifications shall apply to the Documents for this project.

Due Date: Remains the Same Has Been Rescheduled

This Addendum is issued before the execution of the Contract to inform Bidders of responses to RFI's and corrected/revised drawings and specifications.

This Addendum is hereby made a part of the IFB documents and shall be included in the contract.

REMINDER: DUE DATE HAS BEEN EXTENDED TO THURSDAY, JULY 27, 2023.

Acknowledgement of Addendum #3:

This acknowledgement must be signed and included with the submission.

Firm: WCreate LLC

By: John L... Title: President

Signature: [Handwritten Signature] Date: 8.3.23



ADDENDUM NO. 4

PROJECT: IFB #23-003-B Ed White Building Renovation Phase 1
PROJECT ISSUE DATE: May 4, 2023
BY: St. Petersburg Housing Authority
2001 Gandy Blvd N
St. Petersburg, FL 33702

ADDENDUM DOCUMENT DATE: July 7, 2023

NEW DUE DATE: **AUGUST 3, 2023, 10:00 A.M.**

The following revisions, modifications, and/or clarifications shall apply to the Documents for this project.

Due Date: Remains the Same Has Been Rescheduled

This Addendum is issued before the execution of the Contract to inform Bidders of responses to RFI's and corrected/revised drawings and specifications.

This Addendum is hereby made a part of the IFB documents and shall be included in the contract.

Acknowledgement of Addendum #4:

This acknowledgement must be signed and included with the submission.

Firm: WJCreate LLC

By: John C... Title: President

Signature: [Handwritten Signature] Date: 8.3.23

**Representations, Certifications,
and Other Statements of Bidders**
Public and Indian Housing Programs

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(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder deletes or modifies subparagraph (a)2 above, the bidder must furnish with its bid a signed statement setting forth in detail the circumstances of the disclosure.

[x] [Contracting Officer check if following paragraph is applicable]

(d) Non-collusive affidavit. (applicable to contracts for construction and equipment exceeding \$50,000)

(1) Each bidder shall execute, in the form provided by the PHA/IHA, an affidavit to the effect that he/she has not colluded with any other person, firm or corporation in regard to any bid submitted in response to this solicitation. If the successful bidder did not submit the affidavit with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the affidavit by that date may render the bid nonresponsive. No contract award will be made without a properly executed affidavit.

(2) A fully executed "Non-collusive Affidavit" is, [] is not included with the bid.

2. Contingent Fee Representation and Agreement

(a) Definitions. As used in this provision:

"Bona fide employee" means a person, employed by a bidder and subject to the bidder's supervision and control as to time, place, and manner of performance, who neither exerts, nor proposes to exert improper influence to solicit or obtain contracts nor holds out as being able to obtain any contract(s) through improper influence.

"Improper influence" means any influence that induces or tends to induce a PHA/IHA employee or officer to give consideration or to act regarding a PHA/IHA contract on any basis other than the merits of the matter.

(b) The bidder represents and certifies as part of its bid that, except for full-time bona fide employees working solely for the bidder, the bidder:

(1) [] has, has not employed or retained any person or company to solicit or obtain this contract; and

(2) [] has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(c) If the answer to either (a)(1) or (a)(2) above is affirmative, the bidder shall make an immediate and full written disclosure to the PHA/IHA Contracting Officer.

(d) Any misrepresentation by the bidder shall give the PHA/IHA the right to (1) terminate the contract; (2) at its discretion, deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

3. Certification and Disclosure Regarding Payments to Influence Certain Federal Transactions (applicable to contracts exceeding \$100,000)

(a) The definitions and prohibitions contained in Section 1352 of title 31, United States Code, are hereby incorporated by reference in paragraph (b) of this certification.

1. Certificate of Independent Price Determination

(a) The bidder certifies that--

(1) The prices in this bid have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder or competitor relating to (i) those prices, (ii) the intention to submit a bid, or (iii) the methods or factors used to calculate the prices offered;

(2) The prices in this bid have not been and will not be knowingly disclosed by the bidder, directly or indirectly, to any other bidder or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a competitive proposal solicitation) unless otherwise required by law; and

(3) No attempt has been made or will be made by the bidder to induce any other concern to submit or not to submit a bid for the purpose of restricting competition.

(b) Each signature on the bid is considered to be a certification by the signatory that the signatory--

(1) Is the person in the bidder's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or

(2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

[Insert full name of person(s) in the bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder's organization];

(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(b) The bidder, by signing its bid, hereby certifies to the best of his or her knowledge and belief as of December 23, 1989 that:

(1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation;

(2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the bidder shall complete and submit, with its bid, OMB standard form LLL, "Disclosure of Lobbying Activities;" and

(3) He or she will include the language of this certification in all subcontracts at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.

(c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

(d) Indian tribes (except those chartered by States) and Indian organizations as defined in section 4 of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450B) are exempt from the requirements of this provision.

4. Organizational Conflicts of Interest Certification

The bidder certifies that to the best of its knowledge and belief and except as otherwise disclosed, he or she does not have any organizational conflict of interest which is defined as a situation in which the nature of work to be performed under this proposed contract and the bidder's organizational, financial, contractual, or other interests may, without some restriction on future activities:

- (a) Result in an unfair competitive advantage to the bidder; or,
- (b) Impair the bidder's objectivity in performing the contract work.

In the absence of any actual or apparent conflict, I hereby certify that to the best of my knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement.

5. Bidder's Certification of Eligibility

(a) By the submission of this bid, the bidder certifies that to the best of its knowledge and belief, neither it, nor any person or firm which has an interest in the bidder's firm, nor any of the bidder's subcontractors, is ineligible to:

(1) Be awarded contracts by any agency of the United States Government, HUD, or the State in which this contract is to be performed; or,

(2) Participate in HUD programs pursuant to 24 CFR Part 24.

(b) The certification in paragraph (a) above is a material representation of fact upon which reliance was placed when making award. If it is later determined that the bidder knowingly rendered an erroneous certification, the contract may be terminated for default, and the bidder may be debarred or suspended from participation in HUD programs and other Federal contract programs.

6. Minimum Bid Acceptance Period

(a) "Acceptance period," as used in this provision, means the number of calendar days available to the PHA/IHA for awarding a contract from the date specified in this solicitation for receipt of bids.

(b) This provision supersedes any language pertaining to the acceptance period that may appear elsewhere in this solicitation.

(c) The PHA/IHA requires a minimum acceptance period of [Contracting Officer insert time period] calendar days.

(d) In the space provided immediately below, bidders may specify a longer acceptance period than the PHA's/IHA's minimum requirement. The bidder allows the following acceptance period: calendar days.

(e) A bid allowing less than the PHA's/IHA's minimum acceptance period will be rejected.

(f) The bidder agrees to execute all that it has undertaken to do, in compliance with its bid, if that bid is accepted in writing within (1) the acceptance period stated in paragraph (c) above or (2) any longer acceptance period stated in paragraph (d) above.

7. Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it --

(a) is, is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) is, is not a women-owned business enterprise. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) is, is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- Black Americans
- Asian Pacific Americans
- Hispanic Americans
- Asian Indian Americans
- Native Americans
- Hasidic Jewish Americans

8. Indian-Owned Economic Enterprise and Indian Organization Representation (applicable only if this solicitation is for a contract to be performed on a project for an Indian Housing Authority)

The bidder represents and certifies that it:

(a) is, is not an Indian-owned economic enterprise. "Economic enterprise," as used in this provision, means any commercial, industrial, or business activity established or organized for the purpose of profit, which is at least 51 percent Indian owned. "Indian," as used in this provision, means any person who is a member of any tribe, band, group, pueblo, or community which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs and any "Native" as defined in the Alaska Native Claims Settlement Act.

(b) is, is not an Indian organization. "Indian organization," as used in this provision, means the governing body of any Indian tribe or entity established or recognized by such governing body. Indian "tribe" means any Indian tribe, band, group, pueblo, or

community including Native villages and Native groups (including corporations organized by Kenai, Juneau, Sitka, and Kodiak) as defined in the Alaska Native Claims Settlement Act, which is recognized by the Federal Government as eligible for services from the Bureau of Indian Affairs.

9. Certification of Eligibility Under the Davis-Bacon Act (applicable to construction contracts exceeding \$2,000)

(a) By the submission of this bid, the bidder certifies that neither it nor any person or firm who has an interest in the bidder's firm is a person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(b) No part of the contract resulting from this solicitation shall be subcontracted to any person or firm ineligible to be awarded contracts by the United States Government by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(c) The penalty for making false statements is prescribed in the U. S. Criminal Code, 18 U.S.C. 1001.

10. Certification of Nonsegregated Facilities (applicable to contracts exceeding \$10,000)

(a) The bidder's attention is called to the clause entitled **Equal Employment Opportunity** of the General Conditions of the Contract for Construction.

(b) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.

(c) By the submission of this bid, the bidder certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The bidder agrees that a breach of this certification is a violation of the Equal Employment Opportunity clause in the contract.

(d) The bidder further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) prior to entering into subcontracts which exceed \$10,000 and are not exempt from the requirements of the Equal Employment Opportunity clause, it will:

- (1) Obtain identical certifications from the proposed subcontractors;
- (2) Retain the certifications in its files; and
- (3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods):

Notice to Prospective Subcontractors of Requirement for Certifications of Nonsegregated Facilities

A Certification of Nonsegregated Facilities must be submitted before the award of a subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Employment Opportunity clause of the prime contract. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

Note: The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.

11. Clean Air and Water Certification (applicable to contracts exceeding \$100,000)

The bidder certifies that:

(a) Any facility to be used in the performance of this contract [] is, [] is not listed on the Environmental Protection Agency List of Violating Facilities:

(b) The bidder will immediately notify the PHA/IHA Contracting Officer, before award, of the receipt of any communication from the Administrator, or a designee, of the Environmental Protection Agency, indicating that any facility that the bidder proposes to use for the performance of the contract is under consideration to be listed on the EPA List of Violating Facilities; and,

(c) The bidder will include a certification substantially the same as this certification, including this paragraph (c), in every nonexempt subcontract.

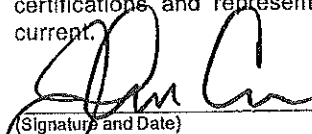
12. Previous Participation Certificate (applicable to construction and equipment contracts exceeding \$50,000)

(a) The bidder shall complete and submit with his/her bid the Form HUD-2530, "Previous Participation Certificate." If the successful bidder does not submit the certificate with his/her bid, he/she must submit it within three (3) working days of bid opening. Failure to submit the certificate by that date may render the bid nonresponsive. No contract award will be made without a properly executed certificate.

(b) A fully executed "Previous Participation Certificate" [] is, is not included with the bid.

13. Bidder's Signature

The bidder hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

 8.3.23
(Signature and Date)

John Crum
(Typed or Printed Name)

President
(Title)

WJCREATE LLC
(Company Name)

132 Mirror Lake Dr N, Unit 301, St. Petersburg, FL 33701
(Company Address)



Contractor Affidavit

Florida Statute, §448.095 (2020) General Labor Regulations

By executing this affidavit, the undersigned contractor verifies its compliance with Fla. Stat. §448.095, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of St. Petersburg Housing Authority, has registered with, is authorized to use, and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in Fla. Stat. §448.095. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by Fla. Stat. §448.095. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

2174862

Federal Work Authorization User Identification Number

WJCREATE LLC

Name of Contractor

Ed White Building Renovations Phase 1

Name of Project

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on August 3rd, 2023 in St. Petersburg (city), FL (state).

[Handwritten Signature]

Signature of Authorized Officer or Agent

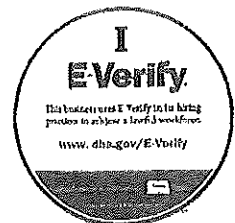
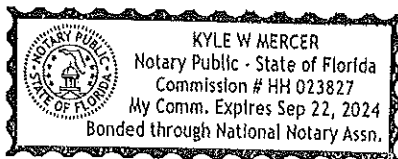
John Crum

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 3rd DAY OF August, 2023.

[Handwritten Signature]
NOTARY PUBLIC

My Commission Expires:

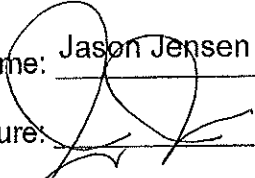


REQUIRED FORM – SIGN & RETURN
THIS FORM IS ONLY APPLICABLE TO COMPANIES THAT ARE CORPORATIONS, INC., OR LLC.
MARK "N/A" OTHERWISE AND RETURN WITH BID PACKAGE.

