

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*

Ronald McDonald House Charities Tampa Bay Inc

Project Name*

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

Elevator Modernization 2023

EIN*

59-1835985

Incorporation Year*

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

1978

Mission Statement*

What is your organization's mission statement?

The mission of Ronald McDonald House Charities is to create, find and support programs that directly improve the health and wellbeing of children and their families.

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

XTPLMKWJABY5

Annual Operating Budget*

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

\$4,387,053.00

Amount Requested*

The maximum grant amount is \$500,000.

\$106,840.00

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
 - Mental Health
 - Dental Care
 - 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.

Ronald McDonald House Charities of Tampa Bay (RMHCTB) has been providing housing and support services to families with seriously ill or injured children since 1980 and has served over 55,000 families during this time. Three out of our four Ronald McDonald Houses are in Pinellas County. The close proximity allows

parents and siblings to stay connected to their hospitalized child, reducing stress and improving the family's overall well-being. We also offer a variety of wrap-around services, such as meals, education programs, and mental health support while staying at our houses.

In 2022, RMHCTB served 914 families in our homes located in Pinellas and provided 30,728 nights of accommodations. Our families stay with us for a variety of treatments, including inpatient and outpatient care. The average stay for families in Pinellas County RMHC houses is 17 nights, but some families stay for much longer, especially if their child has a complex medical conditions like Congenital Diaphragmatic Hernia, neonatology and surgery, where these families' average length of stay is 85 days.

RMHCTB fits into three priority areas for this funding round:

- **Individuals with disabilities:** 100% of the families we serve have children with disabilities or medical needs, either physical or cognitive. We provide a supportive and accessible environment where they can thrive and focus on their healing and why the proposed elevator improvement project is essential to our mission.
- **Food security:** We provide free meals for all our families, which helps to reduce their financial burden and allows them to focus on their child's care. In 2022, over 45,000 hot meals were provided and 2,788 meals on the go Meals delivered to parents staying bedside at the hospitals.
- **Housing:** Our primary program is to provide free housing to families with sick children. This allows them to stay close to their child's hospital and avoid the financial hardship of having to pay for a hotel or other accommodation.

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.

RMHCTB community need is particularly acute in Pinellas County in the following ways:

- Pinellas Family Support: RMHCTB serves an average of 130 permanent Pinellas families annually, providing them with Day Use and overnight accommodations at its Ronald McDonald Houses. A local survey found that 80% of families that stay at one of RMHCTB's facilities reported that it greatly reduced their stress (RMHCTB family survey, 2022).

- Target industry support: RMHCTB provides support services to one of Pinellas' largest Health and Human Services sector entity, Johns Hopkins All Children's Hospital where there are over 6,750 inpatient admissions annually. RMHCTB supplies 66 guest rooms immediately adjacent to the hospital. Families are able to cope better and focus on the needs of the sick child when they have support from families members and other families, according to Systems & Health (2013).

-Community Engagement: RMHCTB actively engages with the community through its volunteer and meal group programs. Over 127 volunteers from Pinellas County donate their time to our Houses, and more than 80 meal groups, including local corporate entities, collaborate with RMHCTB to provide meals to families in need.

This local data underscores the role RMHCTB in Pinellas plays in addressing the community's needs. By offering a supportive environment, employment opportunities, and fostering community engagement, RMHCTB contributes significantly to the well-being and resilience of Pinellas County, particularly for families experiencing medical crises.

The organization's impact is evident in the quantitative, local data that demonstrates its support for Pinellas County families, the target industry, the local economy, and the community as a whole. RMHCTB seeks

continued support to overcome funding burdens experienced during the pandemic and help expand its impact further and continue to be a vital resource for families facing medical crises.

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

RMHC Tampa Bay saw a total of \$375,888 in reduced revenue from 2019 to 2020. This was due mostly in part to all fundraising opportunities being canceled in response to the Covid-19 pandemic and subsequent non-essential closures during that time.

In addition to lost revenue, operational costs increased to be able to operate houses at a lower or completely reduced capacity. Our St. Pete West House was closed from March 2020 to June 2022. Houses were phased with occupancy capacity limits through 2022. In response, hotels needed to be utilized to accommodate families and were provided at no cost. This added an additional \$96,520 to operational expense in 2020. All volunteer activities were also halted during this period, which was essential for donated meal activity. This increased the cost to supply basic food needs by \$78,811 in 2020.

RMHC paused all capital improvement projects to conserve funding resources. This included pausing any general maintenance and repair to these properties. In 2020 we budgeted \$300,480 and only 1 capital project (\$23,990) was completed due to the uncertainty of COVID. In 2021 we budgeted \$77,500 but we did not complete any projects in our Pinellas County homes. Resources that were slated for capital improvement were redirected to serve our constituents differently to meet the extra demand for food across a broader population.

Due to our community living environment, social distancing, and other safety requirements, 1,530 parents and children had to stay at hotels at our expense costing \$96,520 in 2020, \$172,145 in 2021, and \$42,793 in

2022. All of our food had to be purchased as opposed to previously having community groups donate and cook causing \$240,586 in expenses since 2020.

Contractors that previously donated services are no longer able to do so because of economic circumstances or too much work. Contractor costs are higher than they were slated pre-Covid and due to deferred maintenance, the number of projects now needing attention is overwhelming. The consumer price index is up 11.2% in Pinellas County over the past year. While we typically account for a certain number of projects annually, this year we have seen a significant increase in the costs and number of projects to move from desired to dire need for completion.

Given that RMHC caters to a diverse audience, accessibility is critical to ensure individuals can navigate the various floors of the home. Thus, having capital assets to fund and maintain a functional elevator is essential to promote an inclusive and equitable environment.

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.

Covid Impact report for Arpa Grant 9.7.2022.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.

Ronald McDonald House Charities Tampa Bay (RMHCTB) has received the following government pandemic relief funding:

- Pinellas CARES: \$375,000
- PPP Loan: \$200,000

The Pinellas CARES funding helped RMHCTB provide meals, transportation, and hotel rooms to families through March 2021. However, the need for these services continued due to the high rate of COVID and RMHCTB's requirement to keep the number of families in its houses limited. RMHCTB continued providing hotels through August 2022 and continues to provide family meals and transportation as needed.

The PPP loan helped RMHCTB cover payroll costs and retain workers after having to shut down one of its houses completely due to a hospital mandate. The funding helped cover six weeks of salaries and benefits. While the pandemic relief funding has helped RMHCTB to meet the immediate needs of its clients, it has not alleviated the negative economic impact of the pandemic in the long term. The following are some reasons why:

- **Expiration dates on certain funding:** The Pinellas CARES funding expired in March 2021, but the need for services continued. RMHCTB has had to fund these services out of its own reserves, which has put a strain on its capital improvement budget.
- **Inflationary pressures:** The cost of goods and services has increased significantly since the start of the pandemic. This has made it more difficult for RMHCTB to provide services to its clients on a limited budget.
- **Restrictions prohibiting capital expenditures:** Some pandemic relief funds, such as the PPP loan, cannot be used for capital expenditures. This means that RMHCTB cannot use these funds to invest in its infrastructure, such as its buildings and equipment.
- **The funding simply not being enough to remedy the harm:** The pandemic has had a significant negative impact on RMHCTB's finances. The pandemic relief funding has helped to mitigate some of this impact, but it has not been enough to fully offset the losses.

RMHCTB is grateful for the pandemic relief funding it has received, but it is still working to recover from the negative economic impact of the pandemic. The organization is requesting funding to help offset the ongoing costs of providing services to its clients and to invest in its infrastructure.

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?

Estimated Lifespan: 20-30 years

The COVID-19 pandemic had a significant negative economic impact on Ronald McDonald House Charities Tampa Bay (RMHCTB). The organization was forced to cut back on spending, including capital improvement projects, since 2020 and has set the organization behind maintaining essential operation components. As a result, the elevator at the St. Petersburg East House, which is essential to serving RMHCTB's medically vulnerable population, is now at the end of its useful life and requires a full modernization. The elevator was last updated in 1995. The State of Florida has required the installation of a Door Lock Monitoring System as per the following code: (3.10.12 of ASME A17.3-2015) by 2024.

The elevator modernization project will involve the replacement and installation of the main mechanical elevator components and the required safety and operational features as per code. The organization has decided to install non-proprietary mechanical components to experience cost-savings over proprietary components. However, bids from proprietary companies such as OTIS have been included for comparison. Additional work that is required as part of a modernization includes various work performed by other contractors. All estimates for other contractors were informed by professional consultation.

This additional work to be provided by subcontractors include:

- HVAC brought into the mechanical room
- Sprinkler heads installed in the elevator shaft and tied into the life safety system (as required by code)
- A budget for electrical work that may be required to replace old and damaged electrical wiring that power control panels, call buttons, and other safety components that are ancillary to the main mechanical components of the elevator.

The proposed elevator modernization project will address the negative economic harm caused by the pandemic in the following ways:

- Improve the overall experience for families staying at the Ronald McDonald House, making their already challenging circumstances a bit more comfortable.
- Allow the organization to catch up on their delayed capital improvements, 3 year lapse.
- Project will ensure that RMHCTB can continue to provide essential services to families with seriously ill or injured children, which is a vital part of the local community and hospital partners.

Number Served*

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

1084

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.

N/A

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.

RMHCTB's Elevator Modernization is a critical investment in the organization's long-term sustainability and effectiveness. It will have several significant impacts on the organization and its clients over the long term, including:

- **Increased service capacity:** The modernized elevator will be more reliable and efficient, reducing downtime and allowing RMHCTB to serve more families safely.
 - **Reduced cost of delivering services:** Modernized elevators are more energy-efficient and require less maintenance, which can lead to significant cost savings over time. RMHCTB can then allocate these savings to other essential programs and services.
 - **Higher-quality service delivery:** The improved reliability and efficiency of the modernized elevator will create a better overall experience for families staying at RMHCTB. This can lead to higher client satisfaction and increased trust in the organization.
 - **Increased lifespan/quality of property:** The Elevator Update and Modernization Project will extend the lifespan of RMHCTB's property, reducing the need for costly repairs and replacements in the future.
- Quantifiable numbers:

- RMHCTB East St. Pete House currently serves an average of 405 families per year and all accommodation rooms are on the 2nd and 3rd floors of the building. The modernized elevator would allow the organization to safely accommodate 100% of the families we serve.
- The average lifespan of an elevator is 20-30 years. The Elevator Update and Modernization Project will extend the lifespan of RMHCTB's elevator by at least 20 years, and allow the elevator be in compliance with Florida code. Without this modernization, our elevator will become inoperable and our license to operate will not be renewed next year.

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.

The permit required for this project is an elevator alteration permit, which is granted from the Florida Department of Business and Professional Regulation, Division of Hotels and Restaurants, Bureau of Elevator Safety. Some local permitting may be required for some of the other contractor work in which RMHCTB will work individually with these other contractors to obtain. The elevator alteration permit will be obtained and paid for by the elevator contractor and are included in the elevator modernization proposals necessary for execution of scope of work.

All work covered by the modernization proposals, as illustrated in them, will be in accordance with current Florida State Statutes, Florida Building Code, Florida Administrative Code, National Elevator Code(s), National Electric Code, National Fire Prevention Code, and National Life Safety Code.

Expected permit timeline:

Permit applications will commence upon agreement by Dec. 1, 2023 (Duration: 1 month). During the month of December 2023, with a signed agreement by the first to the elevator company, the permitting process can begin with permits estimated to be secured and a Notice of Commencement by February 2024. Final inspection and permit completion anticipated by 10/7/2024.

Additionally, our other professional contractors have all been consulted and will be a part of this project to perform the areas of their expertise, which include the following:

- Lindsey Heating & Cooling – HVAC to mechanical room.
- SAI, Inc. – Elevator Safety Systems tied into Building Life Safety System
- Piper Fire/DaBo Fire Inspection & Service, Inc. – Sprinkler Installation/Test – SBE Certified St. Petersburg

- D'Andrea Electric, Inc. – Electrical Work (as needed).

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.

No

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.

Plan sets are not required for an elevator modernization; new components are fitted to current design measurements of the existing shaft and mechanical room. Plans that tie elevator safety into the life safety system are already existing and the life safety system has just been replaced earlier this year and up to code.

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.

RMHCTB is proposing completing an elevator modernization with additional upgrade as per Florida codes (outlined in the proposals) by other contractors. This timeline and schedule were developed in consultation with the elevator companies and other contractors. The planning phase has largely been completed. We estimate one-month for permitting, 8-9 months for material lead time/other contractor work, and then a 3-4 week project duration for the installation of the main components by the elevator company. A timeline of key phases with an explanation and dates are as follows with a total estimated projected duration of 11-12

months (12/1/23 – 10/31/24):

- 12/1/23 – Executed Agreement & Permitting Applications (Duration: 1 month)

During December 2023, with a signed agreement by the first to the elevator company, the permitting process can begin with permits estimated to be secured by January 2024.

- 1/8/24 –Engineering, preproduction and fabrication/Other Work Begins (Duration: 8-9 months)

Elevator company to order and prefab materials. During this time, other contractors will begin work on the following items: HVAC into the mechanical room, additional sprinkler heads and lighting to the elevator shaft (as per code), electrical work as needed.

- 8/5/24 – Site Condition Inspection (Duration: 1-week)

Before equipment installation, examine hoist way, lobby, and machine room areas, completed work by other contractors. Verify no irregulars exist.

- 9/2/24 – Load-In (Duration: 1-week)

Load-in tools and equipment/product delivery, storage, and handling. Staging of all materials.

- 9/9/24 – Alteration of Elevator (Duration: 3-4 weeks)

Install all equipment in accordance with manufacturer's instructions, referenced codes and specifications. Install all equipment to ensure maximum safety and continuity of operation. This includes cleaning and the application of a field-applied enamel for protection of all equipment and metal work installed as part of this work.

- 10/7/24 – Final Inspection and Tests (Duration: 2-3 weeks)

Furnished labor, materials, and equipment will be ready for necessary inspection and tests to satisfy both RMHCTB and appropriate governmental regulation and compliance. Once all this is completed, RMHCTB will release final acceptance of the project.

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

Christopher Lauth, Director of Operations, RMHCTB

Relation/Role: Coordinator, approval of all work performed.

Experience: Have managed and oversaw many facilities projects at a high-level (6 years).

Rick Larrison, Facilities Coordinator, RMHCTB

Relation/Role: Oversight of Project on the ground w/ contractor.

Experience: Yes, has overseen elevator modernizations before, has extensive facilities management experience spanning his 30+ year career.

Jeff Naccarato, Facilities Coordinator, RMHCTB

Relation/Role: Oversight of Project on the ground w/ contractor.

Experience: Yes, experience managing facilities and overseeing projects (8 years).

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, LGBTQ+, 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.