**CONTRACTOR'S CERTIFICATION OF AUTHORIZATION TO
EXECUTE BID/CONTRACT ON BEHALF OF COMPANY**

(A SECOND CORPORATE PRINCIPAL MUST AGREE WITH SIGNATURE AND AUTHORIZATION OF
CORPORATE PRINCIPAL WHO SIGNS THE BID/CONTRACT.)

I, Jason Jensen, certify that I am the Member of the
Corporation named as Contractor herein; that John Crum,
who signed this Bid/Contract on behalf of the Contractor, was then
President of said Corporation; that said Bid/Contract was duly signed
for and in behalf of said Corporation by authority of its governing body, and is within
the scope of its corporate powers.

Name: Jason Jensen (TYPED OR PRINTED)
Signature: 
Title: Member
Date: Aug 2 2023

Affix Corporate Seal:

NO SEAL
✓

REQUIRED FORM

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3) (a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY
PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to THE ST. PETERSBURG HOUSING
AUTHORITY

by John Crum PRESIDENT
(NAME) (TITLE)

for WJCREATE LLC
(COMPANY NAME)

whose business address is:

132 MIRROR LAKE DR N, UNIT 301, ST. PETERSBURG, FL 33701
(ADDRESS) (CITY) (STATE) (ZIP CODE)

and (if applicable) its Federal Employer Identification Number (FEIN) is
47-4648610
(FEIN)

If the entity has no FEIN, the Social Security Number of the individual signing this
sworn statement is:

(SOCIAL SECURITY NUMBER)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

REQUIRED FORM

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought to indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
- a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement [Indicate which statement applies].

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity

REQUIRED FORM

**CONSTRUCTION CONTRACTOR'S CERTIFICATION OF RECORD OF
PREVIOUS PARTICIPATION IN FEDERAL, STATE OR LOCAL GOVERNMENT
FUNDED CONTRACTS**

I, John Crum, as, President of the firm of WJCREATE LLC (the "Firm") do hereby certify that for the period beginning ten (10) years prior to the date of this certification, the Firm, its principals, officers, partners, and current employees:

- Have not been suspended, debarred or otherwise restricted by a Department or Agency of the Federal Government, State Government, Local Governmental or other governmental entity from doing business with such Department, Agency or entity; and
- Have not been suspended, debarred or otherwise restricted by a Department or Agency of the Federal Government, State Government, Local Governmental or other governmental entity from doing business with such Department, Agency or entity under another firm, name, business name, alias, fictitious name, or any other entity; and
- Have no unresolved findings raised as a result of U.S. Department of Housing and Urban Development (HUD) audits, management reviews or other Governmental investigations concerning the Firm; and
- There has not been a suspension or termination of payments under any HUD contract in which the Firm had a legal or beneficial interest attributable to Firm fault or negligence; and
- Have not defaulted on any obligation covered by a surety or performance bond; and
- Are not participants in any Federal Government, State Government, Local Government or other governmental entity projects this date on which construction has stopped for a period in excess of 20 days, or which has been substantially completed for more than 90 days and documents for closing, including final cost certification, have not been filed with appropriate entity; and
- Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; and

REQUIRED FORM

- Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in statement above; and
- As representative of the Firm, all the names of the parties known to me to be principals in this project in which Firm proposes to participate are listed on the attached Form, Schedule A; and, no principals or identities of interest are concealed or omitted; and
- Are not members of Congress, or otherwise prohibited or limited by law from contracting with the Government of the United States of America.

"Principals," for the purposes of this certification, means officers, directors, owners, partners; and, persons having primary management of supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment; and similar positions).

This certification concerns a matter within the jurisdiction of an agency of the United States and the making of a false, fictitious or fraudulent certification may render the maker subject to prosecution under Section 1001, Title 18, United States Code.

Signature: _____

Name: John Crum (TYPED OR PRINTED)

Title: President

Date: 8.3.23

Subscribed and sworn before me this 3rd day of August, 2023.

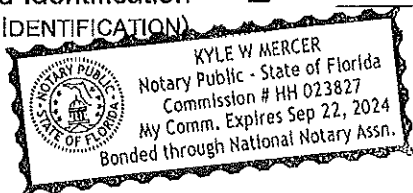
Florida
STATE OF

Kyle W Mercer
NOTARY PUBLIC

My commission expires _____, 20____.

Personally Known OR

Produced Identification
(TYPE OF IDENTIFICATION)



PINELLAS COUNTY
SMALL BUSINESS ENTERPRISE
PROGRAM

THIS CERTIFICATE IS AWARDED TO

WJCreate LLC DBA WJCreate

HAS SUCCESSFULLY COMPLETED THE
SBE Certification Requirements for:
Construction
Certification Expires:
9/1/2023

Approved:
9/1/2020

Dr. Cynthia C. Johnson

SIGNED, Dr. Cynthia Johnson,
Center Director



MBE / WBE / MBE/ SECTION 3 BUSINESS UTILIZATION PLAN

As a recipient of Federal financial assistance, St. Petersburg Housing Authority ("SPHA") must collect data on the economic opportunities provided to MW/SBE and Section 3 (low and very-low income) businesses. All bidders submitting responses to this procurement must complete this MW/SBE & Section 3 Utilization Plan and submit it as part of their proposal or bid. **This Utilization Plan must contain a detailed description of the supplies and/or services to be provided by each MBE/WBE/SBE/ and Section 3 Business under the contract. Use additional pages as necessary.**

Bidder's Name: WJCREATE LLC ETHNIC GROUP*: _____ Code MW/SBE Section 3 Business
 Address: 132 Mirror Lake Dr N, Unit 301 City: St. Petersburg State: FL Zip: 33701
 Solicitation No. SPHA 23-003-B (and/or) Name: ED WHITE BUILDING RENOVATIONS PHASE 1

SUBCONTRACTOR UTILIZATION

Subcontractor Name and Address	Contact Person Phone and Email Address	Ethnic Group Code MW/SBE Sec. 3	Description of Supplies and/or Service(s)	Projected Contract Amount
Aguila Electrical Services, Inc. 5708 56th St. Tampa, FL 33610	Pedro Sandelis, 813-515-6999 estimating@aguilaelectrical.com	X	Electrical Services	\$1,300,000
Peninsular Mechanical Contractors, Inc. 13690 Roosevelt Blvd, Clearwater, FL 33762	Jason Spears, Vice President jjs@accservice.com • +1 727-573-4822	X	Mechanical	\$827,225.00

*ETHNIC GROUP: ENTER CODE: 1 - White Americans 2 - Black Americans 3 - Native Americans 4 - Hispanic-Americans 5 - Asian Americans 6 - Hasidic Jews; X - if Women Business Enterprise and/or Section 3 Business

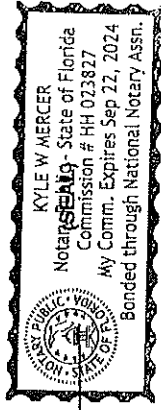
Subscribed and sworn to before me this

3rd day of August, 2023

John Crump
Preparer Name _____
(Print or Type)

Signature [Signature]
Date 8.3.23

Notary Public: [Signature]



My Commission Expires: _____

SECTION 3

CONTRACTOR/SUBCONTRACTOR QUALITATIVE EFFORTS CHECKLIST

Check the items below that are applicable to your best efforts in recruiting Section 3 Business Concerns, Section 3 Workers, and Targeted Section 3 Workers for this project.

- Discussed with SPHA staff opportunities in locating Section 3 Business Concerns or Section 3 Workers through resource assistance or listings available.
- Used the Section 3 Business Registry to locate Section 3 Business Concerns.
- Engaged in outreach efforts to generate job applicants who are Targeted Section 3 Workers.
- Provided training or apprenticeship opportunities.
- Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.
- Engaged in outreach efforts to identify and secure bids from Section 3 Business Concerns.
- Provided technical assistance to help Section 3 Business Concerns understand and bid on contracts.
- Divided contracts into smaller jobs to facilitate participation by Section 3 Business Concerns.
- Provided technical assistance to help Section 3 workers compete for jobs (i.e., resume assistance, coaching).
- Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.
- Held one or more job fairs or open houses.

- Provided or referred Section 3 workers to services supporting work readiness and retention (i.e., work readiness activities, interview clothing, test fees, transportation, and childcare).
- Assisted Section 3 workers to obtain financial literacy training and/or coaching.
- Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 Business Concerns.
- Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.
- Outreach, engagement, or referrals with the State one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.
- Other Best Efforts to recruit related to Section 3.

Additional Best Effort Details:

I AFFIRM THE ABOVE BEST EFFORTS RELATED TO THE PROJECT'S SECTION 3 REQUIREMENTS:

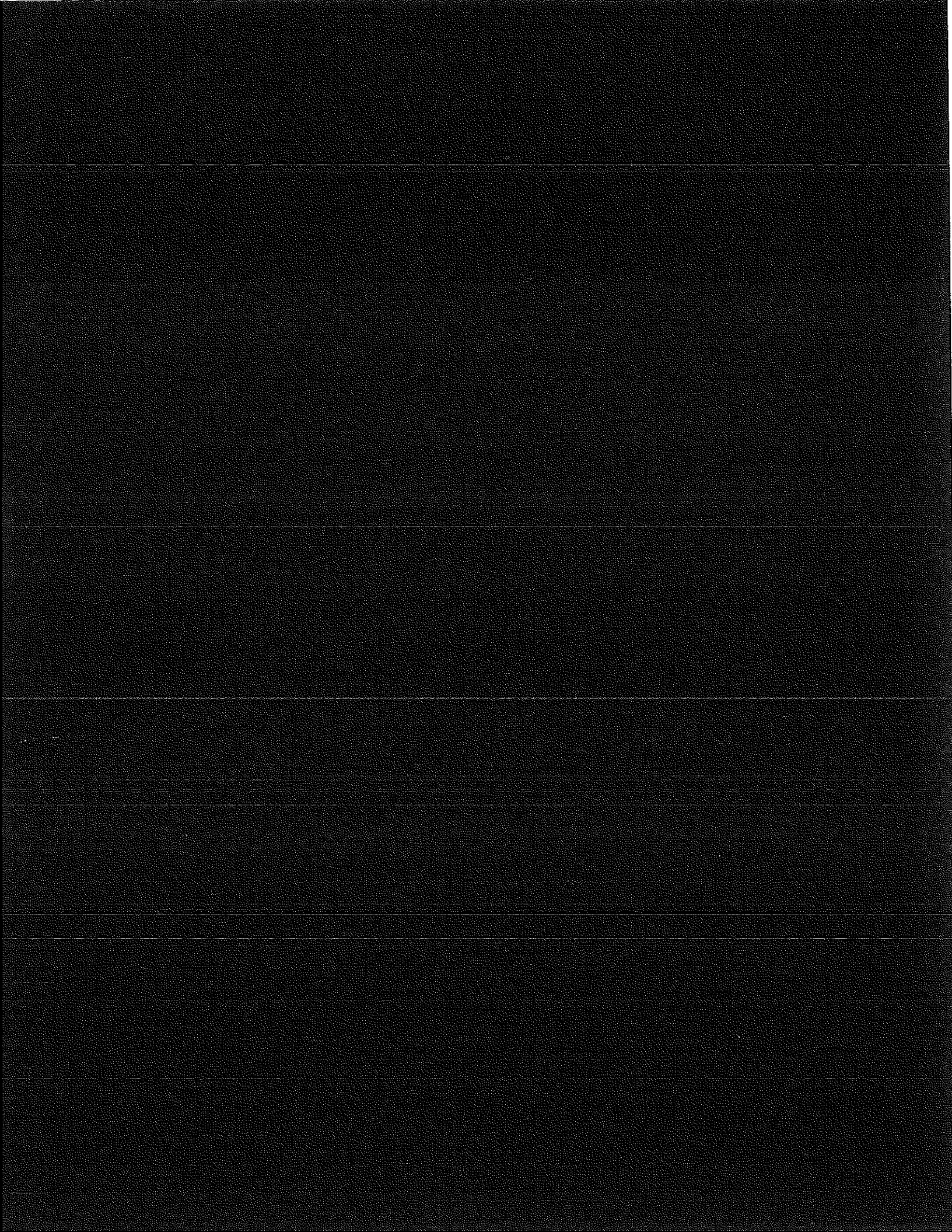
Date: 8/3/23

BUSINESS NAME: wjcreate LLC

AUTHORIZED SIGNER'S NAME: John Crum

TITLE: PRESIDENT

SIGNATURE: 





Invitation for Bid

SPHA 23-003-B

For

ED WHITE BUILDING RENOVATIONS PHASE 1

May 4, 2023



PROJECT TITLE: Ed White Building Renovations Phase 1
TO: All Qualified Contactors
FROM: Michael Lundy, Chief Executive Officer
DATE: May 4, 2023
SUBJECT: Invitation for Bid (IFB) #SPHA 23-003-B

St. Petersburg Housing Authority (SPHA) herein solicits bids from qualified, responsible, licensed Contractors for Phase 1 interior renovations of the Ed White building, 2331 9th Avenue North, St. Petersburg, FL 33713. Work is defined by the Contract Documents and consists of the following:

1. An interior buildout on the south half of the first floor within a former 6-story hospital building. Renovation work will occur on one (1) floor.
2. Interior selective demolition of remaining levels in preparation for future Phase 2 renovations.

This work shall be conducted in accordance with all applicable state and federal regulations, the requirements of SPHA and the U.S. Department of Housing and Urban Development (HUD).

Each Bidder should submit a sealed envelope or package of one (1) unbound original, 1(one) copy (marked as such), and one (1) USB of its Bid per Submission Requirements in Section H of the IFB to the St. Petersburg Housing Authority, attention: **Pamela Hobbs, Director of Procurement, 2001 Gandy Blvd, St. Petersburg, FL 33702. Bids will be accepted until 10:00 a.m., Thursday, June 22, 2023.** Bids must be clearly marked – IFB #23-003-B Ed White Building Renovations Phase 1.

Any Bids received after the specified time and date will not be accepted. All Bids must be received and time-date stamped by a SPHA employee at the address listed above, on or before the above specified time and date. If you choose to mail in your Bid, it must be mailed return receipt requested and arrive by the specified time, regardless of the postmark date. THERE WILL BE NO EXCEPTIONS.

By submission of a Bid the Contractor agrees, if its Bid is accepted, to enter into a contract with the Housing Authority to complete all work as specified or indicated in the contract documents, for the contract price and within the contract time indicated in the attached IFB #23-003-B. The Bidders further accept all of the terms and conditions of the IFB.

A Pre-Bid Conference, which SPHA strongly recommends contractors attend, shall be held at the housing authority's office, 2001 Gandy Blvd N, St. Petersburg, Florida 33713 at 3:00 p.m., Thursday, May 11, 2023. It is **STRONGLY RECOMMENDED** that all interested Bidders attend in person. The attendees will tour the first floor of the building following the Pre-Bid Conference from 4:00 p.m. to 5:00 p.m., local time. Alternatively, SPHA has made available a link via GoToMeeting: <https://meet.goto.com/391723389> or phone at United States: +1 (571) 317-3112, Access Code: 391-723-389. **Pre-register** for the pre-bid meeting no later than Tuesday, May 10, by sending an email to procurement@stpeteha.org, with "IFB 23-003-B Pre-Bid Registration."

Bids should be prepared in accordance with instructions contained within the IFB and will remain valid for 120 days. SPHA reserves the right to request additional information concerning any and/or all Bids submitted. A request for additional information may be e-mailed or faxed within 48 hours of the stated deadline for submission of additional information. **NOTE: SPHA reserves the right to reject any or all proposals if such action is in the best interest of the housing authority and to waive any and all informalities and minor irregularities, at its sole discretion. SPHA reserves the right to cancel this solicitation for any reason it deems is in the best interest of the agency.**

Questions regarding the attached RFP should be directed to Pamela Hobbs at (727) 323-3171 ext. 222.

Sincerely,
Michael Lundy, Chief Executive Officer

INVITATION FOR BID

**IFB #23-003-B
Ed White Building Renovations Phase 1**

The St. Petersburg Housing Authority (SPHA) is requesting bids from qualified, responsible, licensed Contractors interested in conducting Phase 1 interior renovations of the Ed White building, 2331 9th Avenue North, St. Petersburg, FL 33713. This work shall be conducted in accordance with all applicable state and federal regulations, the requirements of SPHA and the U.S. Department of Housing and Urban Development (HUD).

PROPOSED SCHEDULE

- May 3, 2023** **Advertise Invitation for Bid**
May 10, 2023
June 4, 2023
- May 4, 2023** **IFB Document Available**
- May 11, 2023** **Pre-Bid Conference**

A Pre-Bid Conference shall be held at the housing authority’s Central Office located at 2001 Gandy Blvd N, St. Petersburg, Florida 33702 at 3:00 p.m. on Thursday, May 11, 2023. Attendees will tour the first floor of the building at the **STRONGLY RECOMMENDED** site visit following the pre-bid conference.

- May 25, 2023** **RFI’s Deadline (see E-11 herein) by 5:00 p.m.**
- June 1, 2023** **IFB Addendum (RFI Responses) Available by 5:00 p.m.**
- June 22, 2023** **Bids are due by 3:00 p.m.**

SPHA RESERVES THE RIGHT TO REQUEST ADDITIONAL INFORMATION CONCERNING ANY AND/OR ALL BIDS SUBMITTED.

The solicitation is available at the Housing Agency Marketplace at www.housingagencymarketplace.com. Registering is free. **All information regarding the solicitation will be posted on electronic sourcing platform.**

Bids should be prepared in accordance with instructions contained within the IFB and will remain valid for 120 days. **SPHA RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS IF SUCH ACTION IS IN THE BEST INTEREST OF THE HOUSING AUTHORITY AND TO WAIVE ANY AND ALL INFORMALITIES AND MINOR IRREGULARITIES. SPHA RESERVES THE RIGHT TO CANCEL THIS SOLICITATION FOR ANY REASON IT DEEMS IS IN THE BEST INTEREST OF THE AGENCY.**

Michael Lundy, Chief Executive Officer

The Authority is an Equal Employment Opportunity Employer

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EXHIBITS

- A. Form of Bid
- B. Profile of Firm & Bidder's Information Sheet
- C. Bidder's Compliance Statement
- D. Bidder's Qualifications
- E. HUD Form 5369, Instructions to Bidders for Contracts, Public and Indian Housing Programs
- F. HUD Form 5369-A, Representations, Certifications, and Other Statements of Bidders, Public and Indian Housing Programs
- G. HUD Form 5370, General Conditions for Construction Contracts, Public Housing Programs
- H. E-Verify Affidavit
- I. Respondent's Certification of Record of Previous Participation in Federal, State or Local Government Funded Contracts

- J. Certification of Authorization to Execute Contract
- K. Sworn Statement Pursuant to Section 287.133(3)(a), Florida Statutes, on Public Entity Crime
- L. MBE/WBE/SBE Certificate (PROVIDED BY BIDDER)
- M. MBE/WBE/SBE & Section 3 Utilization Plan
- N. Section 3 Contracting Forms
- O. Davis Bacon Wage Rate – Decision FL20230222 - 01/13/2023 Mod 1
- P. Sample Contract
- Q. General Construction Notes & Special Conditions
- R. Attachment 1. Specifications & Bid Set Drawings (E-File)

IFB #23-003-B
Ed White Building Renovations Phase 1

NOTICE OF INTENT TO RECEIVE BIDS

In accordance with the U.S. Department of Housing and Urban Development (HUD) Handbook 7460.8 REV-2, Florida Statutes and with other applicable laws, the St. Petersburg Housing Authority (SPHA) formally requests competitive bids from qualified, responsible, licensed contractors interested in conducting Phase 1 interior renovations of the Ed White building, 2331 9th Avenue North, St. Petersburg, FL 33713 in compliance with the requirements of SPHA and the U.S. Department of Housing and Urban Development (HUD).

SECTION A

A-1 Type of Contract

The St. Petersburg Housing Authority contemplates the award of a firm fixed price contract resulting from this solicitation.

A-2 Final Completion of All Work

Is due **June 22, 2024**. The Contractor acknowledges and by submitting a bid agrees that the final completion requirements set forth herein are bid and contract completion requirements that shall be material for purposes of determining Bid Responsiveness and contract completion requirements to the extent contract end dates are not formally changed by St. Petersburg Housing Authority during the contract. The term of this contract shall be 270 calendar days, to be finalized at the pre-construction meeting, from issuance of Notice to Proceed. A performance & payment bond in a penal sum of 100% of the contract price, or separate performance and payment bonds, each for 50% or more of the contract price is required at award and will be fully verified.

A-3 Critical Path Method Summary Project Schedule

In evaluating this IFB, SPHA will determine the Responsibility of each bidder and whether a particular bidder can complete the Work in the shortest time frame, which time frame shall not exceed the Final Completion

Date for the Work as set forth in this IFB and in the Contract Documents. The Critical Path Method (“CPM”) Summary Project Schedule to be submitted as part of the bid, and the Work Schedule is to reflect the following.

The Contractor shall furnish as part of this bid a CPM Summary Project Schedule showing the proposed construction phasing and sequencing approach of the major scope items. This CPM Summary Project Schedule shall:

- Be submitted in a hard copy format;
- Be prepared using an industry standard software platform that can reviewed by SPHA;
- Be prepared using the Critical Path Scheduling Method (CPM);

- Depict at least one critical path starting with the Notice To Proceed and ending with the Final Completion Date;
- Include critical tasks to be performed by the Owner, Prime Design Consultant, or others, for the completion of all Work; and,
- Have each construction activity be resource loaded with the person-hours estimated necessary to complete the activity.

The CPM Summary Project Schedule dates for the elements cited in the project’s IFB shall be met or enhanced.

For purposes of the CPM Summary Project Schedule to be submitted with this bid, the Contractor shall assume that:

- The date set forth in the Notice to Proceed will be on or around August 24, 2023; however, SPHA shall not be bound to issuing a Notice to Proceed by or for that date;
- The Final Completion Date for ALL WORK is as shown above.
- The building will be available to the Contractor on the date(s) set forth in the Notice to Proceed.

Failure to submit this CPM Summary Project Schedule shall result in the entire Bid Package being deemed non-responsive.

SECTION B

B-1 Overview of Project

The Housing Authority of the City of St. Petersburg, Florida (also known as the St. Petersburg Housing Authority)

The St. Petersburg Housing Authority, Florida, was created pursuant to Chapter 421, Florida Statutes for the purpose of providing decent, safe and sanitary housing to low-income residents of the City of St. Petersburg. Currently, SPHA owns and manages a variety of low-income and affordable housing units and administers Section 8 Housing Choice Vouchers along with supportive service programs for its residents. Together, these programs provide quality and sustainable housing opportunities for approximately 4,000 qualifying households.

A seven-person Board of Commissioners, authorized by the laws of the State of Florida, appointed by the Mayor, is responsible for the development of housing policy and the authorization of expenditures. SPHA’s jurisdiction includes the City of St. Petersburg and extends in a ten-mile radius outside the City limits.

Founded in 1937, the St. Petersburg Housing Authority is one of the oldest housing authorities in the nation and is continually rated by the U.S. Department of Housing and Urban Development (HUD) as a “High Performing” agency.

Michael Lundy serves as the agency’s Chief Executive Officer and Secretary of the Housing Authority’s Board of Commissioners.

B-2 Scope of Work

See Specifications and bid set drawings attached to this IFB.

The project involves the Phase 1 renovation of the Ed White building, located at 2331 9th Avenue North, St. Petersburg, FL 33713.

Work is defined by the Contract Documents and generally consists of the following:

1. An interior buildout on the south half of the first floor within a former 6-story hospital building. Renovation work will occur on one (1) floor.
2. Interior selective demolition of remaining levels in preparation for future Phase 2 renovations.

The solicitation may be found at www.housingagencymarketplace.com. Questions must be submitted in writing to via the Housing Agency Marketplace e-Portal no later than 5:00 p.m. (local time) on or before May 25, 2023.

Please be advised that the St. Petersburg Housing Authority is NOT distributing printed plans or specifications with this solicitation. The Bid Solicitation, Technical Specifications and Drawings can be downloaded by using the electronic procurement platform at www.housingagencymarketplace.com.

Product substitutions will not be considered unless this solicitation authorizes the submission. Bidders are responsible for providing bids for products that fully meet the required specifications. Bidders may bid the referenced manufacturers OR EQUAL. Nevertheless, bidders MUST bid what the specifications require. The Architect of Record will only consider substitution requests *after* the award from the selected General Contractor.

Questions received concerning this solicitation after the deadline indicated may go unanswered at the discretion of the St. Petersburg Housing Authority. SPHA reserves the right, at its sole discretion, to respond to questions received after the deadline. See E-11 herein.

This work shall be conducted in accordance with all applicable state and federal regulations, the requirements of SPHA and the U.S. Department of Housing and Urban Development (HUD).