Ronald McDonald House Charities Tampa Bay (RMHCTB) serves families with seriously ill or injured children, regardless of demographics or socioeconomic status. However, data collected by RMHCTB in 2022 indicates that the following disproportionately impacted communities are served by the organization:

- Low- and moderate-income households and communities: 61% of families served by RMHCTB in 2022 identified as being Medicaid/Medicare eligible. Low-income households with medical needs were disproportionately impacted during the COVID-19 pandemic for several interconnected reasons, including limited access to healthcare, pre-existing health conditions, lack of health insurance, employment in essential but risky jobs, and transportation barriers.
- Historically marginalized communities: 46% of families served in 2022 were minority households, including 21% Hispanic and 15% Black. Minority households, particularly Black and Hispanic communities, were disproportionately impacted during the COVID-19 pandemic in the United States due to a combination of systemic, socioeconomic, and healthcare disparities. Some key factors contributing to this disproportionate impact include healthcare disparities, pre-existing health conditions, occupational risks, economic insecurity, and mistrust of healthcare systems.
- Qualified Census Tract locations: While East St. Pete Ronald McDonald House borders St. Petersburg’s QCT and is 4 blocks away, the organization still serves approximately 22% of Tampa Bay residents that reside within QCT boundaries.

RMHCTB's services continue to be essential for disproportionately impacted communities today. By providing free housing and support services, RMHCTB helps to reduce the burden on families with sick children and allows them to focus on their child's healing.

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.

35 Davis Blvd, Tampa FL 33606

Project Location*

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

401 7th Ave S, St. Petersburg, FL 33701

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.

Ronald McDonald House Charities Tampa Bay (RMHCTB) is representative of and has authentic connections to the community it serves in several ways:

- **Partnerships with local organizations:** RMHCTB has partnerships with a variety of local organizations, including Johns Hopkins All Children's Hospital, Feeding Tampa Bay, and local sports teams and museums. These partnerships allow RMHCTB to provide a wider range of services to its clients and to build stronger connections with the community.
- **Diverse staff and board:** RMHCTB's staff and board of directors are diverse in terms of race, ethnicity, and socioeconomic status. This diversity helps to ensure that RMHCTB is representative of the community it serves and that it is able to understand and meet the needs of all of its clients.
- **Personal connections:** Many of RMHCTB's staff, board members, and volunteers have personal experiences with having a sick child. This allows them to connect with RMHCTB's clients on a deeper level and to provide them with the support and understanding they need.

Here are some specific examples of how RMHCTB's partnerships and personal connections have benefited the community:

- RMHCTB's partnership with Johns Hopkins All Children's Hospital allows the organization to provide free housing and support services to families with children who are hospitalized. This allows families to stay close to their child during treatment and to focus on their child's healing.
- RMHCTB's partnership with Feeding Tampa Bay allows the organization to provide free meals to families staying at its Ronald McDonald Houses. This helps to reduce the financial burden on families and allows them to focus on their child's care.
- RMHCTB's partnerships with local sports teams and museums provide families with opportunities to enjoy activities and to connect with the community. This can help to reduce stress and anxiety for families and to improve their overall well-being.
- RMHCTB's staff, board members, and volunteers with personal experiences of having a sick child are able to provide support and understanding to RMHCTB's clients. This can be invaluable for families who are facing the challenges of having a sick child.

Overall, RMHCTB is a vital part of the Tampa Bay community. It provides essential services to families with sick children and helps to improve the lives of its clients in a variety of ways.

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

LGBTQ+

CEO/Executive Director*

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

ARPA Nonprofit Capital Project Fund - Large Projects

- 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

None of the above

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.

TKE- East Elevator Modernization.pdf

Bid/Estimate #2

PDF files are accepted.

Ronald McDonald House - OTIS Modernization Proposal.pdf

Bid/Estimate #3

PDF files are accepted.

Alternate Elevator - East Elevator Modernization Proposal.pdf

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.

Revised DaBo Fire Elevator Sprinkler Installation.pdf

The primary contractor has not yet been selected. Subcontractors have been identified such as DaBo Fire, a local SBE subcontractor.

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.

East Elevator ARPA Grant Budget.pdf

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.

Ronald McDonald House Charities Tampa Bay (RMHCTB) has not applied for or obtained any other funding for the elevator modernization project. RMHCTB has listed this elevator modernization as an option for major individual donors and family foundation donors to consider. Our donors have chosen to contribute towards our core programs and services, which include providing free housing and support services to families with seriously ill or injured children. RMHCTB is respectfully requesting funding for the elevator modernization project from the ARPA Nonprofit Capital Project Fund. This funding would allow RMHCTB to complete the project quickly and efficiently, ensuring that its facilities are accessible to all families, regardless of their mobility needs.

RMHCTB has not pursued additional funding sources for the elevator modernization project for the following reasons:

- The project has been shared with donors, however, they were interested in other projects that were more appealing. The project is also a significant cost which means no donor can fund it in its entirety.
- Funding the project in smaller phases would be more expensive and take longer.
- RMHCTB has to prioritize its fundraising efforts on its core programs and services, which include providing free housing and support services to families with seriously ill or injured children.

RMHCTB believes that the elevator modernization project is a critical investment in the organization's infrastructure and its ability to serve families with sick children. The organization respectfully requests funding for the project from the ARPA Nonprofit Capital Project Fund.

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.

The elevator modernization upgrade project will decrease ongoing operating costs in the following ways:

- Reduced energy costs: The new elevator will have more energy-efficient motors, which will reduce our energy bills.
- Reduced maintenance costs: The new elevator will have more reliable components, which will reduce the need for repairs. This will also save us money on labor costs.
- Reduced downtime costs: The new elevator will be more reliable and less likely to break down. This will reduce the amount of time that the elevator is out of service, which will save us money on lost revenue.

In addition, the project will expand the lifespan of the elevator by 20-30 years. This means that we will not have to replace the elevator as soon as we would have to if we did not modernize it. This will save us a significant amount of money in the long run.

Overall, the elevator modernization upgrade project is a wise investment that will save us money on operating costs in the long run.

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.

Ronald McDonald House Charities Tampa Bay has a full-time office manager and finance manager dedicated to the organization's fiscal management. To manage our fund capacity, we use QuickBooks, which allows us to:

- Create separate accounts for each grant project.
- Track all income and expenses related to each grant project.
- Generate reports that show how grant funds are being spent.
- Monitor our compliance with grant requirements.

In addition to using QuickBooks, we also have a number of other financial management systems in place, including:

- A budget system that tracks our income and expenses against our budget.
- A procurement system that ensures that we are getting the best possible prices for goods and services.
- A payroll system that ensures that our employees are paid accurately and on time.
- A financial reporting system that provides us with regular reports on our financial performance.

N/A

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.

2023RMH_Condensed_budget.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.

2023_board_rmhctb.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.

Ronald McDonald House Charities of TB 2022 Form 990 PDC.PDF

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.

03_Ronald McDonald House Charities, Inc. - Financial Statement 2022.pdf

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.

05_ACORD Form 20230612-105809.pdf

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.

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?

Thank you for your time and consideration. The proposed elevator project is a critical investment in RMHCTB's infrastructure and will enable the organization to continue to provide essential services to families with seriously ill or injured children. The project will also create jobs, boost the local economy, and improve the overall experience for families staying at the Ronald McDonald House and fully recover the organization from lost improvements due to pandemic impact.

The funding will all

File Attachment Summary

Applicant File Uploads

- Covid Impact report for Arpa Grant 9.7.2022.pdf
- TKE- East Elevator Modernization.pdf
- Ronald McDonald House - OTIS Modernization Proposal.pdf
- Alternate Elevator - East Elevator Modernization Proposal.pdf
- Revised DaBo Fire Elevator Sprinkler Installation.pdf
- East Elevator ARPA Grant Budget.pdf
- 2023RMH_Condensed_budget.pdf
- 2023_board_rmhctb.pdf
- Ronald McDonald House Charities of TB 2022 Form 990 PDC.PDF
- 03_Ronald McDonald House Charities, Inc. - Financial Statement 2022.pdf
- 05_ACORD Form 20230612-105809.pdf

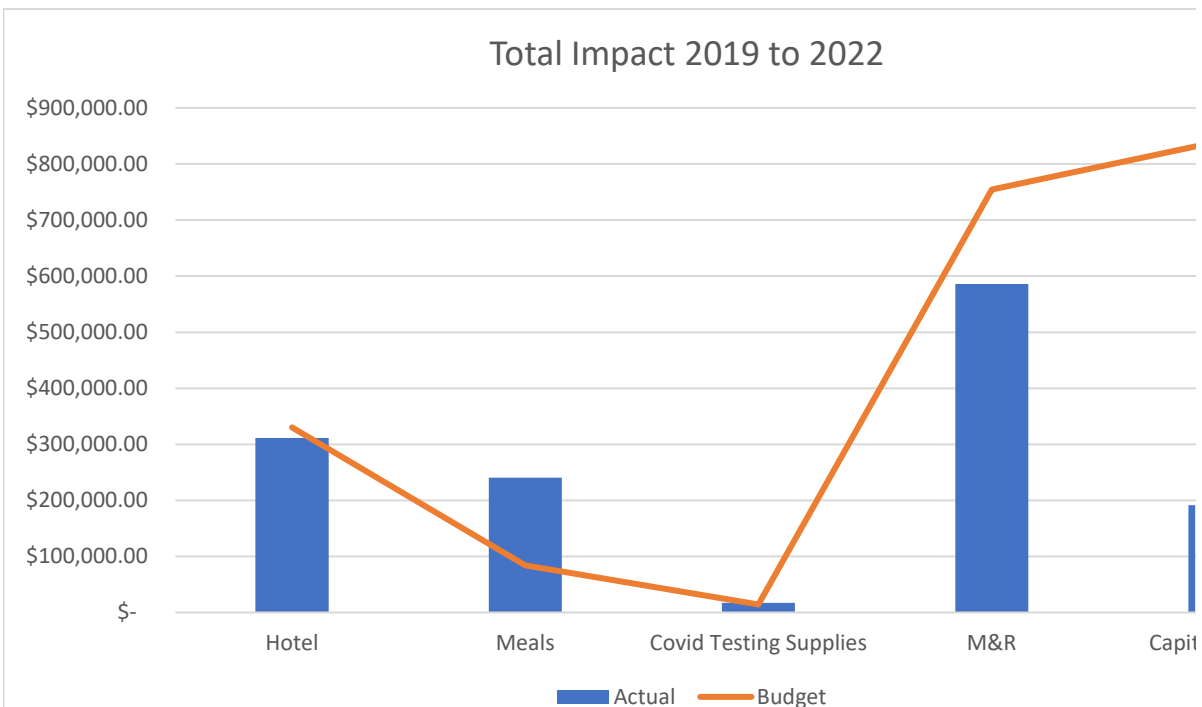
COVID Impact

ACTUAL	2019		2020 %Change	2021	
Hotel	\$ -	\$ 96,520.31	96520%	\$ 172,145.94	
Meals	\$ -	\$ 78,811.04	78811%	\$ 95,540.11	
Covid Testing Supplies	\$ -	\$ -	0%	\$ 3,063.09	
M&R	\$ 177,040.75	\$ 123,689.66	-30%	\$ 106,950.70	
Capital Projects	\$ 16,920.00	\$ 23,990.00	42%	\$ 67,197.00	

BUDGET	2019		2020	2021	
Hotel	\$ -	\$ -	0%	\$ 240,000.00	
Meals	\$ -	\$ -	0%	\$ 42,000.00	
Covid Testing Supplies	\$ -	\$ -	0%	\$ 6,250.00	
M&R	\$ 185,300.00	\$ 150,000.00	-19%	\$ 145,000.00	
Capital Projects	\$ 300,480.00	\$ 300,480.00	0%	\$ 77,500.00	

IMPACT	2019		2020	2021	
Hotel Impact	\$ -	\$ 96,520.31	96520%	\$ (67,854.06)	
Meals Impact	\$ -	\$ 78,811.04	78811%	\$ 53,540.11	
Covid Testing supplies	\$ -	\$ -	0%	\$ (3,186.91)	
M&R Impact	\$ (8,259.25)	\$ (26,310.34)	219%	\$ (38,049.30)	
Capital Projects Impact	\$ (283,560.00)	\$ (276,490.00)	-2%	\$ (10,303.00)	

	Actual	Budget
Hotel	\$ 311,460.23	\$ 330,000.00
Meals	\$ 240,586.11	\$ 84,000.00
Covid Testing Supplies	\$ 17,067.56	\$ 14,250.00
M&R	\$ 585,862.37	\$ 754,300.00
Capital Projects	\$ 191,087.45	\$ 842,460.00



%Change	(AS OF 9.7.22)	%Change
78%	\$ 42,793.98	-75%
21%	\$ 66,234.96	-31%
3063%	\$ 14,004.47	357%
-14%	\$ 178,181.26	67%
180%	\$ 82,980.45	23%

2022 %Change		
240000%	\$ 90,000.00	-63%
42000%	\$ 42,000.00	0%
6250%	\$ 8,000.00	28%
-3%	\$ 274,000.00	89%
-74%	\$ 164,000.00	112%

2022 %Change		
-170%	\$ (47,206.02)	-30%
-32%	\$ 24,234.96	-55%
-3187%	\$ 6,004.47	-288%
45%	\$ (95,818.74)	152%
-96%	\$ (81,019.55)	686%

686% lows \$81,019.55 under the b



2019 Capital Budget carried over to 2020 and then halted due to Covid. Budget decreased to account for emerg

udget year to date. 2021 we were over \$10,000 under budget. With upcoming capital projects needed, we antic

gency repairs only so funds could be allocated to program expenses to cover family needs for stays, meal

ipate the overall percentage change to drastically decrease and result in a negative analysis.

ls, and supplies.

Modernization Proposal



East House – Ronald McDonalds Housing

July 27, 2023

Purchaser: Ronald McDonald St Pete
Address: 401 7th Ave S
St Petersburg, FL 33701

Location:
Address: 401 7th Ave S
St Petersburg, FL 33701

I am pleased to present this customized Proposal in the amount of **\$78,448.40** inclusive of all applicable sales and use taxes to modernize the elevator equipment described in the pages that follow at the above-referenced location.

PRICING IS VALID ONLY FOR THIRTY (30) DAYS from day of submission. Initial payment must be received within 25 days of execution of contract to hold pricing due to rapidly changing material pricing currently being seen.

Please take note of the following:

- **8/1/2023 – this proposal has been updated to reflect the additional code requirements to meet the 2019 code adopted by Florida requiring 2-way video monitoring in the elevator for any permit pulled after 1/1/2024.**
- The scope of work listed is for TKE's HPower pre-engineer package including TAC32 controller and standard fixture package. No submittals will be provided but general fixtures drawings (non-job specific) can be provided, per request.
- The elevator will be out of service for 3-4 weeks during the elevator modernization.
- **Building Related Work upgrades (Electrical, HVAC and Fire Alarm) have not been included in this agreement. Please contact your vendors to have these items completed.**
 - **UNLESS ALTERNATE #2 IS ACCEPTED FOR A TURNKEY OPTION.**
 - **ALL BUILDING RELATED WORK MUST BE COMPLETED PRIOR TO TKE ARRIVING TO SITE TO COMPLETE THE MODERNIZATION. OTHERWISE, WE CANNOT MAN THE JOB.**
- **Fire Service upgrades are not included in this proposal. Please have your fire vendor provide you with the cost for these upgrades.**
- **Battery Lowering** - Our TAC32 controller will come with capabilities to run the elevators on Battery Lowering at no extra cost, reducing the chance of entrapments. In case of a power loss in the building, the elevator will release passengers in the lowest, safest landing and then shutdown.
- **Remote Monitoring System (MAX)** is included at no additional cost (tracks your elevator 24/7, remote troubleshooting can be provided, points call sources to 4 straight points so techs can focus on solutions and not just trying to determine a problem for hours, alerts techs of shutdowns before most buildings realize there's a unit shutdown).
- An independent phone line will be needed. TKE can provide the phone monitoring system after the elevator modernization at no extra cost for you.