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SECTION C

C-1 Due Date of Bid

Bids are due at the St. Petersburg Housing Authority Central Office, 2001 Gandy Blvd North, St. Petersburg, FL 33702 by **3:00 p.m. on Thursday, June 22, 2023** -

Delivered or mailed to the attention of:

Pamela Hobbs
Director of Procurement
St. Petersburg Housing Authority
2001 Gandy Blvd North
St. Petersburg, FL 33702

You may submit bids through the U.S. Postal Service, courier service (e.g. UPS or FedEx), or in-person delivery. As has always been the case, SPHA cannot accept formal bids submitted through email or fax.

Please note that your bid must be sealed when you drop it off. And as always, late bids cannot be considered.

C-2 Bid Opening and Review of Bids

1. **Bid Opening:** Thursday, June 22, 2023, 3:00 p.m. at 2001 Gandy Blvd N, St. Petersburg, and via GoToMeeting at <https://meet.goto.com/338197869> or via phone at United States: [+1 \(872\) 240-3212](tel:+18722403212), Access Code: 338-197-869.

No bids will be accepted after the fixed date and time for the opening of bids. All bids received will be publicly opened and read aloud. Failure to submit bid documents in the required quantity and properly executed may result in the bid being determined Non-Responsive and rejected by SPHA for further consideration.

Pre-Award Meeting: SPHA reserves the right to conduct a Pre-Award Meeting with the bidder(s) prior to making an award to determine if the bidder(s) is(are) a responsible party(ies) as described and required by applicable law. The Pre-Award Meeting may include, but shall not be limited to:

2. **Pre-Award Meeting:** SPHA reserves the right to conduct a Pre-Award Meeting with the bidder(s) prior to making an award to determine if the bidder(s) is (are) a responsible party(ies) as described and required by applicable law. This Pre-Award Meeting may include, but shall not be limited to:
 - a. a review of the bidder's capacity to perform the terms and conditions of the contract;
 - b. a review of the bidder's understanding of the Scope of Work, and confirmation of inclusion of the entire Scope of Work in its costs on the Schedule of Values (SOV);
 - c. a discussion (and demonstration, if requested) of the bidder's expertise in reading and interpreting the drawings and technical specifications included with this solicitation;
 - d. further breakdown of the SOV;
 - e. past performance on other SPHA and State/local government agencies' contracts;
 - f. current employee depth and capabilities;
 - g. financial records and resources/capabilities;
 - h. a visit to examine the bidder's facilities and on-hand equipment; and

- i. any other area or aspect of the bidder's integrity, operations and/or capability that will assist SPHA in making a determination of responsibility.

C-3 Contract Award

A contract shall be awarded in accordance with the terms of Form HUD 5369, Instructions to Bidders for Contracts, Public and Indian Housing Programs, attached hereto as Exhibit A, and its Procurement Policy. The Chief Executive Officer shall make a final recommendation to the Board of Commissioners. The Board of Commissioners will make the final selection of the firm to be awarded the contract. A contract will be awarded to the Bidder whose bid best meets the needs and requirements of SPHA for the best value. Failure to meet the threshold requirements may result in rejection of the bid. SPHA reserves the right to reject any and all bids, to award one or more contracts or no contract.

Procurement actions shall be conducted only with responsible contractors who have the technical and financial competence to perform, who have the fiscal responsibility in business dealings, and who have a satisfactory record of integrity. Before awarding a contract, SPHA shall review the proposed contractor's ability to perform the contract successfully, considering factors such as the contractor's integrity, compliance with public policy, record of past performance on SPHA and other jobs (including contacting previous clients of the contractor), and financial and technical resources. SPHA shall not award a new contract or conduct new business with a bidding contractor, vendor or applicant who (i) has past due financial obligations or indebtedness to SPHA pursuant to a contract or other transaction and has not fulfilled the obligation prior to submission of a bid, proposal or application for a contract, (ii) has an existing claim, demand, litigation action, investigation, hearing, or other legal, administrative, arbitral or similar proceeding or dispute against SPHA, whether civil or criminal (including any appeal or review of any of the foregoing) or (iii) in SPHA's reasonable discretion, has taken action that may give rise to or threatened to assert a claim, demand, litigation action, investigation, hearing, or other legal, administrative, arbitral or similar proceeding or dispute against SPHA, whether civil or criminal (including any appeal or review of any of the foregoing) or other dispute against SPHA. The President and Chief Executive Officer may waive the requirements of this paragraph for good cause shown as determined by the President and Chief Executive Officer and if it is otherwise in SPHA's best interests.

1. SPHA will evaluate bids in response to this solicitation without discussions, and will award a contract to the Responsible Bidder whose bid, responsive and conforming to the solicitation, represents the lowest actual Responsive and Responsible Bidder, considering the Lump Sum Base Bid Total and the price-related factors specified elsewhere in the solicitation.
2. SPHA may waive informalities or minor irregularities in bids received.
3. SPHA may accept any item or combination of items, unless doing so is precluded by a restrictive limitation in the solicitation or the bid.
4. SPHA may reject a bid as non-responsive if the prices bid are materially unbalanced between line items or sub-line items. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated in relation to cost for other work, and if there is a reasonable doubt that the bid will result in the lowest overall cost to SPHA even though it may be the low evaluated bid, or it is so unbalanced as to be tantamount to allowing an advance payment.
5. SPHA reserves the right to reject any and all bids, or to reissue or withdraw this Invitation for Bid in the event that competition is deemed inadequate or that it is otherwise deemed to be in the best interest of SPHA. In such instances, SPHA reserves the right to seek

procurement by means of non-competitive negotiation.

6. No Awards may be made to a contractor or firm that is on the list of contractors ineligible to receive awards from SPHA, as furnished by HUD.
7. The bidder to whom the award is made will be notified as soon as practicable after SPHA approves award of the Contract. This written notification constitutes the Notice of Award and acceptance of the bid submitted.
8. If written notice of the acceptance of this bid is mailed, e-mailed or otherwise delivered to the undersigned within the time noted herein, or at any time thereafter before this bid is withdrawn, the undersigned agrees to enter into a Contract with the SPHA with the bid as accepted. The undersigned agrees to give a Performance and Payment Bond as specified in the Contract Documents, with good and sufficient surety or sureties, and to furnish the required insurance, all within five (5) days after given Notice of Award.
9. Upon award of Contract, SPHA will process the Contract for final execution.
10. **Notice to Proceed:** Following execution of the Contract and/or pre-construction meeting, and contractor's delivery of all information and documents required by the Contract Documents and otherwise reasonably required by SPHA's Procurement Department, SPHA will issue a Notice to Proceed (NTP) to the contractor, which will set forth the date(s) for the official commencement of the Work described in this IFB and in the Contract Documents. Upon issuance of the NTP, SPHA will make the Project location(s) available to the Contractor for the start of the required Work.
11. **Pre-Construction Meeting:** SPHA will notify the Awardee(s) when and where the Pre-Construction Conference will take place. The Awardee(s) shall attend this conference before entering the worksite or having materials delivered to the worksite.

SECTION D

D-1 Instructions to Bidders

See Exhibit A, HUD Form 5369, Instructions to Bidders for Contracts, Public and Indian Housing Programs. SPHA hereby excludes Item 5, Late Submissions, Modifications, and Withdrawal of Bids, of HUD Form 5369. Please see item E-2 herein below for SPHA's requirements for the acceptance of bids.

SECTION E

E-1 Required Certifications

See Exhibit B, Form HUD 5369-A, Representations, Certifications, and other Statements of Bidders, Public and Indian Housing Programs.

E-2 Acceptance of Bids

Bid must be *signed, sealed* and received in completed form at the St. Petersburg Housing Authority located at 2001 Gandy Blvd North, St. Petersburg, FL 33702, no later than the bid submission time and

date stated herein. Bids submitted after the designated date and hour will not be accepted for any reason.

SPHA reserves the right to accept or reject any or all Bids, to take exception to these IFB specifications or to waive any irregularities and/or informalities. Bidder may be excluded from further consideration for failure to comply fully with the specifications of this INVITATION FOR BID.

SPHA also reserves the right to reject the Bid of any Bidder who has previously failed to perform properly, or to complete on time, contract(s) of a similar nature; who is not in a position to perform the contract, or who habitually and without just cause neglected the payment of bills or otherwise disregarded its obligations to subcontractors, providers of materials, or employees.

E-3 Confidential Material

Any material submitted by a Bidder that is to be considered as confidential must be clearly marked as such.

E-4 Financial Statements

The Bidder may be requested to submit current financial statements. Furthermore, the Bidder shall disclose any past or current litigation to which it is a party and the amount in controversy or potential liability.

E-5 Withdrawal of Bids

Bid may be withdrawn on a written or telegraphic (faxed) request dispatched by the Bidder in time for delivery in the normal course of business prior to the time specified herein for bid receipt, provided that written confirmation of any telegraphic withdrawal with the signature of the Bidder is placed in the mail and postmarked prior to the time specified herein for bid receipt. Negligence on the part of the Bidder in preparing its Bid confers no right of withdrawal or modification of its bid after the due date and time specified herein.

E-6 Incurring Costs

SPHA is not liable for any costs incurred by any Bidder prior to issuance of a Notice to Proceed. In general, no pre-contract costs will be paid to the successful Bidder.

All costs incurred in the preparation and presentation of Bid shall be wholly borne by each Bidder. All supporting documentation and manuals submitted with each Bid will become the property of SPHA unless otherwise indicated by the Bidder at the time of submission.

SPHA agrees to provide to the successful Bidder, upon request, no more than three sets of drawings and specifications for building permits.

E-7 Third Party Claims on Services or Software

If the proposed services include the use of products or services of another company, SPHA will hold the Bidder responsible for the proposed services. In addition, the Bidder shall hold SPHA harmless from any third party legal claims involving the use by SPHA of any software product or technique provided.

E-8 General Contractor License

In addition to all other applicable licenses and certifications, the general contractor is required to submit with its bid a copy of bidder's current valid General Contractor License. The absence of the required license shall cause a bid to be deemed Non-Responsive and therefore ineligible for award. Applications are NOT accepted.

E-9 Utilization of Subcontractors

Contractor shall, with respect to any subcontractor performing any portion of the Work, complete and submit with its bid a list of subcontractors (see Bidder's Qualification Form).

The purchase of sand, gravel, crushed rock, batched concrete, aggregates, ready-mixed concrete, and/or any other materials produced at and furnished from established and recognized commercial plants, together with the delivery of such materials to the site of the work by means of vehicles owned and operated by such plants or by recognized commercial hauling companies, shall not be considered as subcontracting for purposes of this IFB.

E-10 Ineligible Contractors

SPHA is prohibited from making any awards to contractors or accepting as subcontractors any individuals or firms that are on the GSA List of Parties Excluded from Federal Procurement and Non-procurement Programs.

E-10 Award of Contracts

A contract shall be awarded according to the criteria specified herein, provided the bid is in the best interest of SPHA. The Bidder to whom an award is made will be notified at the earliest practical date. An award may be subject to HUD approval. See Section C-3.

E-11 Requests for Information

Bidders shall only communicate with SPHA's Procurement Department regarding this IFB and the bid to be submitted in response to this IFB. These questions will be answered to all potential Bidders, in the form of an Addendum to the IFB, if SPHA determines that a revision to the IFB is warranted. All technical questions and Requests for Information (RFIs) regarding this IFB must be submitted via the e-Portal at www.housingagencymarketplace.com prior to the Q&A closing period.

Telephonic, oral, or any other means of communication relaying questions shall not be answered. If an answer is inadvertently or otherwise provided to a question other than as specified within this IFB, it is expressly understood that the answer is not binding in any way on the St. Petersburg Housing Authority.

Please include in the body of your RFI the following information: Subject of Question; Drawing/Sheet Number; Specification Section/Page Number; Information Requested; and, Suggestion, if any.

E-12 Compliance with E-Verify

Pursuant to section 448.095, Florida Statutes effective January 1, 2021, **before** SPHA **can consider** Respondent's bid for the services requested, contractor shall register with and use the federal work authorization program operated by the United States Department of Homeland Security, commonly

known as E-Verify, at <https://e-verify.uscis.gov/emp> to verify employment eligibility information and work authorization status of all employees hired on and after January 1, 2021, and must continue to participate in E-Verify during the term of the contract. Such participation is evidenced by submitting to SPHA a signed affidavit (See Exhibit G, "E-Verify Affidavit"). The E-Verify Affidavit is Respondent's certification that it has registered with, is authorized to use and uses the federal work authorization program.

Respondent further certifies that all tiers of contractors and subcontractors hired by Respondent to perform the services under the agreement are compliant with E-Verify; that Respondent will continue to use E-Verify throughout the term of the contract; that Respondent and all tiers of its contractors and subcontractors will only contract with other contractors and subcontractors who present an E-Verify Affidavit, or the appropriate documentation in lieu of the E-Verify Affidavit; and that Respondent will submit the appropriate affidavits and other documents to SPHA from it and all tiers of contractors and subcontractors, as required.

Failure to comply with this provision is a material breach of the Agreement, and shall result in the immediate termination of the Agreement without penalty to the SPHA. Contractor shall be liable for all costs incurred by the Agency to secure a replacement Contractor/Agreement, including but not limited to, any increased costs for the same services, any costs due to delay, and rebidding costs, if applicable.

SECTION F

F-1 Mandatory Clauses

See Exhibit C- HUD Form 5370, General Conditions for Construction Contracts, Public Housing Programs

SECTION G

G-1 Insurance

The successful Bidder shall be required to furnish original Certificates of Insurance evidencing the required coverage to be in force on the date of the Contract, and Renewal Certificates of Insurance, or a copy of the policy, if the coverage has an expiration or renewal date occurring during the term of this Contract or extensions thereof. The receipt of any certificates does not constitute agreement by SPHA that the insurance requirements in the Contract have been fully met or that the insurance policies indicated on the certificates comply with all Contract requirements. The insurance policies shall provide for thirty (30) days prior written notice to be given to SPHA in the event coverage is substantially changed, canceled, or non-renewed.

The Bidder shall require all subcontractors to carry the insurance required herein, or the Bidder may provide the coverage for any or all subcontractors, and, if so, the Certificate of Insurance or copy of the policy submitted shall so stipulate.

The Bidder and all subcontractors agree that insurers shall waive their rights of Subrogation against the St. Petersburg Housing Authority.

The Bidder expressly understands and agrees that any insurance or self-insurance programs maintained by

the St. Petersburg Housing Authority shall apply in excess of and not contribute with insurance provided by the successful Bidder and subcontractors under the Contract.

SPHA is defined in this section as its Commissioners, officers, directors, employees, and volunteers.

Minimum Limits and Coverage Required

1. Commercial General Liability Policy with the following minimum limits and coverage:
 - a. Five Million dollars (\$5,000,000.00) each occurrence (combined single limit for bodily injury and property damage);
 - b. Two Million dollars (\$2,000,000.00) for personal and advertising injury liability;
 - c. Two Million dollars (\$2,000,000.00) aggregate on products and completed operations;
 - d. Two Million dollars (\$2,000,000.00) general aggregate;
 - e. **Additional Insured Endorsement:** the St. Petersburg Housing Authority must be added as an Additional Insured, and any other party as may be required.
2. Workers' Compensation and Employer's Liability with the following minimum limits and coverage:
 - a. Workers' Compensation Policy – Minimum employer's liability limits
By Accident – Florida Statutory Limit
By Disease – Florida Statutory LimitA Waiver of subrogation in favor of SPHA must be endorsed to the policy.

“Florida,” must appear in item 3A of the Worker's Compensation coverage declarations page, or item 3C must contain the following: “All States except those in listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY.”

- b. Employer's Liability
 - i. \$1,000,000 each accident for bodily injury by accident
 - ii. \$1,000,000 each employee for bodily injury by disease
 - iii. \$1,000,000 policy limit for bodily injury by disease
3. Automobile Liability
 - a. One Million dollars (\$1,000,000.00) combined single limit each accident.
 - b. Coverage shall be for any auto (including owned, hired, and non-owned autos).
 - c. **Additional Insured Endorsement:** the St. Petersburg Housing Authority must be added as an Additional Insured, and any other party as may be required.
4. Performance and Payment Bond (P&P)

Upon award of the contract by SPHA, the contractor shall provide and pay for an **acceptable** Performance and Payment Bond in the amount of 100% of the Lump Sum Base Total. **Important: The surety must be a guaranty of Surety Company which appears in the U.S. Treasury Circular No. 570 published annually in the Federal Register**, and must, a at a minimum, have an “A” rating according to the A.M. Best Rating Guide. Assistance in securing the Performance and Payment Bond is available through the Small Business Administration, which encourages Minority Business Enterprises. SPHA shall not be responsible for the cost of the Performance and Payment Bond.

Approval, disapproval or failure to act by SPHA regarding any insurance supplied by Bidder shall not relieve Bidder of full responsibility or liability for damages and accidents as set forth in the Contract

documents. Neither shall the bankruptcy, insolvency or denial of liability by the insurance company exonerate Bidder from liability. See **Exhibit G**, HUD Form 5370, General Conditions for Construction Contracts, Public Housing Programs.

G-2 Rules, Regulations, and Licensing Requirements

Each Bidder and its staff must possess all of the required State of Florida licenses, as well as all other licenses required by St. Petersburg to perform in accordance with the contract scope of services herein. In addition, the Bidder shall comply with all laws, ordinances and regulations applicable to the scope of services contemplated herein. The successful Bidder is presumed to be familiar with all Federal, State and local laws, ordinances, codes, rules and regulations.

G-3 Assignment

The successful Bidder shall not enter into any subcontracts, retain consultants, or assign, transfer, convey, sublet, or otherwise delegate its obligations under the contract resulting from this IFB, or any or all of its rights, title or interest therein, or its power to execute such contract to any person, company or corporation without the prior written consent and approval of SPHA.

SECTION H

H-1 SUBMISSION REQUIREMENTS

AN ORIGINAL, 1(ONE) COPY AND 1(ONE) USB of the Project Bid must be submitted and received by the housing authority no later than the bid submission time and date.

Failure to submit the documentation set forth below may result in the bid package being determined non-responsive and therefore ineligible for award. The SPHA may also, on the basis of the bidder's profile information submitted, find that there exists an insufficient amount of information to clearly determine whether a bidder or its subcontractor(s) possess the ability to perform successfully under the terms and conditions of the Contract Documents, and the SPHA may therefore determine the bid package is ineligible for award on the basis of insufficient or incomplete documentation regarding Responsibility.

Organization of Response: The response, however submitted (binders, notebooks, clipped, etc.), SHALL BE INDEXED WITH TABS AND ORGANIZED AS LISTED BELOW.

THE FOLLOWING FORMS ARE **REQUIRED** AND MUST BE INCLUDED. Alterations to the bid, or the terms and conditions in this INVITATION FOR BID shall be grounds for rejecting the entire bid. Late bids shall not be accepted for any reason.

1. **Bid Form, Schedules of Values & CPM Summary Project Schedule**
Completed and signed
2. **5% Bid Bond**
Any bidder failing to submit a valid bid bond may be deemed unresponsive. Such bond

must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in the State where the work is to be performed. Individual sureties shall not be considered. **U.S. Treasury Circular Number 570 lists companies approved to act as sureties on bonds securing Government contracts**, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. **Use of companies on this circular is mandatory.** The bond must be recorded.

3. **Bidder's Qualifications/Profile Information**

Each individual bid must be accompanied by a summary of the contractor's (and subcontractor's, as applicable) qualifications to complete the work described in the Bid Package.

- Profile of Firm & Bidder's Information Sheet
- Bidder's Compliance Statement
- Bidder's Qualifications (all sections) (including subcontractors)
- General Contractor License (with any other appropriate certificates and licenses)

4. **HUD and/or SPHA Forms:**

- Acknowledgement of Receipt of Documents for all Addendums issued, if applicable
- HUD Form 5369-A, Representations, Certifications, and other Statement of Bidders, Public and Indian Housing Programs.
- E-Verify Affidavit
- Previous Participation Certification
- Contractor's Certification of Authorization to Execute Proposal/Contract on Behalf of Company
- Statement Pursuant to Sections 287.133(3)(a) Florida Statutes, on Public Entity Crimes
- MBE/WBE/SBE Certificate(s) (provided by Bidder (if applicable))
- MBE/WBE/SBE and Section 3 Utilization Plan
- Section 3 Contracting Forms

The INVITATION FOR BID, as a general requirement, specifies that all work be performed in accordance with professional standards, HUD regulations, requirements and criteria, local codes, regulation ordinances, and statutes. It is SPHA's full expectation and it will be a contractual requirement that the successful respondent fully and routinely meet this requirement. Therefore, SPHA will carefully monitor and audit performance to ensure such performance.

SECTION I

I-1 MBE/WBE/SBE Participation

In accordance with regulations developed by the Secretary of the Department of Housing and Urban Development (HUD) and promulgated in 2 CFR 200.321, and within HUD Handbook 7460.8 REV 2, Sections 15.5.A and 15.5.B, and The National Affordable Act 42 U.S.C. 12703, it is SPHA's policy that Minority, Women and Small Business Enterprises (MBE/WBE/SBE) shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds and that bidders, proposers or contractors and their subcontractors or suppliers shall take all necessary and reasonable steps to ensure that MBE/WBE/SBEs shall have the maximum opportunities to compete for and perform contracts financed in whole or in part by federal funds.

MBE/WBE/SBE economic participation shall be implemented via an MBE/WBE/SBE Utilization Plan (Exhibit L, hereto) that is submitted by entities seeking to do business with the Agency or its partners who utilize federal funding in whole or in part. Accordingly, businesses intending to respond to this IFB shall agree to *expend no less than 20% of the total contract price*, inclusive of all modifications and amendments through work w/certified MBEs and WBEs and/or proposed some lesser percentage participation coupled with good faith efforts to include MBE/WBE/SBE firms and thereby demonstrate the non-feasibility of the aspirational percentage published herein.

Firms that are included on an MBE/WBE/SBE Utilization Plan must be either certified by a support agency that is recognized by SPHA to do so, or must at least be able to show that it is currently undergoing an application process to become certified. Firms with pending certification will be approved for contract award purposes but will not count towards actual MBE/WBE/SBE participation without a final approval of certification.

SECTION J

J-1 Section 3 Requirements

Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701 u) requires that SPHA ensure that employment and other economic and business opportunities generated by HUD financial assistance, *to the greatest extent feasible*, are directed to public housing residents and other low-income persons, particularly recipients of government housing assistance, and business concerns that provide economic opportunities to low and very-low income person. Respondents to this IFB shall agree to *expend no less than 10%* of the total contract price with Section 3 residents or businesses. Therefore, pursuant to 2 CFR 200 and 24 CFR 135, the Bidder shall submit with their bid a Contract Compliance Affidavit and a **measurable Section 3 Plan** which lists a brief description of services and supplies to be provided, to include training, employment, contracting and other economic opportunities throughout all phases of the work.

Only the successful bidder shall be required to submit monthly throughout all phases of the work on Labor Hour Tracking Logs (a calculation Excel spreadsheet provided by SPHA or Bidder's own).

Noncompliance with HUD's regulations in 24 CFR 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts. **The Section 3 Clauses included in Exhibit M, Section 3 will be a part of any contract that is signed by SPHA.**

SECTION K

K-1 List of Attachments

The following attachments are required and/or included as part of this Invitation For Bid and shall be incorporated into the Bidder's bid/contract:

- A. Form of Bid
- B. Profile of Firm & Bidder's Information Sheet

- C. Bidder's Compliance Statement
- D. Bidder's Qualifications
- E. HUD Form 5369, Instructions to Bidders for Contracts, Public and Indian Housing Programs
- F. HUD Form 5369-A, Representations, Certifications, and Other Statements of Bidders, Public and Indian Housing Programs
- G. HUD Form 5370, General Conditions for Construction Contracts, Public Housing Programs
- H. E-Verify Affidavit
- I. Respondent's Certification of Record of Previous Participation in Federal, State or Local Government Funded Contracts
- J. Certification of Authorization to Execute Contract
- K. Sworn Statement Pursuant to Section 287.133(3)(a), Florida Statutes, on Public Entity Crime
- L. MBE/WBE/SBE Certificate (PROVIDED BY BIDDER)
- M. MBE/WBE/SBE & Section 3 Utilization Plan
- N. Section 3 Contracting Forms
- O. Davis Bacon Wage Rate – Decision FL20230222 - 01/13/2023 Mod 1
- P. Sample Contract
- Q. General Construction Notes & Special Conditions
- R. Attachment 1. Specifications & Bid Set Drawings (E-File)

End of IFB Document

RISE Development Corporation/St. Petersburg Housing Authority
Edward White - Affordable Housing
Project Development Pro-Forma (Sources & Uses)
PRELIMINARY, SUBJECT TO CHANGE