Code Compliance:

A recent Notice of Change has been issued by the Department of Business & Professional Regulation (DBPR) for new ASME Elevator Safety Code A17.3-2015, Safety Code for Existing Elevators and Escalators.

This new Safety Code includes Section 3.10 Operating Devices and Control Equipment, Requirement 3.10.12 System to Monitor and Prevent Automatic Operation of the Elevator with Faulty Door Contact Circuits. All conveyances licensed by the State of Florida Bureau of Elevator Safety, including those located within the 5 contracted jurisdictions must be in compliance of the above Code by December 31, 2023.

Modernization Proposal



Additionally, TKE has been informed 2019 code will be adopted in Florida Along with the 8th Edition of FBC on 12/31/2023. Any Elevator permitted after that date, 1/1/2024 and later will be required to adhere to this code. This quote includes the controller to have the 2019 provisions for 2-way video communication in the elevators.

This code requirement will be satisfied with the execution of the H-Power Modernization package (SOW below).

In the event you have any questions regarding the content of this Proposal, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adriana Cepeda'.

Adriana Cepeda
Modernization Sales Representative
adriana.cepeda@tkelevator.com
+1 813 468-7483

Modernization Proposal



SCOPE OF WORK

Grouping Name: 1

Equipment Type: Hydraulic	Speed: 100 fpm
3 Stops (3 Front /0 Rear)	Capacity: 2500 lbs.

Units Included

Building Address	Nickname	Legal ID
East House	1	50313

Description of Work

Controller

- **New - TAC32 Controller** - The elevator control system will be microprocessor based and software oriented. The system will operate in real time, continuously analyzing the cars changing position, condition, and workload and will include the following features:

- Solid State Starter
- Auto Fan/Light Shutoff
- Battery Lowering (reduces chances of entrapment in case of building's power outages).
- On Board Diagnostic tool
- Non-Proprietary
- Owner's Manual & Job Specific Prints
- Tape Selector with Steel Tape & Mounting Hardware for Leveling and Limits
- REMOTE MONITORING TOOL

- **New - Two-way Communication Machine Room Equipment (Primary Box)**

Power Unit

- **New** – Submersible **Power Unit** system including a new motor, pump and valve assembly
- **New** - Oil
- RETAIN – Oil Line

Car

- **New** – Cab Exhaust Fan
- **New** - Car Top Exit Switch
- **New** - Car Top Inspection Station
- **New - 2019 Two-way Communication Camera (dome), Ethernet Extender (kit), & Battery Backup**

Hoistway

Modernization Proposal



- **New** - TAC 32 Field Friendly Wiring Package Includes single traveling cable, hoistway wiring, interlock wiring, interlock connectors, and serial wiring.
- **New** – Traveling Cable

- **New - Base Wiring Package for 2019 Code**

Pit

- **New** - Pit Stop Switch
- **New** – Jack Seal Packing
- RETAIN – Jack Piston Assembly

Cab

- RETAIN – Cab Interior Finishes

Door Equipment

- **New** – GAL MOVFR11 Door Operator
 - includes gate switch, clutch and contacts.
 - RETAIN - Tracks, rollers and hangers will be retained.
 - RETAIN - Car side door will be retained.
 - RETAIN - Car Sills will be retained.
- **New** – Microlight, infrared door edge
- RETAIN – Hoistway Side Door Equipment
 - The remaining hoistway door equipment will be retained including interlocks, pickup rollers, closers, headers, hangers, tracks and gibs.
 - Hoistway side doors will be retained at all landings.
 - Hoistway side sills will be retained.

Car Fixtures

- **New** – **Main Car Station Includes:**
 - Applied panel in stainless steel #4
 - Braille Plates to meet code requirements
 - Standard Key Switch Package for code requirements
 - Locked Service Cabinet
 - Emergency Light
 - Vandal Resistant Stainless Steel #4 Floor Buttons with LED halo (blue)
- **New - Two-way Communication Position Indicator**
- **New** - Emergency Light mounted in COP (standard)
- **New** – Digital Position Indicator (2" CE Segmented, blue)
- **New** - ADA Phone System integral with COP (an independent phone line is needed)
- **New** - Car Riding Lantern (Standard) #4 Stainless Steel finish, white illumination

Hall Fixtures

- **New** - Hall Stations (Surface Mounted) to replace existing at all floors. Finish will be stainless steel #4 with vandal resistant stainless-steel Buttons with LED halo (blue).
- **New** – Digital Position Indicator (Surface Mounted) to replace existing at all floors. Finish will be stainless steel #4 stainless-steel, blue LED illumination.

Modernization Proposal



- **New** - Hoistway Jamb Braille in all landings (located on both sides of the door frames per code requirements)

Miscellaneous

- **New** - Elevators Permits & Inspection
- **New** - Adjusting and Pre-testing
- **New** - Standard Cleaning and Painting
- **New** - Rust Remediation Paint in hoistway door equipment.

BUILDING RELATED WORK - The following items NEED to be completed by third party labor or suppliers.

- **ELECTRICAL** - NOT INCLUDED
- **HVAC** - NOT INCLUDED
- **FIRE ALARM** - NOT INCLUDED

An alternate option has been offered under the Value Engineering Alternates section. If you would like TKE to coordinate the electrical upgrades, please accept.

This work shall be completed prior to the start of the modernization to be able to man the job.

Modernization Proposal



VALUE ENGINEERING ALTERNATES

1. Alternate #1 – Expedite Installation – Add \$8,314 to base bid

Upon acceptance of this alternate, TKE shall provide the necessary OVERTIME labor to complete the elevator modernization on an expedite schedule. The elevator will be down from Friday to Tuesday/Wednesday – reducing the shutdown time of the unit by about 2.5 weeks.

Sign here to accept Alternate #1 _____

2. Alternate #2 – Work by Others – Electrical Upgrades ONLY – Add \$27,876 to base bid

TKE shall provide the coordination of the Electrical upgrades only upon acceptance. AC unit shall be retained. Fire Alarm upgrades shall be handled by the building. Scope of Work as follows:

1. Provide to demo any electrical equipment or conduits not scheduled for retention pertaining to the elevator machinery space.
2. Furnish and install one (1) new shunt trip circuit breaker in lockable enclosure with auxiliary contacts for battery lowering device. Disconnect size and reuse of existing feed is based on full load amps of the existing machines. NCI has no work included to replace the main line power feeds to the machine room.
 - a. Note: Existing main line disconnect is rated for 100A and fused at 100A.
 - b. Note: Existing main line feed is size 4 AWG, good for 85A. Assumption is the existing installation is per code.
 - c. Note: Existing main feed shunt trip circuit breaker size is 90A.
 - d. Note: Maximum machine size is 20 HP. d. Note: Auxiliary contacts requirement to be confirmed by elevator contractor.
3. Extend the existing shunt trip circuit from panel 2B to the elevator machine room.
4. Furnish and install one (1) new heavy duty, fused disconnect for cab lighting and fan exhaust, lockable in the OFF position only.
5. Furnish and install all necessary load side conduit and wire from the main line and cab light disconnects to the new elevator controller. Final connection by the elevator contractor.
6. Furnish and install guarded LED light fixtures as needed to reach 19ftc in the elevator machine room.
7. Furnish and install one (1) new GFCI duplex receptacle in the machine room.
8. Furnish and install a new conduit and phone line in the machine room for elevator phone service from the existing junction box. Phone service to machine room by owner. Final connection to elevator controller by elevator contractor.
9. Furnish and install one (1) new circuit with a thermostatically controlled fan on the existing machine room AC supply vent.
10. Furnish and install vaporproof LED light fixtures with switch in the elevator pit to achieve 10ftc.

Modernization Proposal



- 11. Furnish and install one (1) GFCI duplex receptacle in the elevator pit. Isolate pit GFCI from lighting per code.
- 12. Provide labels on all disconnects showing source of power.

Sign here to accept Alternate #2 _____

3. Alternate #3 - New Cab Interior – Add \$14,800 to base bid

Furnish and install new cab interiors finishes – ‘Nassau’ design – This work to include new raised laminate panels and stainless-steel reveals, using plastic laminate of the Owners selection. LED drop down ceiling. Stainless steel #4 handrail. Flooring not included.

Flooring to be provided by others.



DESIGN: **NASSAU**

Sign here to Accept Alternate #3 _____

Modernization Proposal



1. Key Tasks and Approximate Lead Times

Time frame starts when a fully executed agreement and 50% deposit are received.

Initial payment must be received within 25 days of execution of contract to hold pricing due to rapidly changing material pricing currently being seen.

Approximate Durations/Lead Times

Contract execution	Week 0 (depends on purchaser)
Engineering, preproduction, and fabrication	8 - 9 months
Modernization of elevator system (Per Unit): (Upon completion of all required preparatory work by others)	3-4 weeks shutdown

The durations or lead times listed above are strictly approximations that can vary due to factors both within and outside of TK Elevator's control, are subject to change without notice to Purchaser and shall not be binding on TK Elevator.

2. Payment Terms

50% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TK Elevator's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, drilling mobilization (if required) and raw material procurement. Material will be ordered once this payment is received and the parties have both executed this Proposal and the Material Release Form.

25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been received at the jobsite or TK Elevator staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

25% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TK Elevator fails to receive payment within thirty (30) days of the date of a corresponding invoice, TK Elevator reserves the right to demobilize until such a time that the payments have been brought up to date, and TK Elevator has the available manpower.

It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

The payment terms breakdown above shall be considered the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a

Modernization Proposal



form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.

The use of online Portals for the submission of billing shall follow the terms of the Proposal and Customer agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TK Elevator and any additional cost for such use is to be reimbursed to TK Elevator via a reimbursable change order immediately upon acceptance.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TK Elevator has been paid 100% both of the price reflected in this Proposal and for any other work performed by TK Elevator or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

This Proposal shall remain in effect for the next thirty (30) days unless it is revoked earlier by TK Elevator in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal - under certain circumstances including TK Elevator being subjected to increased charges by its suppliers for any of the applicable materials and/or components due to supply chain issues; the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities; TK Elevator being subjected to increased charges from its shippers and/or freight forwarders; any material called for in this Proposal being released into production more than 6 months following the written acceptance of this Proposal; or any work described in this Proposal is not completed by December 31, 2023.

Proposal price:		\$78,448.40
Initial progress payment:	(50%)	\$39,224.20
Material furnished:	(25%)	\$19,612.10
Total of remaining progress payments:	(25%)	\$19,612.10

Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Mechanic (Standard) per hour	\$273.00
Mechanic (OT) per hour	\$454.00
Team (Standard) per hour	\$492.00
Team (OT) per hour	\$817.00

Rates are not inclusive of any per diem, mileage or other expenses which may be dependent on jobsite location.

3. Warranty

Modernization Proposal



TK Elevator warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of TK Elevator's "Final Acceptance Form" on the express conditions that all payments made under this Proposal and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by TK Elevator. In the event that TK Elevator's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. TK Elevator makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that TK Elevator will provide free service for periodic examination, lubrication, or adjustment, nor will TK Elevator correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give TK Elevator prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of this Proposal and any mutually agreed to written change orders have been made in full, TK Elevator shall, at its own expense, correct any proven defect by repair or replacement. TK Elevator will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TK Elevator be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

4. Preventative Maintenance Program

THIS AGREEMENT IS CONTINGENT UPON ACCEPTANCE OF A TKE MAINTENANCE AGREEMENT FOR A 3-5 YEARS TERM.

This Proposal **does not** include any maintenance, service, repair or replacement of the equipment or any other work not expressly described herein. TK Elevator will submit a separate proposal to Purchaser covering the maintenance and repair of this equipment to be supplied to Purchaser at an additional cost.

5. Work Not Included – Unless Alternate #2 is accepted.

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to coordinate its own completion of those items with TK Elevator. The following is a list of those items that are not included in this Proposal:

A. Hoistways and Equipment Rooms

1. Purchaser shall provide the following:
 - a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/
 - b. A legal machine/control room, adequate for the elevator equipment, including floors, trap doors, gratings, access platforms, ladders, railings, foundations, lighting, ventilation sized per the TK Elevator shop drawings. Purchaser must maintain machine/control room temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.

Modernization Proposal



- c. Adequate bracing of entrance frames to prevent distortion during wall construction.
- d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
- e. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding TK Elevator sill supports, steel angles, sill recesses;
- f. The furnishing, installing and maintaining of the required fire rating of elevator hoistway walls, including the penetration of firewall by elevator fixture boxes;
- g. Ensuring that the elevator hoistways and pits are dewatered, cleaned and properly waterproofed;

B. Electrical and Life Safety:

1. Purchaser shall provide a dedicated, analog telephone or data line to the elevator telephone or communication device; one additional data line per group of elevators for diagnostic capability wired to designated controller;
2. Purchaser shall provide the following:
 - a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
 - b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
 - c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
 - d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
 - e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
 - f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;
 - g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
 - h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
 - i. the following emergency power provisions are not included: interface in controller, pre-testing and testing, emergency power keyswitches;
 - j. emergency power operation is included as part of the design of the elevator control system and based on each car in the group only, to properly sequence, one at a time to the programmed landing, and park. The design requires that the generator, transfer switch, and related circuitry are sufficient to run this function or any other function for any building other system that is associated with this project. In the event that the generator, transfer switch, and related circuitry are not sufficient, TK Elevator will provide Purchaser with a written change order for Purchaser's execution.
 - k. a dry set of contacts which close 20 seconds prior to the transfer from normal power to emergency power or from emergency power to normal power whether in test mode or normal operating conditions in the event that an emergency power supply will be provided for the elevator;

Modernization Proposal



I. confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive, additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

C. Miscellaneous:

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Hydraulic jack replacement:
 - a. the excavation of the elevator cylinder well hole in the event drilling is necessary through soil that is not free from rock, sand, water, building construction members and obstructions. Should obstructions be encountered, TK Elevator will proceed only after written authorization has been received from the Purchaser. The contract price shall be increased by the amount of additional labor at TK Elevator's standard labor rates as per the local office along with any additional expenses and materials required;
 - b. adequate ingress and egress, including ramping, for rail-mounted or truck-mounted drill rig;
 - c. Purchaser is responsible for pumping truck contractor to remove and dispose of spoils from the site. In the event that unforeseen and unfavorable below ground conditions are encountered, including but not limited to concrete around the cylinder, construction debris, adverse water and/or soil conditions, erosion, cavitations, oil contamination, or circumstances necessitating increased hole depth, etc., which require the employment of specialized contractors, TK Elevator shall immediately advise the Purchaser and costs will be extra to the contract;
 - d. in ground protection systems other than TK Elevator's standard HDPE or PVC protection system with bottomless corrugated steel casing;
 - e. any required trenching and backfilling for underground piping or casings, and conduit as well as any compaction, grouting, and waterproofing of block-out;
 - f. engineering, provision and installation of methane barriers or coordination/access;
 - g. access to 2" pressurized water supply within 100'-0" of the jack hole location;
 - h. a safe, accessible storage area for placement of D.O.T. 55 gallon containers for the purpose of spoils containment; obtaining of local environmental or disposal permits
 - i. any spoils or water testing;

6. Working Hours, Logistics and Mobilization

- a. All work described in this Proposal shall be performed during TK Elevator's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by TK Elevator modernization mechanics at the TK Elevator branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both TK Elevator and Purchaser (hereinafter TK Elevator's regular working days and regular working hours shall be collectively defined as “normal working hours”). TK Elevator shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
- b. Purchaser shall provide on-site parking to all TK Elevator personnel at no additional cost to TK Elevator.
- c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
- d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).
- e. Purchaser will be required to sign off on the Material Release Form, which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days

Modernization Proposal



of the agreed upon date, Purchaser will immediately make payments due for equipment and designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TK Elevator is authorized to warehouse the equipment at the TK Elevator warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TK Elevator for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of \$100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.

f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TK Elevator warehouse. Any warranties provided by TK Elevator for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.

g. TK Elevator includes one mobilization to the jobsite. A mobilization fee of \$2,500.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TK Elevator's work has commenced.

h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.

i. Purchaser shall provide an on-site dumpster. TK Elevator will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.

j. The hiring of a disposal company which MUST be discussed prior to any material being ordered or work being scheduled. TK Elevator will provide environmental services ONLY if this is specifically included under the "Scope of Work" section above. TK Elevator assumes no responsibility and/or liability in any way whatsoever for spoils or other contamination that may be present as a result of the cylinder breach and/or other conditions present on the work site.

k. One or more of the units described in this Proposal will be out of service and unavailable to move passengers and/or property during entire duration of the performance of the work described in this Proposal until re-certified by the applicable authority(ies) having jurisdiction and in good standing with payment schedules.