<u>Development Cost</u>	Use of Funds	<u>Sources of Funds</u>						
Land/Building Acquisition	\$ 5,151,214	SPHA	\$ 4,868,192				<i>Actual</i>	
General Conditions	\$ 1,050,000	Acquisition Loan (Valley Bank)	\$ 4,100,000				<i>Actual - Interest thru 2024; assumes refinance in Dec. 2026</i>	
Soil and Concrete Testing	\$ 15,000	Construction/Permanent Debt	\$ 11,920,000				<i>To be issued</i>	
Asbestos Survey	\$ 1,300	City of St. Petersburg (Penny for Pinellas)	\$ 3,000,000				<i>Committed</i>	
Central Office Buildout	\$ 4,328,550	Pinellas County Foundation (ARPA)	\$ 500,000				<i>To be applied for September 2023</i>	
Sitework	\$ 377,425	Federal Home Loan Bank (NY or Atlanta)	\$ 1,000,000				<i>Committed</i>	
Concrete	\$ 75,000	Federal Home Loan Bank (Pitt)	\$ 750,000				<i>Applied August 2023</i>	
Masonry	\$ 50,000	New Market Tax Credits	\$ 4,980,000				<i>Valley Bank/Dudley Ventures</i>	
Metals	\$ 394,350	ARPA Funds	\$ 5,938,314				<i>Committed</i>	
Wood and Plastics	\$ 469,200	Total Sources	\$ <u>37,056,506</u>					
Thermal & Moisture Protection	\$ 767,500					\$ 18,906,506		
Doors & Windows	\$ 1,071,702							
Finishes	\$ 2,612,500	Const/Permanent Debt Assumptions						
Specialties	\$ 179,900	<u>Par</u>		<u>NOI Year 3</u>	<u>DSCR</u>	<u>Debt Service</u>	<u>Interest Rate</u>	<u>Term</u>
Equipment	\$ 391,750	\$ 11,920,000	\$ 1,482,045	1.15x	\$ 1,039,622	6.00%	20	
Furnishings	\$ 37,828							
Special Construction	\$ 10,000	Existing Acquisition Loan Assumptions						
Conveying Systems	\$ 100,000	<u>Par</u>		<u>Debt Service</u>	<u>Interest Rate</u>	<u>Term</u>		
Mechanical	\$ 2,560,000	\$ 4,100,000	\$ 234,144	2.95%	2		\$ 0	
Electrical	\$ 1,910,000		(Interest Only until 2025)					
Contingency	\$ 1,670,000	Refinance Acquisition Loan Assumptions						
Total Building & Improvements	\$ <u>18,072,005</u>	<u>Par</u>		<u>Debt Service</u>	<u>Interest Rate</u>	<u>Term</u>		
A & E	\$ 2,133,328	\$ 3,867,094	\$ 249,113	5.00%	30			
Builder's Overhead	\$ 246,867							
Developer Fee	\$ 992,653							
Demolition of Systems	\$ 500,000	Pinellas County Foundation (ARPA)						
Financing Costs	\$ 137,000							
Escalation	\$ 9,823,439							
Total Development Cost	\$ <u>37,056,506</u>							

SPHA Funding	
PILOT	\$ 256,359.39
Equity for Acquisition	\$ 1,051,214
SPHA Reserves	\$ 1,900,000
SPHA Administrative Fees	\$ 1,000,000
SPHA Developer Fee	\$ 660,619
Total	\$ 4,868,192

Source: NDC/Wannamacher Jensen Architects (construction)

RISE Development Corporation/St. Petersburg Housing Authority
 Development of Site of Former Edward White Hospital
 Sources and Uses of Funds

Uses of Funds

Acquisition Costs	\$	5,150,693
A & E	\$	2,133,328
Residential Building and Improvements		13,344,253
Contingency		1,670,000
Central Office Buildout		3,057,775
Builder's overhead		246,867
Developer Fee		992,652
Demolition of systems		500,000
Financing Fee		137,500
Escalation		9,823,439
Total Uses	\$	37,056,506

<u>SPHA Funding</u>	
Equity for Acquisition	\$ 1,051,214
SPHA Reserves	\$ 1,900,000
SPHA Administrative Fees	\$ 1,000,000
PILOT funds	\$ 256,359
<u>SPHA Developer Fee</u>	<u>\$ 660,619</u>
Total	\$ 4,868,192

Pinellas County Foundation Funds (ARPA)

Sources of Funds

SPHA	\$	4,868,192	Committed
Acquisition Loan (Valley Bank)		4,100,000	Committed
Construction/Permanent Debt		11,920,000	Committed - Valley Bank waiting for GC pricing
City of St. Petersburg (Penny for Pinellas)		3,000,000	Committed
Unknown (New Market Tax Credits)		4,980,000	Dudley Ventures signed contract February 2024 (Must have a GC procured)
Pinellas County Foundation (ARPA)		500,000	Apply Sept. 2023 (12-2023 notify)
Federal Home Loan Bank (Pitt)		750,000	Apply August 9 2023 (12-2023 notify)
Federal Home Loan Bank (NY or Atlanta)		1,000,000	Committed - 8-22-20223
City ARPA Funds		5,938,314	Committed
	\$	37,056,506	
	\$	0	

Timeline

Phase I - Central Office & Building Demolition

Permit Ready Drawing	May-23
IFB for General Contractor	May-23
General Contractor for board approval	Sep-23
Notice to Proceed	Nov-23
Renovation Underway	11-23 to 12-24
Final Office completion	Dec-24

Phase II - 71 Affordable Units

Permit Ready Drawings	Oct-23
IFB for General Contractor	Nov-23
General Contractor for board approval	Feb-24
Submit SLR to HUD	Feb-24
Estimated HUD SLR approval	Apr-24
Final Funding (New Market)	Apr-24
Financial Closing (Comment ARPA funds)	Apr-24
Notice to Proceed	Jun-24
Renovation Underway	6-24 to 1-26
Fully expend \$5,938,314 ARPA funds	Dec-25
Final completion of units	Jan-26
Leasing Units	Feb-26

RISE Development Corporation

BUDGET REVISION FY 2023

JORDAN PARK, LLC

ACCOUNT	DESCRIPTION	Original 2023 BUDGET	Revised 2023 BUDGET	Difference	COMMENTS
INCOME					
	RENTAL INCOME				
3110	DWELLING RENT	400,000	400,000	-	
	Vacancy (2.%)	(26,000)	(8,000)	18,000	Adjusted vacancy loss from 6.5% to 2%
	TOTAL	374,000	392,000		
	OTHER INCOME				
3610	INTEREST INCOME	600	4,500	3,900	Increase in Interest rates
3690	OTHER INCOME	73,340	50,000	(23,340)	Eliminated the cable/internet charges
	TOTAL	73,940	54,500		
	HA CONTRIBUTIONS				
3401	OPERATING SUBSIDY	244,485	410,242	165,757	
3401	HAP (PBV Rents)	2,384,868	2,236,729	(148,139)	Increased rent mid-year by \$200 per unit
	Vacancy (2%)	(155,016)	(44,735)	110,281	Adjusted vacancy loss from 6.5% to 2%
	TOTAL	2,474,337	2,602,236		
	TOTAL INCOME	2,922,277	3,048,736	-	
EXPENDITURES					
	ADMINISTRATIVE				
4110	ADMINISTRATIVE SALARIES	236,245	247,552	11,307	Updated with COLA, raises, and number of months filled
4130	LEGAL	25,000	25,000	-	
4140.1/4150.1	COMMISSIONERS TRAINING & TRAVEL	1,750	1,750	-	
4140	STAFF TRAINING	20,000	20,000	-	
4150	TRAVEL	15,000	15,000	-	
4170	AUDIT	20,000	20,000	-	
4190	SUNDRY	51,000	51,000	-	
4190.300	TELEPHONE	4,000	5,000	1,000	Telephone services for the mid-rise
4190.400	ADMINISTRATIVE CONTRACTS	5,000	31,000	26,000	Compliance file reviews & background checks
4190.700	COMPUTER SUPPORT	30,262	38,262	8,000	IT services for the mid-rise
4190.750	CABLE/INTERNET FOR RESIDENTS	84,942	84,942	-	
4192.000	7% Management Fee	200,117	188,386	(11,731)	Delay in unit delivery by a few months
	TOTAL	693,316	727,892		
	RESIDENT SERVICES				
4210	RESIDENT SERVICES SALARY	24,419	23,182	(1,237)	Updated with COLA, raises, and number of months filled
4200	SUNDRY	5,000	5,000	-	
4220	RELOCATION	-	20,000	20,000	Relocate residents to Midrise
4230	CONTRACT COSTS	20,000	20,000	-	
	TOTAL	49,419	68,182		

President Initials



Director Initials



RISE Development Corporation

BUDGET REVISION FY 2023

JORDAN PARK, LLC

ACCOUNT	DESCRIPTION	Original 2023 BUDGET	Revised 2023 BUDGET	Difference	COMMENTS
	UTILITIES				
4310	WATER & SEWER	65,000	65,000	-	
4320	ELECTRICITY	100,000	100,000	-	
4330	GAS	-	-	-	
	TOTAL	165,000	165,000	-	
	ORDINARY MAINTENANCE				
4410	LABOR	207,525	183,277	(24,247)	Updated with COLA, raises, and number of months filled
4420	MATERIALS	45,000	45,000	-	
4430.000	MAINTENANCE COSTS	30,000	30,000	-	
4430.001	CONSTRUCTION INSPECTIONS	-	37,700		
4430.010	TRASH REMOVAL	65,000	65,000	-	
4430.020	PEST CONTROL	20,000	20,000	-	
4430.030	HVAC REPAIRS	20,000	60,000	40,000	HVAC preventative maintenance
4430.070	ELECTRICAL CONTRACTS	10,000	10,000	-	
4430.080	PLUMBING CONTACTS	5,000	10,000	5,000	Increase in plumbing work required
4430.090	LAWN MAINTENANCE	100,000	100,000	-	
	TOTAL	502,525	560,977		
	PROTECTIVE SERVICES				
4480	CONTRACT COSTS	16,000	16,000	-	
	TOTAL	16,000	16,000	-	
	GENERAL				
4510	INSURANCE	168,304	175,985	7,681	Increase in insurance premium's
4520	PILOT	23,500	23,500	-	
4525	PROPERTY TAX	-	-	-	
4540	EMPLOYEE BENEFITS	163,866	158,904	(4,962)	35% of Salary Cost
4570	COLLECTION LOSSES	5,000	5,000	-	
	TOTAL	360,670	363,388		
	REPLACEMENT RESERVES	186,200	186,200		\$700 per unit
	ADMIN FEE (PINELLAS HFA & TRUSTEE FE	83,590	83,590		
	LIHTC ADMIN FEE	7,500	7,500		
	TOTAL RESERVES AND FEES	277,290	277,290		
	TOTAL ROUTINE EXPENDITURES	2,064,219	2,178,729		
	NET INCOME FROM OPERATIONS	858,058	870,007	-	

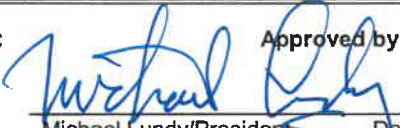
President Initials


Director Initials

RISE Development Corporation
BUDGET REVISION FY 2023
JORDAN PARK, LLC

ACCOUNT	DESCRIPTION	Original 2023 BUDGET	Revised 2023 BUDGET	Difference	COMMENTS
	EXTRAORDINARY EXPENDITURES				
	FENCING BETWEEN UNITS	200,000	40,000	(160,000)	Reduced the lineal footage
	SECURITY CAMERAS	150,000	320,000	170,000	Increased the amount of cameras
	SPEED BUMPS	110,000	110,000	-	
	PLAYGROUNDS	150,000	100,000	(50,000)	Partnership with the NFL
	MANAGEMENT/MAINTENANCE BUILDING	40,000	50,000	10,000	
7540	PROPERTY BETTERMENTS	650,000	620,000		
	NET RESIDUAL RECEIPTS	208,058	250,007		

Approved by:


 Michael Lundy/President Date 08/24/2023


 James Dates/Director Date

**RISE DEVELOPMENT CORPORATION
REQUEST FOR BOARD ACTION**

**APPROVAL OF THE REVISED OPERATING BUDGET FOR
FISCAL YEAR ENDING DECEMBER 31, 2023**

August 24, 2023

INTRODUCTION

RISE Development Corporation purchased Jordan Park Apartments through its subsidiary, RISE Jordan Park, LLC. The Housing Authority of the City of St. Petersburg (SPHA) is managing the day-to-day operations of Jordan Park. On November 17, 2022, the RISE Development Corporation's Board of Directors approved a budget for Fiscal Year Ending December 2023. Per our Accounting Policy, SPHA must revise our operating budgets if there is a cost overrun by more than 10%.

PURPOSE/OBJECTIVE

To obtain Board approval of the Revised Operating Budget for Jordan Park which is a requirement of the Property Management Company and SPHA Accounting policy.

DESCRIPTION/JUSTIFICATION

HUD accounting and asset management guidance has prescribed detailed budgeting models and guidelines on how to implement project based budget. This budget has been prepared in accordance with Asset Management guidance.

POLICY IMPACT

None.

ECONOMIC IMPACT/FUNDING SOURCE

This is a balanced budget using multiple funding sources. That includes Low Rent Public Housing (LIPH), tenant rents, and Project Based Vouchers.

ATTACHMENTS

Revised Budget FYE 2023.

ALTERNATIVES

No other alternatives were considered.

RECOMMENDATION

The President recommends that the board approve this Request.

CERTIFICATION

The requested action complies with legal, policy, and regulatory requirements.



Carolyn Avington



Michael O. Lundy, President



BOARD OF DIRECTORS

Name: James Dates
Board Position: Chairperson

Name: Kimberly Brown-Williams
Board Position: Vice-Chairperson

Name: Jerrilyn Evans
Board Position: Commissioner

Name: Terri Lipsey Scott
Board Position: Commissioner

Name: Angel Charlton
Board Position: Resident Commissioner

Name: Derek Keys
Board Position: Commissioner

Name: Meiko Seymour
Board Position: Commissioner



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

RISE DEVELOPMENT CORPORATION
2001 GANDY BLVD NORTH
ST PETERSBURG, FL 33702

Date:
01/19/2021
Employer ID number:
81-2805123
Person to contact:
Name: Jason Sammons
ID number: 31616
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
No
Effective date of exemption:
May 15, 2019
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053610004960

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

Based on the information you submitted with your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is retroactive to your date of revocation.

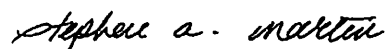
If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

We sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink that reads "Stephen A. Martin". The signature is written in a cursive style.

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

**RISE Development
Corporation
(A BLENDED COMPONENT
UNIT OF
ST. PETERSBURG
HOUSING AUTHORITY)**

Basic Financial Statements

December 31, 2021

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
St. Petersburg Housing Authority
St. Petersburg, Florida

Opinion

We have audited the accompanying financial statements of the RISE Development Corporation ("RISE") a nonprofit organization, a blended component unit of St. Petersburg Housing Authority (the "Authority"), as of and for the year ended December 31, 2021, and the related statement of revenues, expenses and changes in net position, and statement of cash flows for the year then ended, and the related notes to the financial statements, which collectively comprise RISE's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of RISE, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of RISE, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of RISE's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about RISE's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

December 16, 2022
Melbourne, Florida

Berman Hopkins Wright & LaHam
CPAs and Associates, LLP

RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)

STATEMENT OF NET POSITION

December 31, 2021

ASSETS	
CURRENT ASSETS	
Cash - unrestricted	\$ 1,202,054
Receivables, net	<u>375,488</u>
Total current assets	1,577,542
NONCURRENT ASSETS	
Notes receivable	<u>27,500,000</u>
Total assets	<u><u>29,077,542</u></u>
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable other government	144,362
NET POSITION	
Restricted	27,500,000
Unrestricted	<u>1,433,180</u>
Total net position	<u><u>\$ 28,933,180</u></u>

The accompanying notes are an integral part of these financial statements.

RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

For the year ended December 31, 2021

OPERATING REVENUES

Rental revenue, net	\$ 311,649
Rental assistance from the Authority	864,337
Total operating revenues	<u>1,175,986</u>

OPERATING EXPENSES

Administration	472,764
Utilities	46,661
Maintenance	523,410
Protective services	7,709
General	238,744
Depreciation	618,332
Total operating expenses	<u>1,907,620</u>

OPERATING LOSS

(731,634)

NONOPERATING REVENUES

Gain on sale of capital assets	14,219,456
Interest income	404
Total nonoperating revenues	<u>14,219,860</u>

CHANGE IN NET POSITION

	13,488,226
Net position, beginning of year	<u>15,444,954</u>
Net position, end of year	<u>\$ 28,933,180</u>

The accompanying notes are an integral part of these financial statements.

RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)

STATEMENT OF CASH FLOWS

For the year ended December 31, 2021

CASH FLOWS FROM OPERATING ACTIVITIES

Collections from tenants	\$ 260,395
Rental assistance from the Authority	864,337
Payments to employees for wages and benefits	(343,435)
Payments to suppliers	<u>(1,274,097)</u>
Net cash used in operating activities	<u>(492,800)</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Additional payments to the transfer of capital assets	<u>(18,584)</u>
---	-----------------

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	404
Collection on construction advance	<u>955,514</u>
Net cash provided by investing activities	<u>955,918</u>

NET INCREASE IN CASH AND CASH EQUIVALENTS

	444,534
Cash at beginning of year	<u>757,520</u>
Cash at end of year	<u><u>\$ 1,202,054</u></u>

SUPPLEMENTAL DISCLOSURE OF NONCASH ACTIVITIES:

Transfer of capital assets in exchange for a note receivable	<u><u>\$ 27,500,000</u></u>
--	-----------------------------

The accompanying notes are an integral part of these financial statements.

RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)

STATEMENT OF CASH FLOWS (continued)

For the year ended December 31, 2021

**RECONCILIATION OF OPERATING LOSS TO NET
CASH PROVIDED BY OPERATING ACTIVITIES**

Operating loss	\$ (731,634)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation	618,332
Provision for bad debts	9,235
(Increase) decrease in assets:	
Tenant receivables, net	(289)
Construction advance receivables, net	(375,488)
Fraud recovery, net	6,434
Prepaid expenses	72,415
Inventory, net	9,886
Increase (decrease) in liabilities:	
Accrued salaries	(10,300)
Accrued liabilities	(29,115)
Due to other government	22,724
Unearned revenue	(1,384)
Accrued compensated absences	(18,366)
Tenant security deposits	(65,250)
Net cash used in operating activities	<u>\$ (492,800)</u>

The accompanying notes are an integral part of these financial statements.

**RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)**

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2021

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

St. Petersburg Housing Authority (the "Authority"), a governmental agency, was created pursuant to Florida Statutes Chapter 421 by the City of St. Petersburg, Florida (the "City"). The primary purpose of the Authority is to develop, acquire and operate safe, decent, sanitary and affordable housing for low-income families and to operate the housing programs in accordance with federal legislation.

RISE Development Corporation ("RISE") is a not-for-profit Florida corporation, which was created as an instrumentality of the Authority for the purpose of assisting the Authority in various residential rental and affordable housing development projects in the City. RISE's Board of Directors consists of the Board of Commissioners for the Authority.

RISE manages the operations of the Jordan Park Apartments (the "Apartments"). In 2021, RISE continued to plan the redevelopment of the Apartments. The redevelopment consists of plans to update the current 206-units in the family section of the property and the construction of a new 60-unit midrise for seniors. Once completed the property will consist of 266 units, all of which will be available for low-income families under the Authority's affordable housing program. As part of this plan RISE Jordan Park, LLC ("Jordan Park") was created and is owned by, RISE. During the year a new entity Jordan Park, LLC ("JPPM") was created and is a discretely presented component unit of the Authority. This entity took on many of the functions initially provided by RISE starting in December 2021, therefore several significant transfers between RISE and JPPM occurred in the current year, mainly the transfer of fixed assets and the creation of a note receivable due to RISE from JPPM.

2. Government-wide and fund financial statements

Generally under the governmental presentation, the government-wide financial statements report information about the reporting government as a whole excluding fiduciary activities. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues. Business-type activities rely to a significant extent on fees and charges for support.

Governments use fund accounting whereby funds are organized into three major categories: governmental, proprietary, and fiduciary. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenses.

RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2021

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2. Government-wide and fund financial statements (continued)

As previously mentioned, RISE is a non-profit that is considered a blended component unit of the Authority and accordingly follows the same governmental basis of presentation as the Authority. For financial reporting purposes, RISE reports all of its operations as a single business activity in a single enterprise fund. Therefore, the government-wide and the fund financial statements are the same.

Enterprise funds are proprietary funds. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating activity generally arises from providing services in connection with a proprietary fund's principal activity. The operating revenues of RISE consist primarily of tenant rent, a portion of which comes from the Authority for rental assistance for tenants. Operating expenses for RISE include the cost of general and administrative operations, utilities, repairs and maintenance, protective services, and depreciation. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When restricted resources meet the criteria to be available for use and unrestricted resources are also available for use, it is RISE's policy to use restricted resources first, and then unrestricted resources, as needed.

3. Measurement focus and basis of accounting

The financial statements of RISE have been prepared in accordance with accounting principles generally accepted in the United States of America. Measurement focus is a term used to describe which transactions are recorded within the various financial statements. The proprietary fund utilizes an economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, change in net position (or cost recovery), financial net position and cash flows. All assets and liabilities (whether current or noncurrent) associated with their activities are reported in the statement of net position. Proprietary fund equity is classified as net position. RISE maintains its accounts in accordance with the chart of accounts prescribed by the U.S. Department of Housing and Urban Development ("HUD").

Basis of accounting refers to when transactions are recorded regardless of the measurement focus applied. The basis of accounting used is similar to businesses in the private sector; thus these funds are maintained on the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset is used. As provided by GASB Codification Section P80.115, *Proprietary Fund Accounting and Financial Reporting: Defining Operating Revenues and Expenses*, and related guidance, tenant revenue is reported net of accounts written-off in the amount of \$9,235.

**RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)**

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2021

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

4. Budgets

Budgets are prepared on an annual basis, approved by the Board, and are used as a management tool throughout the accounting cycle. Budgets are not legally adopted nor required for financial statements presentation.

5. Cash and cash equivalents

For financial statement purposes, cash and cash equivalents are considered to be cash in banks, including cash accounts held by the Authority, and highly liquid investments with an initial maturity of three months or less.

6. Receivables, net

Receivables consist of revenues earned during the fiscal year and not yet received net of an associated allowance for doubtful accounts, if any. Allowances are determined by management based on the specific accounts and prior experience. As of December 31, 2021, there is no allowance for uncollectible amounts as management has determined that the entire amount is collectable.

7. Capital assets, net

RISE's policy is to capitalize assets with a value in excess of \$2,000. RISE capitalizes the costs of site acquisition and improvement, structures, equipment and direct development costs meeting the capitalization policy. Assets are valued at historical cost, or estimated historical cost if actual historical cost is not available, and contributed assets are valued at fair value on the date contributed.

Depreciation has been provided using the straight-line method over the estimated useful lives, which are as follows:

Buildings and improvements	15 - 40 years
Equipment	3 -5 years

8. Impairment of long-lived assets

The Authority evaluates events or changes in circumstances affecting long-lived assets, including capital assets, to determine whether an impairment of RISE's assets has occurred. If the Authority determines that a long-lived asset is impaired, and that the impairment is significant and other-than temporary, then an impairment loss will be recorded. In the current year, management has determined there were not any losses on impairment related to RISE's long-lived assets.

**RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)**

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2021

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

9. Net position

In accordance with GASB Codification Section 1800.155 Reporting Net Position in Government-Wide Financial Statements, total equity as of December 31, 2021, is classified into three components of net position:

a) *Net investment in capital assets*

This category consists of capital assets (including restricted capital assets), net of accumulated depreciation and reduced by any outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction and improvements of those assets.

b) *Restricted component of net position*

This category consist of components of net position restricted in their use by (1) external groups such as grantors, creditors or laws and regulations of other governments; or (2) law through constitutional provisions or enabling legislation. As of December 31, 2021, there was \$27,500,000 of restricted net position.

c) *Unrestricted component of net position*

This category includes all of the remaining components of net position that do not meet the definition of the other two categories.

10. Income taxes

RISE, as a blended component unit of the Authority, is exempt from federal and state income taxes. Accordingly, no provision for federal or state income taxes has been made in the Authority's or RISE's financial statements.

11. Leasing activities

RISE is the lessor of dwelling units to low-income residents. Leases may be cancelled by the lessee at any time or renewed every year. RISE may cancel the leases only for cause. Revenues associated with these leases are recorded in the accompanying financial statements and related schedules within rental income.

**RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)**

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2021

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

12. Impact of recently issued accounting principles

In June 2017, the GASB issued Statement No. 87, *Leases*, which establishes a single model for lease accounting. This statement is effective for RISE's December 31, 2022 fiscal year end. Management is currently evaluating the impact of the adoption of this statement on RISE's financial statements.

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. This statement is effective for the School's December 31, 2025 fiscal year end. Management is currently evaluating the impact of the adoption of this statement on the School's financial statements.

13. Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE B - CASH AND CASH EQUIVALENTS

As of December 31, 2021, RISE's cash consist of demand deposits with a financial institution in the amount of \$1,202,054.