7. Temporary Use, Inspection and Turnover

a. Unless required by specification, TK Elevator will not provide for "temporary use" of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser's execution of TK Elevator's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be \$200.00 per calendar day per hydraulic elevator and \$250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TK Elevator's standard local billing rates. In the event that an elevator must be provided for temporary use, TK Elevator will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TK Elevator with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is \$3,500.00 per elevator up to 10 floors. For projects above 10 stops, an additional cost of \$1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at TK Elevator's local service billing rates.

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- b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of TK Elevator, TK Elevator will charge Purchaser for both the cost of each re-inspection which shall be \$1,500.00 and a remobilization fee which shall be \$2,500.00 via change order prior to scheduling a re-inspection.
- c. Upon notice from TK Elevator that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TK Elevator's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of TK Elevator's notice of completion to Purchaser unless both TK Elevator and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TK Elevator's "Final Acceptance Form" shall not be unreasonably delayed or withheld.
- d. Should the Purchaser or the local authority having jurisdiction require TK Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator's current billing rate as posted at its local office.
- e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator's sole opinion, is neat and clean.
- f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.
- g. Purchaser agrees to accept TK Elevator's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

8. MAX – REMOTE MONITORING DEVICE AND CAPABILITY

MAX is a cloud based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a "device"). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.

- a. Purchaser authorizes TK Elevator and its employees to access purchaser's premises to install, maintain and/or repair the devices and, upon termination of the service agreement, to remove the same from the premises if we elect to remove.
- b. TK Elevator is and shall remain the sole owner of the devices and the data communicated to us by the devices. The devices shall not become fixtures and are intended to reside where they are installed. TK Elevator may remove the devices and cease all data collection and analysis at any time.
- c. If the service agreement between TK Elevator and Purchaser is terminated for any reason, TK Elevator will automatically deactivate the data collection, terminate the device software and all raw data previously received from the device will be removed and/or expunged or destroyed.
- d. Purchaser consents to the installation of the devices in your elevators and to the collection, maintenance, use, expungement and destruction of the daily elevator data as set forth in this agreement.
- e. The devices installed by TK Elevator contain trade secrets belonging to us and are installed for the use and benefit of our personnel only.
- f. Purchaser agrees not to permit purchaser personnel or any third parties to use, access, tamper with, relocate, copy, disclose, alter, destroy, disassemble or reverse engineer the device while it is located on purchaser's premises.

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g. The installation of this equipment shall not confer any rights or operate as an assignment or license to you of any patents, copyrights or trade secrets with respect to the equipment and/or any software contained or imbedded therein or utilized in connection with the collection, monitoring and/or analysis of data.

9. Additional Terms and Conditions

- a. In no event shall TK Elevator be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
- b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TK Elevator reserves the right to modify this Proposal or rescind it altogether.
- c. TK Elevator is an equal opportunity employer.
- d. TK Elevator's performance of the work described in this Proposal is contingent upon Purchaser furnishing TK Elevator with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
- e. All taxes, tariffs, duties, permit and/or license fees imposed upon TK Elevator as of the date of the execution of this Proposal are included in the price of the Proposal. After the date of acceptance of this Proposal and in addition to the Proposal price, Purchaser is also responsible to pay TK Elevator for any new (or any increase in): (1) applicable taxes, tariffs, duties, permit and/or license fees; (2) charges from its suppliers for any of the applicable materials and/or components: (A) due to supply chain issues, the imposition of new or increased taxes, tariffs, or other charges by applicable governmental authorities; (B) if the release of materials called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (C) if the completion of work called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (3) charges from TK Elevator's shippers and/or freight forwarders.
- f. Purchaser agrees to provide TK Elevator's personnel with a safe place in which to work and TK Elevator reserves the right to discontinue work at the jobsite whenever, in TK Elevator's sole opinion, this provision is being violated.
- g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TK Elevator's standard practices and policies may require additional costs.
- h. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by TK Elevator in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.
- i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TK Elevator and Purchaser in writing before becoming effective.
- j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TK Elevator's work place and prior to and during TK Elevator's manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TK Elevator's employees or those of TK Elevator's subcontractors are exposed to an asbestos hazard,

Modernization Proposal



PCP's, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TK Elevator harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP's lead or other hazardous substances are the responsibility of the Purchaser.

k. TK Elevator retains title to and a security interest in all equipment it supplies – which TK Elevator and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TK Elevator may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TK Elevator's request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TK Elevator to file in public offices in order to perfect TK Elevator's security interest in such equipment.

l. TK Elevator reserves the right to assign payments owed to TK Elevator under this Proposal.

m. TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.

n. The rights of TK Elevator under this Proposal shall be cumulative and the failure on the part of the TK Elevator to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TK Elevator in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.

o. In the event TK Elevator engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.

p. TK Elevator can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.

q. Should loss of or damage to TK Elevator's material, tools or work occur at the project site, Purchaser shall compensate TK Elevator for such loss, unless such loss or damage results from TK Elevator's own acts or omissions.

r. Purchaser, in consideration of TK Elevator performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator Corporation, TK Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TK Elevator party" and collectively the "TK Elevator parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use, misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a TK Elevator party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TK Elevator party. Purchaser recognizes that its obligation to defend the TK Elevator parties under this clause, which is separate and apart from its duty to indemnify the TK Elevator parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.

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s. Purchaser further expressly agrees to name Tk Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.

t. TK Elevator's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided at that time.

u. Unless so mutually agreed upon in a separate signed agreement, TK Elevator shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this Agreement.

v. The Purchaser must inform TK Elevator if Purchaser is, or becomes, an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties maintained by (i) the United States of America; (ii) the United Nations; (iii) the European Union or any EU member state; (iv) the UK; or (v) any other national authority binding the parties of this contract.

In case the Purchaser, or any other beneficiary of this transaction, e.g. the end-user, is or becomes an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties, TK Elevator reserves the right to cancel this Proposal immediately.

If the goods subject to this Proposal would be exported, re-exported, resold, used, transferred or otherwise disposed of in violation of any sanctions applicable to TK Elevator, TK Elevator also reserves the right to cancel this Proposal immediately. In this respect, the Purchaser shall be obliged to disclose the final delivery address, end-user and end-use of the goods upon request - insofar as legally permissible - and to notify TK Elevator of all circumstances that indicate an aforementioned infringement.

"Sanctions" means here any economic, trade or financial sanctions, laws, regulations, embargoes or restrictive measures imposed, enacted, administered or enforced by any Sanctions Authority. "Sanctions Authority" means (i) the US; (ii) the UN Security Council; (iii) the EU and any EU member state; (iv) the UK; or (v) any governmental institutions of any of the foregoing which administer Sanctions, including HM Treasury, OFAC, the US State Department and the US Department of the Treasury.

Modernization Proposal



Acceptance

Purchaser's acceptance of this Proposal and its approval by an authorized manager of TK Elevator will constitute exclusively and entirely the agreement between the parties for the goods and services herein described and full payment of the sum of **Seventy Eight Thousand Four Hundred Forty Eight Dollars and Forty Cent (\$78,448.40)** inclusive of all applicable sales and use taxes.

All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized TK Elevator manager.

Ronald McDonald – East House (Purchaser): **TK Elevator Corporation Management Approval**

<p>By: _____ (Signature of Authorized Individual)</p> <p>----- (Print or Type Name)</p> <p>----- (Print or Type Title)</p> <p>_____ (Date of Acceptance)</p>	<p>By: _____ (Signature of Branch Representative)</p> <p>Adriana Cepeda Modernization Sales Representative</p> <p>_____ (Date of Execution)</p>
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OTIS

HydroAccel™



Otis HydroAccel™ ESTIMATE Hydraulic Control System

Date: 9/12/2023

CUSTOMER NAME

Ronald McDonald
House St Petersburg

Otis Elevator Company

Jim Monette
813-523-1158

PROJECT LOCATION

401 7th Ave S
St Petersburg, Florida, 33701

PROPOSAL NUMBER

F7SB6762/02

We propose to furnish labor and material to provide a microprocessor based HydroAccel control system. It is a digital closed-loop microprocessor-based control system specifically designed to meet the particular needs of modernizing hydraulic elevators. *Please notice that this price is for budgetary purposes only and is subject to change upon completed survey.

Section 1



UNITS

DUTY

The present capacity and speed of the elevators will be retained as follows:

Simplex

MACHINE #	CAPACITY (Pounds)	SPEED (Feet per Minute)
Unit 1	2500	150

TRAVEL, STOPS & OPENINGS

The present travel, stops and openings of the elevators will be retained as follows:

Simplex

Unit 1

LANDINGS	OPENINGS		Distance Between Floors
	Front	Rear	
3	Yes	No	0 ft 0 in 0
2	Yes	No	10 ft 0 in 0
1	Yes	No	10 ft 0 in 0

Section 2



OPERATION

NEW AUTOMATIC SELF-LEVELING

The elevator shall be provided with automatic self-leveling that shall typically bring the elevator car level with the floor landings + ¼" regardless of direction of travel. The automatic self-leveling shall correct for over travel or under travel and rope stretch.

NEW SPECIAL EMERGENCY SERVICE

Special Emergency Service operation shall be provided in compliance with the latest applicable revision of the ASME/ANSI A17.1 Code.

Special Emergency Service Phase I to return the elevator(s) non-stop to a designated floor shall be initiated by an elevator smoke detector system or a keyswitch provided in a lobby fixture.

The smoke detector system, if required, is to be furnished by others. The elevator contractor shall provide contacts on the elevator controller to receive signals from the smoke detector system.

A keyswitch in the car shall be provided for in-car control of each elevator when on Phase II of Special Emergency Service.

If an elevator is on independent service when the elevators are recalled on Phase I operation, a buzzer shall sound in the car and a jewel shall be illuminated, subject to applicable codes.

NEW INDEPENDENT SERVICE

When the Independent Service switch in the car operating panel is actuated; it shall cancel previously registered car calls, disconnect the elevator from the hall buttons, and allow operation from the car buttons only. Door operation shall occur only after actuation of the "DOOR CLOSE" button.

NEW INSPECTION OPERATION

For inspection purposes, an enabling keyswitch shall be provided in the car operating panel to permit operation of the elevator from on top of the car and to make car and hall buttons inoperative.

NEW ANTI-NUISANCE

An anti-nuisance feature shall be provided, which will reset car buttons and require re-registration if an excessive number of calls are registered for the measured load.

NEW EXPRESS PRIORITY SERVICE

A keyswitch and signal light shall be provided at designated landings to permit an available elevator to be called to that landing, canceling all car calls and bypassing all hall calls along the way.

NEW REMOTE ELEVATOR MONITORING MAINTENANCE

A microprocessor system that continuously monitors the Unit(s) on a 24-hour per day, year-round basis will be provided. The system will notify a dispatching center that the elevator is inoperative by sending a message via telephone line **(Provided by others. See “Work By Others” section.)** This makes it possible to have a mechanic dispatched rapidly in response to such a message.

The monitoring equipment will remain the property of Otis.

Section 3



MACHINE ROOM EQUIPMENT

POWER SUPPLY

The power supply of 208V_60HZ, alternating current will be retained with the new equipment arranged for this power supply.

NEW CONTROLLER

A microprocessor based HydroAccel control system shall be provided to perform all the functions of safe elevator motion and elevator door control. This shall include all the hardware required to connect, transfer and interrupt power, and protect the motor against overloading. The system shall also perform group operational control.

NEW SOFT STARTER

A new solid-state starter will be provided. It will be of the same power requirement and starting configuration as presently exists.

NEW PUMP MOTOR

The existing motor will be replaced with a motor that is of the same power characteristics and starting configuration as presently exists.

POWER UNIT

NEW SUBMERSIBLE

The existing power unit will be replaced with a new power unit. The new power unit consists of a positive displacement pump, motor, integral 4-coil control valve, oil tank and muffler. The pump and motor are submerged and are mounted to the tank with rubber isolators to reduce vibration and noise.

NEW VALVE

A new integral 4-coil control valve will be installed to replace the existing valve. The valve consists of up, up leveling, down and down leveling controls along with manual lowering and a pressure relief valve.

Section 4



DOOR EQUIPMENT

NEW CLOSED LOOP DOOR OPERATOR

Install a new closed loop door operator. Car and hoist way doors shall be power operated by means of a closed loop door operator mounted on top of the car designed to give consistent door performance with changes in temperature, wind or minor obstruction in the door track. The system continually monitors door speed and position and adjusts it accordingly to match the pre-determined profile.

NEW DOOR-PROTECTION DEVICE

Install a new solid state, infrared passenger protection device on the car door. Elevator doors shall be provided with a reopening device that will stop and reopen the car door(s) and hoistway door(s) automatically should the door(s) become obstructed by an object or person.

RETAIN INTERLOCKS

The present interlocks will be retained. A thorough examination will be made of the interlocks. All replacement components will be the original manufacture replacement parts or equal.

RETAIN CAR DOOR TRACKS AND HANGERS

The present car door tracks and hangers shall be retained and inspected for proper alignment. Any adjustment required will be accomplished.

RETAIN HOISTWAY DOOR TRACKS AND HANGERS

The present hoistway door tracks and hangers shall be retained.

RETAIN HOISTWAY DOOR RESTRICTORS

The present hoistway door restrictors shall be retained and reused.

Section 5



HOISTWAY EQUIPMENT

RETAIN HOISTWAY OPERATING DEVICES

The existing hoistway operating devices shall be retained.

RETAIN CAR GUIDES

The existing car guides shall be retained.

RETAIN CAR INTERIOR

The present car interior shall be retained.

RETAIN FLOORING

The present flooring will be retained.

NEW PIT SWITCH

An emergency stop switch shall be located in the pit accessible from the pit access door.

RETAIN SPRING BUFFERS

The existing spring buffers shall be retained.

NEW ACCESS ALERT HOISTWAY SAFETY DEVICE

We will furnish and install all the necessary components, circuitry and wiring for a new Access Alert system, which will operate on the elevator car top and pit.

Access Alert will be installed so the elevator can be controlled in a safe manner when an authorized person accesses the elevator hoistway. The Access Alert system meets all applicable safety codes.

This groundbreaking new product, Access Alert, is specifically designed to:

- Prevent work on top of the elevator without the top of car inspection station engaged properly.
- Prevents moving the elevator on inspection while personnel are in a potentially unsafe position.
- Prevent working in the elevator pit, while the pit stop switch is not engaged properly.
- Meet applicable building and elevator codes.

Similar to the seatbelt alarm in your car, Access Alert provides a constant, noticeable reminder to anyone accessing the hoistway that they need to engage the stop switch before starting work. We believe the simplicity, ease of installation, and cost-effectiveness of this product will be an important way for you to invest in improving safety inside your facility.

Section 6



CAR FIXTURES

NEW APPLIED CAR OPERATING PANEL

An applied car operating panel shall be furnished. The panel shall contain a bank of mechanical illuminated buttons marked to correspond with the landings served, an emergency call button, emergency stop button, door open and door close buttons and a light switch. All buttons, when applicable, to be long life LED illumination. This panel shall be equipped with a button that shall initiate two-way communication between the car and a location inside the building, switching over to another location if call is unanswered.

NEW INTEGRAL CAR OPERATING PANEL

An integral car operating panel shall be furnished. The panel shall contain a bank of mechanical illuminated buttons marked to correspond with the landings served, an emergency call button, emergency stop button, door open and door close buttons and a light switch. All buttons, when applicable, to be long life LED illumination. This panel shall be equipped with a button that shall initiate two-way communication between the car and a location inside the building, switching over to another location if call is unanswered.

NEW EMERGENCY CAR LIGHTING

An emergency power unit employing a 6-volt sealed rechargeable battery and totally static circuit shall be provided. The power unit shall illuminate the elevator car and provide current to the alarm bell in the event of normal power failure. The equipment shall comply with the requirements of the latest applicable revision of the ASME/ANSI A17.1 Code.

NEW CAR POSITION INDICATOR

A car position indicator shall be installed. The position of the car in the hoistway shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

Section 7



HALL FIXTURES

NEW HALL BUTTONS

New hall buttons shall be installed at each landing. An up button and a down button at each intermediate landing and a single button at each terminal landing shall be installed. All buttons, when applicable, shall be long-life LED illumination.

NEW HALL LANTERNS

Direction lanterns shall be provided at all hoistway entrances, with "UP" and "DOWN" indicators at intermediate landings and single indicators at terminal landings. A chime shall sound once for the "UP" direction and twice for the "DOWN" direction to announce the impending arrival of the associated elevator car.

NEW COMBINATION HALL LANTERN/POSITION INDICATOR

Combination hall lantern/position indicators shall be installed at: Simplex/Unit 1 Front: 1, landing(s).

Section 8



WORK BY OTHERS – NOT IN CONTRACT

The following items must be performed by others and you agree to provide this work in accordance with the applicable codes and enforcing authorities:

WORK BY OTHERS SCHEDULING

All "Work by Others" must either be completed prior to our manning the job or be properly scheduled as to not obstruct the progress of the project.

AIR CONDITIONING

Provide suitable ventilation and cooling equipment, if required, to maintain the machine-room temperature between 60°F and 100°F. The relative humidity should not exceed 95 percent non-condensing.

BUILDING POWER

Provide electrical power for light, tools, hoists, etc. during installation as well as electric current for starting, testing, and adjusting the elevator. Power of permanent characteristics to be provided to properly operate all the elevators concurrently scheduled to be modernized. Power must be a 3-phase 4 wire system with ground and bonded disconnects. Grounded leg delta systems are not acceptable.

SMOKE AND HEAT SYSTEM

Provide elevator lobby, machine room and hoistway smoke detecting devices located as required and wired from the fire control center to a controller in the machine room. Hoistway devices are required to be made accessible from outside the elevator hoistway. Coordinate signal connections and necessary testing with the Elevator Contractor. Provide the following zones and locate signal circuits in a properly labeled junction box in the machine room:

Main Floor Recall: Provide one set of normally closed contacts that will open when any smoke sensor related to the elevators at the designated main landing senses smoke. This excludes other devices located in the machine room, hoistway or main egress floor.

Alternate Floor Recall: Provide one set of normally closed contacts that will open when the smoke sensor at the main egress floor senses smoke.

Machine Room/Hoistway Recall: Provide one set of normally closed contacts that will open when any smoke sensor located in the machine room or hoistway/pit senses smoke.

SPRINKLERS

Provide code compliant sprinkler system, as required, in the hoistway, pit and machine room. If sprinklers are being installed or altered in the hoistway(s), pit or the machine rooms, a means must be provided to disconnect three-phase power before water is applied. This is usually accomplished with a shunt trip breaker that must be located outside the elevator machine room. The shunt trip breaker may be activated by heat detectors located within 24" of the sprinkler heads and arranged to trip at a lower temperature than the sprinkler heads. A heat detector is not required in the pit if the sprinkler head is within 24" of the pit floor. Heat and smoke devices in elevator hoistways must be installed with UL rated and lockable panels that are accessible for servicing from outside the hoistway. The panel interiors are to be guarded using a minimum 13 gauge metal with a pattern of maximum 3/4 inch holes.

CUTTING AND PATCHING

Do any cutting, (including cutouts to accommodate hall signal fixtures, entrances and/or machine room access) patching and painting of walls, floors or partitions.

MAIN DISCONNECT

Provide a fused lockable disconnect switch or circuit breaker for each elevator per the National Electrical Code with feeder or branch wiring to the transformer. Size to suit elevator contractor. Provide a SHUNT TRIP disconnect, as required, if sprinklers are being provided. Provide suitable connections from the main disconnect to the elevator control equipment.

Electrical Feeder system to limit available short circuit to not more than 10k amps at the load side of the elevator main line disconnect.

GROUND WIRE

Provide a properly sized ground wire from the elevator controller(s) to the primary building ground.

EMERGENCY COMMUNICATIONS – Phone Only

Provide a continuously monitored phone line terminating at Otis controller.

EMERGENCY COMMUNICATIONS – Voice / Video / Text

Provide a dedicated 125 volt, 15 ampere single-phase power supply with a fused SPST disconnect switch or circuit breaker, per group of elevators in the same location as the 3-phase elevator disconnect. This disconnect or breaker shall be capable of being locked in the open position per National Electrical Code or Canadian Electrical Code, as applicable. If Emergency (standby) power system is supplied this disconnect must be arranged to be feed from the same emergency (standby) power transfer switch as the elevator group. Provide a dedicated RJ45 internet network connection in each control room, minimum download speed 5Mbps per elevator, minimum upload speed 1Mbps per elevator.

EMERGENCY COMMUNICATIONS – Intercom

Provide a 120VAC 15A single phase power supply with fused disconnect switch (or circuit breaker) with GFCI outlet in machine room located as required for communications system.

ELEVATOR MANAGEMENT SYSTEM (EMS)

Provide a 120VAC 15A single phase power supply with two duplex GFCI outlet and fused disconnect switch (or circuit breaker) located in areas containing EMS equipment (typically machine room, fire

command center, and/or building security station). Where Web based EMS supplied, provide CAT-5 cable from elevator machine room to EMS terminal locations.

TEMPORARY CROSS DISPATCHING (CDT)

For each group provide a 120VAC 15A single phase power supply with fused disconnect switch (or circuit breaker) with GFCI outlet located in elevator machine room.

COMPASS

For each group provide a 120 volt AC, 15 amp, single-phase power with GFCI outlet in the machine room with fused disconnect switch (or circuit breaker) capable of being locked in the open (off) position.

GFCI OUTLETS

Provide 120volt GFCI type convenience outlets in the machine room and in each pit. . Provide additional non-GFCI outlet in each pit for use by sump pump. Pits subject to sprinklers shall have NEMA 4 rated fixtures if located below 48" above pit floor.

CAR LIGHT POWER SUPPLY AND DISCONNECT

For each car provide a 120 volt AC, 15 amp, single-phase power supply with fused disconnect switch (or circuit breaker) capable of being locked in the open (off) position with feeder wiring to each controller located in the machine room.

REMOTE MONITORING POWER SUPPLY AND DISCONNECT

Provide a separate 120 volt, 15 amp, single-phase power supply with fused SPST disconnect switch or circuit breaker for remote monitoring capable of being locked in the open position.

REMOTE MONITORING MAINTENANCE TELEPHONE LINE REQUIREMENTS

Provide one (1) outside telephone line to the elevator machine room that allows data calls to and from a toll-free number at a dispatching center. The telephone line may be either a separate line dedicated to the remote monitoring maintenance equipment or may be an existing line that is shared between another telephone and the remote monitoring maintenance equipment.

INFORMATION DISPLAY POWER SUPPLY AND DISCONNECT

Provide a separate 120-volt, AC, 15 amp, single-phase power supply with fused SPST disconnect switch with duplex outlets in the machine room or other locations as required, for information display terminal and controller of information display when provided. Also provide one (1) pair of shielded/twisted conductors between controller and machine room.

VIDEO DISPLAY POWER SUPPLY AND DISCONNECT

For each car provide a 120 volt AC, 15 amp, single-phase power supply with fused disconnect switch (or circuit breaker) capable of being locked in the open (off) position and with GFCI outlet located in the machine room.

REMOTE PANELS

Provide required conduit, with adequate pull boxes and ells from the elevator hoistway(s) to the location or locations required to facilitate the installation of Lobby Panels, Fire Control Room Panels or Elevator Monitoring Systems. Size and number as specified by Otis. Leave a measured pull tape in the conduit. Otis to furnish and pull required conductors.

EMERGENCY (STANDBY) POWER

If emergency power is available, verify and provide the following:

- a. Power that meets the load characteristic requirements of the new control system. Power that is capable of operating and providing sufficient power to non-linear elevator loads and that is capable of absorbing regenerated power resulting from running elevators with overhauling loads.
- b. Two conductors to the machine room from a normally closed auxiliary contact on the Owner's EP transfer switch. Contacts to open when power transfers to the emergency source.
- c. Two additional conductors to the machine room from an adjustable timed relay on the Owner's EP transfer switch to indicate "request to transfer" from standby to normal power.
- d. Power for 115VAC circuits that supply elevator cab lights, cab fan, communication means, EMS and Compass dispatching systems (if applicable).
- e. Power for machine room lighting, ventilation and cooling means.

ROOF LIGHTING

Lighting is required to illuminate machine room access paths on the roof.

LIGHTING

Provide sufficient lighting in the buildings common areas to facilitate a safe working environment. Provide new or modify machine room lighting to provide a minimum of 19 ft. candles of illumination and new pit lighting to provide a minimum of 10ft. candles of illumination. The machine room light switch shall be located within 18" of the lock-set side of the entry door. Pit light switches shall be adjacent to the pit ladder and a minimum of 24" above the threshold level. Lighting must have code compliant guards of either grounded metal, plastic or comparable. Pits subject to sprinklers shall have NEMA 4 rated fixtures.

PROJECT BEING "DRIED-IN"

Work, as required, to keep the elevator lobbies, hoistway, machine room and storage area "dried-in" for the entire length of the project.

MACHINE ROOM ACCESS

Provide a self-locking and self-closing door for the elevator machine room. Access door to be adequately sized to accept our equipment. Modify machine room access, as required, to comply with code and facilitate safe egress of all equipment.

FIRE EXTINGUISHER

Provide fire extinguisher in elevator machine room.

NON-ELEVATOR MATERIAL IN HOISTWAY

Remove or encapsulate, as required, any non-elevator related pipes or wiring located in the elevator machine room or hoistway.

HOISTWAY VENTILATION

Provide code compliant hoistway ventilation. Code requires a means to prevent the accumulation of hot air and gasses at the top of the hoistway. Pressurizing the hoistways, or providing vents from the top of the hoistway to the outside of the building usually accomplishes this. Vents shall not be less than 3 1/2% of the area of the hoistway nor less than 3 sq. ft. for each elevator car, whichever is greater. You may not vent

the hoistway to the machine room. If the hoistway vents must run through the machine room, they must be enclosed in a fire rated structure and not violate clearances around our equipment.

HOISTWAY LEDGES

Provide a 75o angle constructed of a non-combustible material on all ledges that are 2" greater in the hoistway, excluding multi-hatch divider beams.

SIDE COUNTERWEIGHT GUARDING

Provide and install guarding of counterweights in a multiple elevator hoistway as required, when a counterweight is located between elevators, the counterweight runway shall be guarded on the side next to the adjacent elevator. The guarding must meet or exceed the requirements of ASME A17.1 – 2007, section 2.3.2.3.

SUMP HOLE GRATING

Provide a flush grating over the sump hole located in the elevator pit.

STORAGE

Provide dry, protected and secure storage space adjacent to the hoistway(s). Otis shall be compensated for material delivered that is stolen or removed from the jobsite.

DISPOSAL

The disposal of removed elevator components; machines, controllers, ropes, hydraulic fluid, oils, buffers and packing materials from the new equipment and any and all related materials shall be the sole responsibility of the Customer or owner. If a dumpster is provided on site, we will deposit waste materials in the dumpster or at an agreed upon on-site location for removal by the Customer or owner.

PIT LADDERS

Provide a pit ladder, as required, in each pit that does not have walk-in access doors. Ladder shall extend 48" above first landing access door.

OPERATING ELEVATORS FOR OTHER TRADES

If we are required to operate an elevator to facilitate the work of other trades (e.g., sprinklers, smoke sensors, ledges, etc.) then we shall be compensated for this lost time and the project schedule shall also be modified.

ADDITIONAL STOPS/OPENINGS

Extend the existing hoistways and add additional landing(s) and new machine room. Hoistway and machine room shall be constructed in accordance with applicable building codes and ANSI A17.1.

- Ledges over 2" wide shall have a 75° bevel on top. (Except separator beams) Hoistway shall be fire rated and may require patching of holes. No other pipes or electrical conduit not associated with the elevator equipment are allowed in the hoistway. Power feeders may not run up the hoistway, except by special permission of the governing authority, and shall not contain splices or junction boxes in the hoistway.
- Provide crane to bring new material and removal of the machine room equipment to new machine room.
- Provide temporary roof as required to provide continuously dry hoistways and machine rooms.
- Perform all demolition of old machine room slab and structure. Protect existing elevator cars and equipment from demolition damage, dust and debris.

- Supply new machine beams and beam supports per reactions supplied by Otis.
- Provide new machine room slab to suit reactions. Remove any construction forms, scaffold or decking from hoistway not placed by Otis. Cut and patch hoistways as required to provide a legal hoistway.
- Provide, maintain and remove any temporary barricades per OSHA or local authority requirements and furnish barricades to protect the public from access to construction areas.
- Supply and install adequate support for guide rail fastening, including separator beams where required.
- Provide adequate fastening for hoistway entrances and sills.
- Provide finished floor elevation reference height at time of installation of new entrance sills.
- Provide legal access to new machine room (and temporary access per OSHA requirements during construction).
- Grout or finish blocking of new entrances to provide a fire rated enclosure.
- Provide hoist beams over each elevator hoistway in machine room rated to hoist elevator machines.
- Finish painting of new hoistway entrances shall be by others, if prime entrances are selected.