RISE maintains its cash balances in bank deposit accounts, which at times may exceed federally insured limits. The bank participates in the Federal Deposit Insurance Corporation ("FDIC").

Custodial Credit Risk - Custodial credit risk is the risk that in the event of bank failure, RISE's deposits may not be returned. The Authority has a deposit policy for custodial credit risk which requires collateral to be held in the Authority's name by its agent or by the bank's trust department. As of December 31, 2021, none of RISE's bank balance is exposed to custodial credit risk.

**RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)**

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2021

NOTE C - CAPITAL ASSETS, NET

A summary of changes in capital assets is as follows:

	Balance at January 1, 2021	Transfers in/ Additions	Transfers out/ Deletions	Balance at December 31, 2021
Buildings and improvements	\$ 15,967,209	\$ -	\$ (15,967,209)	\$ -
Equipment - dwelling	8,713	-	(8,713)	-
Equipment - administration	107,235	-	(107,235)	-
Total cost	16,083,157	-	(16,083,157)	-
Accumulated depreciation	(2,202,865)	(618,332)	2,821,197	-
Net capital assets	<u>\$ 13,880,292</u>	<u>\$ (618,332)</u>	<u>\$ (13,261,960)</u>	<u>\$ -</u>

At the year ended December 31, 2021, the capital assets for RISE were transferred to JPPM, a new discretely presented component unit created by the Authority in 2021.

NOTE D - RISK MANAGEMENT

RISE is exposed to various risks of loss related to torts, theft of, damages to, and destruction of assets, errors and omissions, injuries to employees and natural disasters. Under RISE's risk management program, RISE through the Authority joined Housing Authorities Risk Retention Group ("HARRG"), and Housing Authorities Property Insurance ("HAPI"), public risk pools currently operating as common risk management and insurance programs. RISE through the Authority pays annual premiums to HARRG and HAPI for its general and property insurance coverage, which includes the Apartments.

The agreements for formation of HARRG and HAPI provide that they will be self-sustaining through member premiums and will reinsure all other risks of loss, including workers' compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded insurance coverage in any of the past three years, nor has there been any reduction in coverage in the current year.

NOTE E - RELATED PARTY TRANSACTIONS

1. Pass-through subsidy

During 2021, RISE received \$864,337 in pass-through subsidy relating to Public Housing from the Authority to assist with operating the Apartments.

**RISE Development Corporation
(Blended Component Unit of St. Petersburg Housing Authority)**

NOTES TO FINANCIAL STATEMENTS

For the year ended December 31, 2021

NOTE E - RELATED PARTY TRANSACTIONS (continued)

2. Notes receivable

Notes receivable as of December 31, 2021, consists of \$27,500,000 for the development of the Jordan Park which was transferred to JPPM during the year (Note C), and is secured by the building. The note incurs interest of 3.35% per annum and is payable upon completion of the project from the available cash flows.

NOTE F - COMMITMENTS AND CONTINGENCIES

In the normal course of operations, RISE may be party to various pending or threatened legal actions. As of the date of this report, management is not aware of any such material instances associated with RISE.

NOTE G - SUBSEQUENT EVENTS

Management has evaluated subsequent events through December 16, 2022, the date that the financial statements were available to be issued, and has determined that no additional material events have occurred that would require disclosure.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Michelle Bozzuto	
Housing Insurance Services Inc		PHONE (A/C, No, Ext): (203) 272-8220	FAX (A/C, No): (203) 271-2265
PO Box 189		E-MAIL ADDRESS: mbozzuto@housingcenter.com	
Cheshire CT 06410		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Housing Authority Risk Retention Group	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED			
Housing Authority Of St. Petersburg Florida			
2001 Gandy Blvd. N			
St. Petersburg FL 33702			

COVERAGES

CERTIFICATE NUMBER: CL2392813174

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			HARRG-12-229106-2023	01/01/2023	01/01/2024	EACH OCCURRENCE \$ 5,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 0
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 5,000,000
	OTHER:						GENERAL AGGREGATE \$ 5,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$ Included
	<input type="checkbox"/> ANY AUTO						Deductible \$ 10,000
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					BODILY INJURY (Per person) \$
	<input type="checkbox"/> UMBRELLA LIAB						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> EXCESS LIAB						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> OCCUR						\$
	<input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$
	DED	RETENTION \$					AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						\$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / N	<input type="checkbox"/> N / A				PER STATUTE
	If yes, describe under DESCRIPTION OF OPERATIONS below						OTHER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**Rise Development Corporation
2001 Gandy Boulevard North

St. Petersburg

FL 33702

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Carolyn Caruso	
Housing Insurance Services Inc		PHONE (A/C, No, Ext): (203) 272-8220	FAX (A/C, No): (203) 271-2265
PO Box 189		E-MAIL ADDRESS: ccaruso@housingcenter.com	
Cheshire CT 06410		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Housing Enterprise Insurance Company	NAIC # 38920
		INSURER B: Kinsale Insurance Company	38920
		INSURER C: James River	12203
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED			
Jordan Park LLC			
2001 Gandy Boulevard North			
St. Petersburg FL 33702			

COVERAGES**CERTIFICATE NUMBER:** CL231312497**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			HEICL-231996-220765-2022	03/21/2022	12/14/2023	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY			HEICL-231996-220765-2022	03/21/2022	12/14/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY		<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY		<input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident) \$
							\$
B	<input type="checkbox"/> UMBRELLA LIAB			0100172426-1	12/14/2022	12/14/2023	EACH OCCURRENCE \$ 5,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB		<input checked="" type="checkbox"/> OCCUR				AGGREGATE \$ 5,000,000
	<input type="checkbox"/> CLAIMS-MADE						\$
	DED <input checked="" type="checkbox"/> RETENTION \$ 0						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
C	Excess Liability			0138289-0	12/14/2022	12/14/2023	Each Occurrence \$5,000,000
							Aggregate \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Rise Development Corporation 2001 Grandy Boulevard North St. Petersburg FL 33702	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Carolyn M Caruso</i>
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To: Michael Lundy, President / CEO

Subject: Financial Report

From: Carolyn Avington, Vice-President of Finance / CFO

RECOMMENDATION: Review

BACKGROUND INFORMATION:

The financial reports as of July 31, 2023 are attached. The following summary is provided to assist in the Board review.

Jordan Park Apartments			
	Amount	Actual %	Target %
Income from Operations	\$ 1,240,511	68.57%	100.00%
Expenses from Operations	\$ 895,127	70.43%	100.00%
Gross Receipts	\$ 345,384		



RJH - Development Corporation

**Statement of Operating Receipts and Expenditures
Jordan Park Apartments
For the Month of July - 2023**

Rpt File: GLOSSP4J.Q

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	<u>YEAR TO DATE BUDGET</u>	<u>CURRENT PERIOD</u>	<u>CURRENT YEAR ACTUAL</u>	<u>VARIANCE</u>	<u>VARIANCE %</u>
Rental Income					
3110 Dwelling Income	233,333	28,036	163,253	(70,080)	69.97%
3401 HAP (PBV) Rents	1,304,759	127,445	780,072	(524,687)	59.79%
Vacancy (6.5%)	0	0	0	0	0.00%
3120 Excess Utilities	0	0	2,795	2,795	0.00%
Total	1,538,092	155,481	946,120	(591,972)	61.51%
Other Income					
3610 Interest on Investments	2,625	522	2,797	172	106.54%
3690 Other Income	29,167	2,562	51,473	22,306	176.48%
Total	31,792	3,085	54,269	22,478	170.70%
Hud Contribution					
3401 Operating Subsidy	239,308	35,000	240,121	813	100.34%
Total	239,308	35,000	240,121	813	100.34%
Total Receipts	1,809,191	193,566	1,240,511	(568,681)	69%



RJH - Development Corporation

**Statement of Operating Receipts and Expenditures
Jordan Park Apartments
For the Month of July - 2023**

Rpt File: GLOSSP4J.Q

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	<u>YEAR TO DATE BUDGET</u>	<u>CURRENT PERIOD</u>	<u>CURRENT YEAR ACTUAL</u>	<u>VARIANCE</u>	<u>VARIANCE %</u>
Expenditures					
4110 Administrative Salaries	144,405	32,875	150,150	5,745	103.98%
4130 Legal	14,583	2,448	8,636	(5,947)	59.22%
4140 Training	12,688	349	4,667	(8,020)	36.79%
4150 Travel	8,750	0	427	(8,324)	4.87%
4171 Audit	11,667	1,667	11,667	0	100.00%
4190 Sundry	29,750	2,409	21,792	(7,958)	73.25%
4190.300 Telephone	2,917	261	2,119	(797)	72.66%
4190.400 Administrative Contracts	18,083	3,481	19,019	936	105.18%
4190.700 Computer Support	22,320	3,950	21,259	(1,061)	95.25%
4190.750 Cable/Internet for Residents	49,550	4,161	31,012	(18,538)	62.59%
4192.000 7% Management Fee	109,892	11,068	69,996	(39,896)	63.70%
Total	424,604	62,670	340,743	(83,861)	80.25%
Resident Services					
4210 Resident Services Salary	13,523	(8,253)	14,875	1,353	110.00%
4220 Sundry	14,583	1,352	3,632	(10,951)	24.91%
4230 Contract Costs	11,667	0	0	(11,667)	0.00%
Total	39,773	(6,901)	18,508	(21,265)	46.53%
Utilities					
4310 Water & Sewer	37,917	6,322	30,966	(6,951)	81.67%
4320 Electricity	58,333	14,756	47,710	(10,623)	81.79%
4330 Gas	0	56	518	518	0.00%
Total Utilities	96,250	21,134	79,194	(17,056)	82.28%
Ordinary Maintenance					
4410 Labor	106,912	9,798	65,131	(41,780)	60.92%
4420 Materials	26,250	6,653	16,528	(9,722)	62.96%
4430.000 Maintenance Costs	17,500	3,075	16,907	(593)	96.61%
4430.001 Construction Inspection	21,992	0	18,850	(3,142)	85.71%
4430.010 Trash Removal	37,917	845	30,463	(7,454)	80.34%
4430.020 Pest Control	11,667	2,060	14,476	2,809	124.08%
4430.030 HVAC Repairs	35,000	0	26,414	(8,586)	75.47%
4430.070 Electrical Contracts	5,833	0	767	(5,066)	13.15%
4430.080 Plumbing Contracts	5,833	0	5,713	(121)	97.93%
4430.090 Lawn Maintenance	58,333	5,600	50,394	(7,939)	86.39%
Total	327,237	28,031	245,643	(81,594)	75.07%



RJH - Development Corporation

**Statement of Operating Receipts and Expenditures
Jordan Park Apartments
For the Month of July - 2023**

Rpt File: GLOSSP4J.Q

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	<u>YEAR TO DATE BUDGET</u>	<u>CURRENT PERIOD</u>	<u>CURRENT YEAR ACTUAL</u>	<u>VARIANCE</u>	<u>VARIANCE %</u>
Protective Services					
4480 Contract Costs	9,333	8,173	8,997	(336)	96.40%
Total	9,333	8,173	8,997	(336)	96.40%
General Expense					
4510 Insurance	102,658	12,036	93,819	(8,839)	91.39%
4520 Payment in Lieu of Taxes	13,708	0	0	(13,708)	0.00%
4525 Property Tax	0	0	0	0	0.00%
4540 Employee Benefits	92,694	12,845	89,278	(3,416)	96.31%
4570 Collection Losses	2,917	0	796	(2,121)	27.29%
4590 Other General Expenses	0	0	0	0	0.00%
Total	211,977	24,882	183,893	(28,084)	86.75%
Replacement Reserves	108,617	0	0	(108,617)	0.00%
Admin Fee (Pinellas HFA & Trustee Fee)	48,761	0	15,649	(33,111)	32.09%
LIHTC Admin Fee	4,375	0	2,500	(1,875)	57.14%
Total	161,753	0	18,149	(143,603)	11.22%
Total Routine Expenditures	1,270,926	137,987	895,127	(375,799)	70.43%
Net Income From Operations	538,266	55,578	345,383	(192,882)	64%
Extraordinary Expenditures					
7540 Property Betterments	0	0	0	0	0.00%
9200 Prior Year Reserves	0	0	0	0	0.00%
Net Residual Receipts	538,266	55,578	345,383	(192,882)	64%

Jordan Park LLC

July 31, 2023

100% Target

Explanation of any variance of 10% or more from target.

DESCRIPTION	YEAR TO DATE BUDGET	CURRENT YEAR TO DATE		
		AMOUNT	VARIANCE	
Pest Control	\$ 11,667	\$ 14,476	124.08%	Includes life time termite fumigation for phase II units