EMERGENCY RETURN UNIT (ERU)

If an ERU battery-operated lowering device is being provided with your hydraulic elevator modernization than others are to provide an auxiliary contact in either the existing lockable disconnect (if currently code compliant) or in a new code compliant lockable disconnect.

ASBESTOS

Should any asbestos be found to be present in the building which is related to any of our work, it shall be the responsibility of others to monitor, abate, contain or prepare the workplace as safe for our employees to work within or about. Otis will not be responsible for working with asbestos which may be disturbed or uncontained. Otis will not be responsible for any costs associated with delay of the job should asbestos be detected or require addressing by others for us to proceed. This includes but is not limited to re-mobilization charges which may be applied.

HAZARDOUS MATERIALS

You agree to notify Otis if you are aware or become aware prior to the completion of the work of the existence of asbestos or other hazardous material in any elevator hoistway, machine room, hallway or other place in the building where Otis' personnel are or may be required to perform their work. In the event it should become necessary to abate, encapsulate or remove asbestos or other hazardous material from the building, you agree to be responsible for such abatement, encapsulation or removal, and any governmental reporting, and in such event Otis shall be entitled to (i) delay its work until it is determined to Otis' satisfaction that no hazard exists and (ii) compensation for delays encountered.

MATERIAL RESPONSIBILITY

Otis maintains no responsibility for material delivered to the jobsite. The Customer is financially responsible for all cost to replace any damaged, stolen or missing material or equipment. Otis will not be responsible for deductibles on "Builder's Risk" insurance policies. Otis will provide a change order, police report and

affidavits as needed to substantiate the claim. Otis will not procure replacement equipment until a signed change order is received.

LOCKOUT TAG OUT

In furtherance of OSHA's directive contained in 29 C.F.R. § 1910.147(f)(2)(i), which requires that a service provider (an "outside employer") and its customer (an "on-site employer") must inform each other of their respective lock out/tag out ("LOTO") procedures whenever outside servicing personnel are to be engaged in control of hazardous energy activities on the customer's site, Otis incorporates by reference its mechanical LOTO procedures and its electrical LOTO procedures. These procedures can be obtained at www.Otis.COM by (1) clicking on "The Americas" tab on the left side of the website; (2) choosing "US/English" to take you to the "USA" web page; (3) clicking on the "Otis Safety" link on the left side of the page; and (4) downloading the "Lockout Tagout Policy Otis 6.0" and "Mechanical Energy Policy Otis 7.0," or the then most current version, both of which are in .pdf format on the right side of the website page. Customer agrees that it will disseminate these procedures throughout its organization to the appropriate personnel who may interact with Otis personnel while Otis personnel are working on site at Customer's facility.

CONFINED SPACES

The machine room, hoistway, pit and mezzanine ("Elevator Spaces") may be considered Permit- Required Confined Spaces as defined by the Occupational Safety and Health Organization ("OSHA"), 29 C.F.R. § 1910.146(b) and § 1926 Subpart AA. Otis has a documented process to control or eliminate hazards and classify such Elevator Spaces as non-permit required confined spaces. In the event that the Customer, others, or unique site conditions or hazards (such as chemical manufacturing sites) require Otis to handle such Elevator Spaces as Permit-Required Confined Spaces, the Customer or owner will be responsible for supplying, at its expense, all resources, including monitoring, permitting, attendants and rescue planning associated with handling such Elevator Spaces as Permit-Required Confined Spaces. The Customer or owner is required to inform Otis of all known or potential hazards related to Elevator Spaces that Otis may be required to access prior to Otis performing any work in such spaces. Further, the Customer or owner is required to communicate any changes in the conditions associated with such Elevator Spaces or activities in or around such spaces that could introduce a hazard into such spaces.

Section 9



GENERAL REQUIREMENTS

FORCE MAJEURE

Otis shall not be liable for any loss, damage or delay nor be found to be in default or breach due to any cause beyond its reasonable control including, but not limited to, acts of God or nature; fire; explosion; theft; floods; water; weather; traffic conditions; epidemic, pandemic, quarantine or other local, state, or federal government action in response thereto; sabotage; national emergency; act of terrorism; earthquake; riot; civil commotion; war; vandalism; national or local labor strikes, lockouts, other labor disputes; misuse, abuse, neglect, mischief, or work by others (collectively "Causes Beyond Otis' Reasonable Control"). Otis shall be allowed a reasonable amount of additional time for the performance

of the Work due to Causes Beyond Otis' Reasonable Control. Otis' ability to maintain scheduled job progress is further conditioned upon the timely furnishing to Otis by Customer of completed and code compliant hoistway(s) (wellways) and machine rooms, necessary approvals and power of proper characteristics for Otis' uninterrupted use.

LIMITATION ON DAMAGES

Notwithstanding anything else in this Contract, in no event (including third party claims) shall either party be liable for any indirect, incidental, collateral, special, punitive, liquidated or consequential damages or losses of any kind including, but not limited to, loss of revenues, loss of profits, loss of rents, loss of good will, loss of business opportunity, or harm to business reputation, whether foreseeable and whether arising in contract, tort, strict liability or otherwise.

It is agreed and understood that these liquidated damages are the parties' sole and exclusive remedy for recovery of actual or direct damages that either party might seek for a breach of the Contract.

Neither party's liability to the other for any reason (except for personal injuries) arising from this Contract shall exceed the value of the Contract.

EXAMINATION OF EQUIPMENT

Except insofar as your equipment may be covered by an Otis maintenance or service contract, it is agreed that we will make no examination of your equipment other than that necessary to do the work described in this Contract and assume no responsibility for any part of your equipment except that upon which work has been done under this contract.

RE-MOBILIZATION

You agree to pursue and schedule the work by other trades in a timely manner so as to not interrupt our work. Should our crew(s) have to suspend work on the job to await the conclusion of work by others not party to this contract, we shall be entitled to a re-mobilization charge of Simplex/Unit 1 **(Customizable)**. We shall also extend the stated durations to the extent that we are delayed.

INSURANCE

OTIS

Otis agrees to maintain General Liability coverage in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, Automobile Liability in the amount of \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage, Worker's Compensation in statutory limits. Employer's Liability in the amount of \$1,000,000 for Each Accident, Each Employee – Disease. We shall maintain worker's compensation and employers' liability insurance covering our liability for injury or death sustained by our employees, and comprehensive general liability insurance.

CUSTOMER

You shall insure that all risk insurance upon the full value of the Work and material delivered to the job site is maintained at no cost to us.

CERTIFICATES

If either party so requires, in writing, the other party shall furnish a copy of the certificates of insurance evidencing the above insurance coverages.

PRIVACY

The products and/or services being provided may result in the collection of Personal Information. The Parties will comply with applicable Data Privacy Laws as they pertain to personal information processed in connection with activity under this Contract. "Personal Information" shall mean information and data exchanged under this Contract related to an identifiable natural person. "Processing" of Personal Information shall mean the operation or set of operations whether automated or not, performed on Personal Information such as collecting, recording, organizing, structuring, storing, adapting, altering, retrieving, consulting, using, disclosing, sharing or erasing. "Controller" shall mean the party that determines the purposes and means of processing Personal Information. With respect to any Personal Information provided by you to Otis, you shall be the Controller and you warrant that you have the legal right to share such Personal Information with Otis and you shall be responsible for all obligations relating to that data, including without limitation providing notice or obtaining consent as may be required by law. Once you have lawfully provided Personal Information to Otis, you and Otis shall become co-Controllers. Otis may share such Personal Information internally, across borders and with service providers in accordance with applicable Data Privacy Laws. Otis transfers information subject to the corporate rules of its parent company. Otis may store Personal Information provided by you on servers located and accessible globally by Otis and its parent entities and their services providers. The parties agree to cooperate and to take reasonable commercial and legal steps to protect Personal Information against undue disclosure. In this regard each party shall notify the other in the event of a data breach, which shall include the actual or unauthorized access to or possession of, or the loss or destruction of, Personal Information, whether intentional or accidental. The party whose system was compromised in the data breach incident shall be responsible for any notifications and associated costs. Should either party receive in any form, (i) a complaint or allegation indicating a violation of applicable data privacy law, (ii) a request seeking access to correct or delete Personal Information or (iii) an inquiry or complaint related to the processing of personal information, said party shall take reasonable commercial steps to immediately notify the other party.

PRE-EXISTING CONDITIONS HYDRAULIC

We have not included for any additional costs associated with identifying or correcting car weights previously increased or decreased more than the ASME code allowance of 5% of original design.

PAYMENT AND SCHEDULE OF VALUES

You agree to be bound and pay in accordance with the supplied schedule of values. We shall be paid for our material delivery invoice prior to starting installation work. We shall be paid in full for all change orders and the base Contract amount **(no less than 95%)** prior to scheduling an inspection and/or turnover of the elevators to you for use. Otis reserves the right at its absolute discretion to discontinue work or not turn over elevators unless payments are current.

- Our quoted price is based on the "Initial Payment" equaling **fifty percent (50%)** of Contract award. This amount PLUS a fully executed subcontract must be received prior to releasing equipment for manufacturing or scheduling any other work. Refer to the "Schedule of Values" below.
- Otis will mobilize after the "Material Delivery Payment" is received. See "Schedule of Values" below.
- If Otis is directed by you to furnish any labor, service, or material that is outside of the mutually agreed upon scope of work of this Contract ("Out of Scope Work"), Otis may agree to perform such Out of Scope Work (1) subject to receipt of a written notice to proceed prior to commencement of any such Out of Scope Work; and (2) contingent upon receipt of a mutually agreed upon and executed change order within thirty (30) calendar days of such written notice to proceed. If the parties are unable to agree to terms that

lead to the issuance of a mutually agreed upon and executed change order within such thirty (30) day period, Otis may suspend the Out of Scope Work. Notwithstanding any other provision, language, term or condition to the contrary, Otis shall not be liable for any project delays and/or damages, including but not limited to liquidated damages, associated with a delay in the issuance of a mutually agreed upon and executed change order.

SUBSTANTIAL COMPLETION/“LABOR PROGRESS PAYMENTS”

- This payment is due upon substantial completion of each modernized elevator. The “Labor Progress Payment” amount shown on the SOV is divided by the total number of elevators being modernized as a part of this Contract. Substantial completion is defined as a functional elevator that is acceptable by the authority having jurisdiction as useable for temporary or general use. Any agreed upon punch-list items will be corrected within a mutually agreeable timeframe. This payment, however, is still due upon substantial completion of each elevator.
- Final retention payment shall be due within thirty (30) days after acceptance of each elevator installation. Otherwise, warranties shall be suspended or terminated at Otis' absolute discretion.
- All change orders must be executed and paid prior to scheduling a final inspection and turnover of each elevator to customer.
- Otis will not agree to any language referencing or implying “pay when paid.” This Contract is between Otis Elevator and referenced entity. The attached payment schedule (“Schedule of Values”) is not contingent upon said entity's ability to be paid by others or any other factor or event not described above.

SCHEDULE OF VALUES:

SCHEDULE OF VALUES			
Base Contract Amount: \$97,828.96			
DUE DATE	DESCRIPTION	%	VALUE
Upon Award	Engineering/Drawings/Mobilization “Initial Payment”	50	\$48,914.48
Upon Material Delivery	Materials for project “Material Delivery Payment”	25	\$24,457.24
Upon Substantial Completion of Each Elevator	Installation labor “Labor Progress Payments”	25	\$24,457.24

DOWN PAYMENT (OPTION)

DISCOUNT SCHEDULE

Section 10



FINAL PRICING

PRICE	\$97,828.96(Tax Non-Applicable)
	Ninety Seven Thousand Eight Hundred Twenty Eight Dollars

This price is based on a **fifty percent (50%)** downpayment in the amount of **\$48,914.48**

This proposal, including the provisions printed on the pages following, shall be a binding contract between you, or the party identified below for whom you are authorized to contract, and us when accepted by you and our authorized representative through execution of this proposal; or by your authorizing us to perform work for the project and our commencing such work. This quotation is valid for thirty (30) days from the date of submission unless changed by us prior to a fully executed contract.

Accepted in Duplicated

Submitted by: _____
Monette Jim

CUSTOMER

Approved by Authorized Representative

Date: _____

Signed: X _____

Print Name: _____

Title: _____

OTIS ELEVATOR COMPANY

Approved by Authorized Representative

Date: _____

Signed: X _____

Print Name: _____

Title: _____

Name of Company: _____

TERMS AND CONDITIONS

This Contract constitutes the entire understanding between the parties regarding the subject matter hereof and may not be modified by any terms on your order form or any other document and supersedes any prior written or oral communication relating to the same subject. Any amendment or modifications to this Contract shall not be binding upon either party unless agreed to in writing by an authorized representative of each party. Both parties agree that any form issued by you that contains any terms that are inconsistent with those contained herein shall not modify this Contract, nor shall it constitute an acceptance of any additional terms.

The work shall be performed for the agreed price plus any applicable sales, excise or similar taxes as required by law.

In addition to the agreed price, you shall pay to us any future applicable tax imposed on us, our suppliers or you in connection with the performance of the work described.

This quotation is subject to change or withdrawal by us prior to written acceptance.

We warrant to you that the work performed by us hereunder shall be free from defects, not inherent in the quality required or permitted, in material and workmanship for one (1) year from the date of substantial completion. Our duty and your remedy under this warranty are limited to our correcting any such defect you report to us within the warranty period by, at our opinion, repair or replacement, provided all payments due under the terms of this Contract have been made in full. All parts used for repair or replacement under this warranty shall be good quality and furnished on an exchange basis. Printed circuit boards used for replacement parts under this warranty may be refurbished boards. Exchanged parts become our property. This warranty excludes any damage due to ordinary wear and tear and any damage due to any reason beyond our reasonable control including but not limited to vandalism, abuse, misuse, neglect, modifications not performed by us, or improper or insufficient maintenance by others. THE EXPRESS WARRANTIES SET FORTH IN THIS CONTRACT ARE THE EXCLUSIVE WARRANTIES GIVEN; WE MAKE NO OTHER WARRANTIES EXPRESS OR IMPLIED, AND SPECIFICALLY MAKE NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR ANY PARTICULAR PURPOSE; AND THE EXPRESS WARRANTIES SET FORTH IN THIS CONTRACT ARE IN LIEU OF ANY SUCH WARRANTIES AND ANY OTHER OBLIGATION OR LIABILITY ON OUR PART.

We shall perform the work during our regular working hours of our regular working days unless otherwise agreed in writing. You shall be responsible for providing suitable storage space at the site for our material.

You shall obtain title to all the equipment furnished hereunder when final payment for such material is received by us. In addition, you shall be granted a license to use any software incorporated into any such equipment solely for operating such equipment.

Any drawings, illustrations or descriptive matter furnished with the proposal are submitted only to show the general style, arrangement and dimensions of the equipment.

Payments shall be made pursuant to the payment schedule above and on the following terms: If the work is not completed within a thirty day period, monthly progress payments shall be made based on the value of any equipment ready or delivered, if any, and labor performed through the end of the month less the agreed upon retainage and the aggregate of previous payments. We shall be paid in full for all change orders and no less than the percentage base contract amount stated above prior to scheduling an inspection and/or turnover of the elevators to you for use. The retainage shall be paid when the work is completed. We reserve the right to discontinue our work at any time until payments shall have been made as agreed and we have assurance satisfactory to us that subsequent payments will be made when due. Payments not received within thirty (30) days of the date of invoice shall be subject to interest accrued at the rate of eighteen percent (18%) per annum or at the maximum rate allowed by applicable law, whichever is less. We shall also be entitled to reimbursement from you of the expenses, including attorney's fees, incurred in collecting any overdue payments.

Any material removed by us in the performance of the work shall become our property.

Our performance is conditioned upon your securing any required governmental approvals for the installation of any equipment provided hereunder and your providing our workmen with adequate electrical power at no cost to us with a safe place in which to work, and we reserve the right to discontinue our work in the building whenever in our opinion working conditions are unsafe. If overtime work is mutually agreed upon and performed, an additional charge thereof, at our usual rates for such work, shall be added to the Contract price. The performance of our work hereunder is conditioned on your performing the preparatory work and supplying the necessary data specified on the front of this proposal or in the attached specification, if any. Should we be required to make an unscheduled return to your site to begin or complete the work due to your request, acts or omissions, then such return visits shall be subject to additional charges at our current labor rates. We disclaim any responsibility for claims or damages associated with elevator service interruptions caused by or resulting from work performed by you or others retained by you to perform work.

We shall retain a security interest in all material furnished hereunder and not paid for in full. You agree that a copy of this Contract may be used by us as a financing statement for the purpose of placing upon public record our interest in any material furnished hereunder, and you agree to execute a UCC-1 form or any other document reasonably requested by us for that purpose.

Except insofar as your equipment may be covered by an Otis maintenance or service contract, it is agreed that we will make no examination of your equipment other than that necessary to do the work described in this Contract and assume no responsibility for any part of your equipment except that upon which work has been done under this Contract.

We do not agree under our warranty to bear the cost of repairs or replacements due to vandalism, abuse, misuse, neglect, normal wear and tear, modifications not performed by us, improper or insufficient maintenance by others, or any cause beyond our control.

We shall conduct, at our own expense, the defense of any claim, suit or action alleging that, without further combination, the use by you of any equipment provided hereunder directly infringes any patent, but only on the conditions that (a) we receive prompt written notice of such claim, suit or action and full opportunity to assume the sole defense thereof, including settlement and appeals, and all information available to you for such defense; (b) said equipment is made according to a specification or design furnished by us; and (c) the claim, suit or action is brought against you. Provided all of the foregoing conditions have been met, we shall, at our own expense, either settle said claim, suit or action or shall pay all damages excluding consequential damages and costs awarded by the court therein and, if the use or resale of such equipment is finally enjoined, we shall at our option, (i) procure for you the right use of the equipment, (ii) replace the equipment with equivalent noninfringing equipment, (iii) modify the equipment so it becomes noninfringing but equivalent, or (iv) remove the equipment and refund the purchase price (if any) less a reasonable allowance for use, damage or obsolescence.

Under no circumstances shall either party be liable for special, indirect, liquidated, or consequential damages in contract, tort, including negligence, warranty or otherwise, notwithstanding any indemnity provision to the contrary. We will use commercially reasonable efforts to complete the work set forth herein with minimal disruption to elevator service for you and your tenants (as applicable). Notwithstanding the foregoing, the parties acknowledge that delays and disruptions in service are a normal result of the type of work described herein, and notwithstanding any other representations, warranties or indemnity obligations hereunder, we will have no liability for any direct or indirect damages resulting from interruptions in elevator service during the performance of our obligations. Your remedies set forth herein are exclusive and our liability with respect to any contract, or anything done in connection therewith such as performance or breach thereof, or from the manufacture, sale, delivery, installation, repair or use of any equipment furnished under this contract, whether in contract, in tort, in warranty or otherwise, shall not exceed the price for the equipment or services rendered.

It is agreed that after completion of our work, you shall be responsible for ensuring that the operation of any equipment furnished hereunder is periodically inspected.

By accepting delivery of parts incorporating software you agree that the transaction is not a sale of such software but merely a license to use such software solely for operating the unit(s) for which the part was provided, not to copy or let others copy such software for any purpose whatsoever, to keep such software in confidence as a trade secret, and not to transfer possession of such part to others except as a part of a transfer of ownership of the equipment in which such part is installed, provided that you inform us in writing about such ownership transfer and the transferee agrees in writing to abide by the above license terms prior to any such transfer.

Our work shall not include the identification, detection, abatement, encapsulation or removal of asbestos, polychlorinated biphenyl (PCB), or products or materials containing asbestos, PCB's or other hazardous substances. In the event we encounter any such product or materials in the course of performing work, we shall have the right to discontinue our work and remove our employees from the project until you have taken the appropriate action to abate, encapsulate or remove such products or materials, and any hazards connected therewith, or until it is determined that no hazard exists (as the case may require). We shall receive an extension of time to complete the work hereunder and compensation for delays encountered as a result of such situation.

This Contract constitutes the entire understanding between the parties regarding the subject matter hereof and may not be modified by any terms on your order form or any other document and supersedes any prior written or oral communication relating to the same subject. Any amendment or modifications to this Contract shall not be binding upon either party unless agreed to in writing by an authorized representative of each party. Both parties agree that any form issued by you that contains any terms that are inconsistent with those contained herein shall not modify this Contract, nor shall it constitute an acceptance of any additional terms.



**Modernization Proposal
for Ronald McDonald House,
401 Seventh Avenue South,
Saint Petersburg, FL 32701**

SECTION I- FLORIDA LAW

PART 1- ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001–713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A “NOTICE TO OWNER.” FLORIDA’S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

PART 2- The terms and conditions of this contract shall abide by Florida State Laws and requirements governing contracts in the state of Florida. If any part of this contract violates Florida law, the part that violates Florida law shall be disregarded and Florida law shall govern only that part of this contract. All other parts of the contract shall remain in full effect.

SECTION II- GENERAL

PART 1 - PROJECT

- 1. DATE: August 30, 2023
- 2. PROJECT: Ronald McDonald House St. Petersburg
- 3. ADDRESS: 40 Seventh Avenue S., St. Petersburg, Fl 32701
- 4. OWNER/MANAGER: Chris Lauth
- 5. EMAIL:
- 6. PHONE: 401-481-7310

PART 2 - PARTIES

- 1. Owners, board members, management, developers, contractors and staff shall be referred to as owners in the contract below.

- 2. Board members, management, developers, contractors and staff, on behalf of the owner, have the authority to make all decisions relative to the contract.
- 3. Alternate Elevator Sales and Service LLC, its officers, and employees shall be referred to as the contractor in the contract below.

PART 3- CONTRACTOR’S INSURANCE

- 1. Contractor shall maintain the following insurance limits in accordance with the statutory limits set by the State of Florida for the duration of the contract.
- 2. Contractor will provide a certificate of insurance naming the owner as additionally insured.

TYPE OF COVERAGE	LIMITS OF LIABILITY
GENERAL LIABILITY	\$3,000,000.00
PERSONAL INJURY	\$1,000,000.00
COMPLETE OPERATIONS	\$1,000,000.00
WORKERS COMPENSATION	\$1,000,000.00
COMPREHENSIVE AUTOMOBILE	\$1,000,000.00

PART 4- OWNER’S INSURANCE

- 3. Owner shall at all times and at Owner’s own cost, maintain a commercial general liability policy covering bodily injury and property damage with the limits of liability that Owners’s customarily carry for the life of this contract for accidents arising out of the services provided under the contract and/or the ownership, maintenance, use or operation of the equipment described herein.

PART 5- CODES AND ORDINANCES

- 1. All work covered by these contract documents will be in accordance with current: Florida State Statues, Florida Building Code, Florida Administrative Code, National Elevator Code(s), National Electrical Code, National Fire Prevention Code, National Life Safety Code,

PART 6- PERMITS, TESTS, AND INSPECTION

- 2. Contractor shall obtain and pay for elevator alteration permits for each elevator that is altered from Florida Department of Business Professional Regulation, Division of Hotels and Restaurants, Bureau of Elevator Safety. Contractor shall obtain and pay for all permits necessary for execution of scope of work.

3. Contractor shall obtain and pay for a third party qualified elevator inspector to inspect the alteration and witness all required tests to complete the project.
4. Contractor shall provide all personnel, tools, and equipment to perform tests required by governing authority and/or the ASME A17.1 Safety Code for Elevators and Escalators, with procedure described in ASME A17.2 Inspectors' Manual for Elevators and Escalators, in the presence of authorized third party qualified elevator inspector.
5. Owner shall secure or have secured, any necessary building permits required for performance of related work to be done by other trades. Owner shall obtain and pay for all permits necessary for execution of related work.

PART 7- PROTECTION OF WORK AND PROPERTY

1. Contractor shall maintain adequate protection of all its work from damage and shall protect Owner's property from injury or loss arising out of this contract. Contractor shall install a suitable protective covering on all finished floors in areas where work is being performed.
2. Contractor shall provide all barricades required to protect open hoistways or shafts per OSHA regulations.

PART 8- STORAGE OF MATERIAL

1. Contractor shall confine storage of all materials on the job site to areas approved by owner.
2. Contractor shall remove and properly dispose of all rubbish on a weekly basis. Including all existing parts and components not retained.
3. Owner shall provide area(s) to store material, cumulatively approximately 20' x 24' area

PART 9- EXECUTION SCHEDULE

1. Site Condition Inspection
 - A. Prior to beginning installation of equipment, examine hoistway, lobby and machine room areas. Verify no irregulars exist.
2. Load in tools and equipment / Product Delivery, Storage and Handling
 - A. Deliver Materials in manufacturers' original, unopened protective packaging.
 - B. Store material in original protective packaging. Prevent soiling, physical damage, or moisture damage.
 - C. Protect equipment and exposed finishes during transportation, erection, and construction.
3. Alteration of Elevator 1
 - A. Install all equipment in accordance with manufacturer's instructions, referenced codes and specifications.
 - B. Install equipment so that it may be easily removed for maintenance and repair.

- C. Install all equipment for ease of maintenance.
- D. Install all equipment to afford maximum safety and continuity of operation.
- E. Remove, oil, grease, scale and other foreign matter from the following equipment, and apply one coat of field-applied enamel.
 - 1) All exposed equipment and metal work installed as part of this work, which does not have architectural finish.
 - 2) Machine room equipment, hoistway equipment and pit equipment

4. Cleanup

- A. Keep work areas orderly and free from debris during progress of the project.
- B. Remove all loose materials and fillings resulting from work
- C. Clean equipment machine room and floor
- D. Clean hoistways, cars, car enclosures, entrances, operating and signal fixtures.

5. Acceptance Inspection and Tests

- A. Furnish labor, materials and equipment necessary for inspection and tests.
- B. Upon completion of the project the contractor shall immediately notify the Owner that the project is complete. At such time the Contractor will provide the owner with all necessary project documentation. The Owner will have Five (5) days to perform a review of the material provided; and an inspection of the project. The Owner shall immediately notify the Contractor of any deficiencies found. Including: workmanship, equipment, compliance to scope of work, starting, acceleration, running, deceleration, stopping, door operation, equipment noise, ride quality, and operational modes.
- C. Complete any punch list items
- D. Load out tools and equipment
- E. Perform final clean of work areas
- F. Once the Contractor has remedied all Owner concerns relative to the scope of work, they will be obligated to release final acceptance of the project and render final retention payment.

PART 10- QUALITY ASSURANCE WARRANTY

- 1. Contractor's product services are warranted against defects in material and workmanship for a period of one (1) year from whichever occurs first: the date of customer final acceptance of the equipment; the date the owner commences use of the equipment; OR the date of Initial Installation or Alteration inspection of the equipment. The coverage only applies to material and workmanship of items listed in the scope of work, where the disposition is listed as: Repair, Replace, Alter, Modernize, Provide New, or specific denotation of item being provided. Scope of work items with a disposition of Refurbish; The warranty does not necessarily apply to the entire subsystem listed. Only the individual components that were repaired or replaced within the subsystem that was refurbished shall be covered under this warranty. The warranty does not apply to any item either not listed in the scope of work; nor items listed as work by others, nor items with a disposition of Retain

Existing. Deficiencies or irregularities that present themselves within the one (1) year will be corrected in accordance with normal practices of the elevator trade to the satisfaction of the owner at no additional cost.

2. Contractor will not be required to make renewals or repairs necessitated by: fluctuations in the building AC power system; adverse machine room conditions (including temperature variations below 50 degrees and above 90 degrees Fahrenheit); excessive humidity; adverse environmental conditions; damage or deterioration caused by UV rays; water damage; prior water exposure; rust; fire; explosion; acts of God; misuse; vandalism; negligence; theft; war; acts of terrorism; acts of government; labor disputes; strikes; lockouts; tampering with the elevator equipment by unauthorized personnel; OR any other cause beyond its control except ordinary wear and tear.
3. Defects in material is defined to include operation or control system failures, performance below required minimum standards, unusual deterioration or aging of materials or finishes, unsafe conditions, abnormal noise or vibration and similar unsatisfactory conditions that are caused by components covered by this policy.

PART 11- PAYMENTS

1. 1st Payment- 40% of entire contract price due upon date of signing the contract.
2. 2nd Payment- 30% of entire contract price will be invoiced upon delivery of all material. Payment due within 30 days of the date of invoice.
3. 3rd Payment- 20% of entire contract will be invoiced, upon completion of alteration inspection of 1st elevator by third party qualified elevator inspector.
4. 4th Payment- 10% of entire contract will be invoiced, upon completion of entire project; completion of all punch list items; and final acceptance of by the owner.

All payments are due within 30 days of the date of invoice. A \$1,000.00 penalty will be applied to each payment post marked more than 30 days after the date of the invoice. A delinquent payment charge calculated at the rate of 3 % per month, or if such rate is usurious then at the maximum rate under applicable law, shall be applied to delinquent payments. In the event of default of the payment provisions herein, Owner agrees to pay, in addition to any defaulted amount, all attorney fees, collection costs and court costs in connection therewith. Failure to pay any sum due by the Owner within sixty (60) days will be a material breach. Contractor may at Contractor's option declare all sums due or to become immediately due and payments as liquidated damages, and until the same are paid, Contractor may suspend work, and be discharged from further obligations under the contract. If Contractor exercises its right to suspend work, Contractor shall not be responsible for injury or damage resulting from the suspension of work. When work is resumed, Owner will be responsible for any costs the Contractor incurs as a result of the suspension of work. These payment terms shall also be applicable to any charges for work outside the scope of this Contract.

SECTION III- SCOPE OF WORK

PART 1- WORK INCLUDED

1. Hydraulic passenger elevator(s) as follows:
 - A. State Serial Numbers (50313)
 - B. Microprocessor based, non-proprietary dispatch and car control and motion control system with field diagnostic capabilities.
2. All equipment and labor to satisfactorily complete elevator modernization as required by contract documents
3. All required staging, hoisting, and movement to, on, and from the site including new equipment, retained equipment or dismantling and removal of existing equipment.

PART 2- SUMMARY

a. Passenger Elevator(s)

ITEM	EXISTING EQUIPMENT	DISPOSITION
NUMBER	CAR 1	RETAIN EXISTING
CAPACITY	2500#	RETAIN EXISTING
LOADING	CLASS A LOADING	RETAIN EXISTING
SPEED	100 FPM	RETAIN EXISTING
TRAVEL	12 Feet	RETAIN EXISTING
STOPS	Three (3)	RETAIN EXISTING
FLOORS SERVED	Floors 1,2,3	RETAIN EXISTING
OPENINGS	Three (3) Front	RETAIN EXISTING
	Zero (0) Rear	RETAIN EXISTING
OPERATION	Relay/solid state	Microprocessor Based
	Selective Collective	Full Collective
	Otis	Non-proprietary
MACHINE	Submersible	RETAIN EXISTING
MACHINE LOCATION	Adjacent	RETAIN EXISTING
MACHINE GUARDS	NONE	RETAIN EXISTING
EMERGENCY BRAKE	NONE	RETAIN EXISTING
MOTOR CONTROL	ATL	Provide soft starter
MOTOR	25 HP AC Induction	RETAIN EXISTING
POWER CHARACTERISTICS	208 VAC, 3 Phase, 60Hz	RETAIN EXISTING
ENTRANCE SIZE	42" Wide X 84" high	RETAIN EXISTING

ENTRANCE TYPE	1 spd RH	RETAIN EXISTING
DOOR PROTECTION	Safety Edge	Provide Detector
DOOR OPERATION	Otis	Provide New MOVFR
DOOR EQUIPMENT	Otis	Provide Interlocks and Assy. Add retainers
BRAILLE		Replace Missing
PISTON, CYLINDER, PVC		RETAIN EXISTING
BUFFERS	Spring	RETAIN EXISTING
COUNTERWEIGHTS GUARD	NONE	RETAIN EXISTING
VERTICAL CLEARANCES		RETAIN EXISTING
HORIZONTAL CLEARANCES		RETAIN EXISTING
GUARDING OF EQUIPMENT		RETAIN EXISTING
CAR ENCLOSURE		RETAIN EXISTING
PLATFORM SIZE		RETAIN EXISTING
GOVERNOR	NONE	RETAIN EXISTING
GOVERNOR ROPE	NONE	RETAIN EXISTING
SUSPENSION ROPES	NONE	RETAIN EXISTING
COUNTERWEIGHTS	NONE	RETAIN EXISTING
GUIDE RAILS	Planed Steel	RETAIN EXISTING
TERMINAL STOPPING DEVICES		Provide new
OPERATIONAL DEVICES		Provide new
CAR OPERATING PANEL	1 Main	New Car Station(s) Comply with 2016
RISERS	1 Simplex	Provide New
CAR POSITION INDICATOR	1 Digital	Provide New
IN CAR LANTERNS	1 arrow In car	Provide New
HALL POSITION INDICATOR	None	Integrate in 1st Floor
COMMUNICATION SYSTEM	ADA	ADA Dialer
EMERGENCY OPERATION		Provide Emer. Lights
LOBBY FIRE PANEL	NONE	RETAIN EXISTING
IDENTIFICATION		Provide New
ADDITIONAL FEATURES		Provide Escape Hatch Sw Provide Insp. Operation Provide 10ftc cartop lights

PART 3- CAR PERFORMANCE

1. Speed: +/-10% of contract speed under any loading condition in either direction
2. Capacity: Safely lower, stop and hold up to 125% of rated load
3. Stopping Accuracy: +/- 1/2" under any load condition

PART 4- OPERATION

1. **Full Collective Operation**- automatic operation by means of one button in the car for each landing served and by up-and-down buttons at the landings, wherein all stops registered by the momentary actuation of the car buttons are made as defined under nonselective collective automatic operation, but wherein the stops registered by the momentary actuation of the landing buttons are made in the order in which the landings are reached in each direction of travel after the buttons have been actuated. With this type of operation, all "UP" landing calls are answered when the car is traveling in the up direction and all "DOWN" landing calls are answered when the car is traveling in the down direction, except in the case of the uppermost or lower- most calls, which are answered as soon as they are reached, irrespective of the direction of travel of the car.

PART 5- IDENTIFICATION

1. Each elevator in the building shall be assigned a unique numerical identification, a minimum of 2" in height. The identification shall be painted on, engraved, or securely attached to: the driving machine; controller; selector; governor; main line disconnect switch; the crosshead; the car operating panel 0.5" in height; adjacent to or on every elevator entrance at the designated level 3" in height
2. Each elevator shall have a serial number assigned by the Florida DBPR painted on or attached to the elevator car in plain view and to the driving mechanism.

SECTION IV- RELATED WORK PROVIDED BY OTHER TRADES

This is intentionally a separate section from "Section III- Scope of Work" and highlighted in RED as these items are not included in Contractor's scope of work unless otherwise indicated herein. These are the Owner's responsibility to achieve and/or acquire other trades to perform these tasks. Even though these tasks are required to possess a code compliant elevator, elevator licensing does not permit us to directly perform these peripheral tasks. As a cost saving measure we recommend you acquire these services directly. Upon request we will pursue sub-contracting these services for a nominal fee.

This list is an all inclusive boiler plate list of items required by various codes that may or may not be in effect in your area to meet code compliance. Those with existing elevators may already meet many if not all of these requirements. We would be more than happy to review this list with you and compare it to your specific facility to ensure a smooth and successful project that will exceed your expectations.

PART 1- MACHINE ROOM, MACHINE SPACE, AND CONTROL SPACE

1. General

- A. Verify presence of, or provide self-closing, self-locking 1 1/2 hour “B” rated access door.
 - 1) Provide Sign “Danger Authorized Personnel Only”.
- B. Verify presence of, or provide safe convenient access to room / space.
- C. Verify presence of, or provide ABC rated fire extinguisher mounted to machine room wall adjacent to the access door.
- D. Verify presence of, or provide the fire rating of the entire room with no penetrations.
- E. Cover or remove existing non-elevator wiring, duct, pipes, switches, systems, panels, valves, and/or foreign material.
- F. Verify presence of, or provide AC/Heating to maintain machine room temperature to (60-95 degrees F; with less than 80% humidity; non-condensing).
- G. Patch holes in walls and floors.

2. Electrical

- A. Verify presence of, or provide new and/or increased lighting (minimum 19-foot candles at the floor level).
- B. Verify presence of, or provide battery powered emergency lighting, if required.
- C. Verify presence of, or provide Single or 3 phase AC fuse-able, lockable disconnects “in line of sight of machines” (one per car).
 - 1) Verify presence of, or provide type R motor rated Fuses with rejection clips.
 - 2) Verify presence of, or provide Label of Power Source Location.
 - 3) Verify presence of, or provide Shunt-able Disconnecting means if sprinklers present.
- D. Verify presence of, or provide Single Phase 110VAC fuse-able, lockable disconnects (one per car) for cab lights.
- E. Verify presence of, or provide Single Phase 110VAC fuse, lockable disconnect for group control (> simplex, equipment other than Smartrise/Alpha).
- F. Verify presence of, or provide Single Phase 110VAC GFCI outlet(s) in machine room.
- G. Verify presence of, or provide Single Phase 110VAC lockable disconnecting means in machine room for Air Conditioning if required.
- H. Verify presence of, or provide dedicated telephone line in metal conduit to elevator controller (one per car).
- I. If Emergency Power is provided by Alternative means, it shall inclusively power: cab lights; group control; and air conditioning;
 - 1) Verify presence of, or provide Transfer Switch Dry Contacts:
 - a. On Emergency Power.

b. Pending Transfer.

J. Verify presence of, or provide Grounding and Bonding for all electrical sources.

K. FLEXIBLE CONDUIT NOT TO EXCEED 6’.

3. Fire Alarm / Suppression

A. Verify presence of, or provide smoke detector(s); quantity based on size of room and coverage.

B. Verify presence of, or provide sprinkler(s); quantity based on size of room and coverage if required.

1) Verify presence of, or provide heat detector for sprinklers, mounted within 24” of each sprinkler head.

2) Verify presence of, or provide shunt relay for mainline source power disconnecting means.

3) Verify presence of, or provide power monitor of source power of shunt at fire alarm control panel (failure to cause signal).

C. Verify presence of, or provide up to (4) four Fire Alarm dry contacts:

1) Primary Recall.

2) Secondary / Alternate Recall.

3) Machine Room Recall.

4) Shaft / Hoistway Recall.

F. FLEXIBLE CONDUIT NOT TO EXCEED 6’

PART 2– HOISTWAY/PIT/LANDINGS

1. General

A. Verify presence of, or provide a legal plum, level, square hoistway.

B. Provide a hoistway adequate of supporting all reaction loading.

C. Patch holes in hoistway to provide fire rated enclosure.

D. Patch/redecorate walls after installation of new devices.

E. Verify presence of, or provide metal cover on sump hole – securely attached and removable if required.

F. Verify presence of, or provide a clean, dry pit of proper depth.

A. If Sprinkler(s) present verify presence of, or provide 3000 Gal/hr sump pump with oil sensing or separation.

2. Electrical

A. Verify presence of, or provide NEMA 4 guarded light(s) and switch in each pit (minimum 10-foot candles).

- B. Verify presence of, or provide 110VAC GFCI protected outlet in pit.
- C. Verify presence of, or provide 110VAC GFCI to pit sump pump if required.

3. Fire Alarm

- A. Verify presence of, or provide FAIDs at each landing: non–resetting, tied to general alarm, 2 zones. (Smoke detectors where smoke can accumulate, OR Heat detectors in areas where smoke is unlikely to accumulate.)
- B. Verify presence of, or provide smoke detector(s) at the top of shaft(s) where applicable.
- C. Verify presence of, or provide heat detector for sprinkler(s) at the top of shaft(s), within 24” of each head if present.

SECTION V– INDEMNITY CLAUSE

1. Except as otherwise expressly provided herein, Owner and Contractor shall defend, indemnify and hold each other harmless from and against all claims, liability, loss and expense, including reasonable collection expenses, attorneys’ fees and court costs which may arise because of the negligence, misconduct, or other fault of the indemnifying party, its agents or employees in the performance of its obligations under the Contract. This clause shall survive termination of the Contract.
2. This work is not intended as a guarantee against failure or malfunction of equipment at any future time.

SECTION VI– VENUE

1. The Owner does hereby agree that the exclusive venue for any dispute between the parties shall be in the County of Orange, State of Florida.

SECTION VII– OBLIGATIONS OF THE PARTIES

1. Nothing in this Contract shall be construed to mean that Contractor assumes any liability of any nature whatsoever arising out of, relating to or in any way connected with the use or operation of the equipment covered by this Contract. Owner shall be solely responsible for the supervising the use of the equipment and for taking such steps including but not limited to providing attendant personnel, warning signs and other controls necessary to ensure the safety of the user or safe operation of the equipment.
2. Owner shall at all times and at Owners’s own cost, maintain a commercial general liability policy covering bodily injury and property damage with the limits of liability Owner’s customarily carry for the life of this contract arising out of the services provided under the Contract and/or the ownership, maintenance, use or operation of the equipment described herein.

3. Neither Contractor nor its affiliates shall be liable for any loss, damage, detention or delay caused by accidents, strikes, lockouts, material shortages or by any other cause which is beyond its reasonable control, or in any event, for incidental or consequential damages. Contractor shall not be liable for any work, service or material other than that specifically mentioned herein.
4. Contractor will not be liable for any indirect, consequential, or special damages including but not limited to fines, penalties, loss of profits, goodwill, business or loss of use of equipment or property.
5. Should dangerous conditions develop beyond our control, making the building or premises in which our employee(s) are working, the Contractor reserves the right to discontinue our work until such dangerous conditions are corrected.
6. Should Damage occur to our material or work on the premises, where our work is to be performed, by fire, theft or otherwise, the Owner is to compensate the Contractor therefore.
7. In the event that legal action is required for any reason as a result of the terms and conditions of this contract the Owner shall be responsible for all legal expenses including court costs, attorney fees and expenses of the Owner and the Contractor.

SECTION VIII- PRICE

Modernize Elevators 1 for the Sum of **\$55,700.00 (Fifty Five Thousand Seven Hundred and NO/100 US DOLLARS.**

The price provided above reflects a 3% discounted cash price. Payment must be made in the form of Cash, Check, or Wire Transfer. The 3% discount will be rescinded for all payments made by a Credit and Debit Card transaction.

SECTION IX- ALTERNATE

Alternate 1-

_____ Initial to Accept. Customer provide 3 weeks accommodations for 2. DEDUCT
\$3,600.00

SECTION XI- ACCEPTANCE

ACCEPTANCE: The foregoing Contract is hereby signed and accepted in duplicate on behalf of:

**Respectfully submitted by,
Alternate Elevator Sales and Service LLC**

Owner Representative signature

AESS LLC Representative signature

Print Name, Title, and date

Print Name, Title, and date

___/___/___

___/___/___

Owner Notary Public

Contractor Notary Public

Notary Name

Notary Name

Commission expires
SEAL

Commission expires
SEAL



DaBo Fire Inspection & Service, Inc.

September 9, 2022

To: Mr. Chris Lauth
Ronald McDonald House
401 7th Avenue South
St. Petersburg, Florida

Re: Fire Sprinkler - Elevator

DaBo Fire Inspection & Service, Inc. would like to present you with the following Proposal to perform the items noted in the existing wet automatic fire sprinkler system, at the above location.

Scope of Work:

- Start with the existing fire sprinkler system and perform the following:
- Install one sidewall fire sprinkler sidewall head in the elevator pit. Shut trip shall be installed and provided by others.
- Install one sprinkler head in the elevator equipment room.
- We have not included a control valve and or flow switch for either location. If required by local AHJ a proposal will be provided for the work.
- Layout of the existing system is to remain the same with exception to items noted above.
- Proposal included preparation of shop drawing and submittal packet.
- Permit fees and coring of holes shall be included in General Contractor packet and or invoiced back to owner at Cost plus 15%.
- Elevator shall be locked and tagged open during work by Elevator Company. We have not included.
- We have not included hydraulic calculation on the system as the scope of work does not affect the hydraulic enough to warrant. If required by the local AHJ an additional proposal will be provided.
- Proposal is based upon hydrostatic pressure testing per NFPA-13 at system working pressure (static pressure). If local AHJ requires testing in excess of this requirement additional cost will be required.
- All pipe and fittings per NFPA standards. We have not included any additional requirements from any other Authority Having Jurisdiction including but not limited to local fire dept., insurance carriers, FM Global, tenant, building owner, etc.
- **The Scope of Work is quoted with the assumption that an adequate water supply is available from the existing water utilities to meet the required design demand and criteria established by the National Fire Protection Association (NFPA).**

Proposal Price: Our Proposal to furnish material and labor as stated above, **is the sum of \$5,000.00**

Terms of Payment:

All payments shall be made Net 15 days from receipt of Invoice. A 1½% monthly late fee will be added to invoices paid 16 days or over. Buyer shall be liable for all expenses, including reasonable attorney's fees, related to the collection of past due amounts.

Customers Initial's _____

EXCLUSIONS:

- Permit fees, hydraulic calculations, evaluation of the existing system of any kind, etc.
- Manlift rental of any kind.
- Scanning and or coring of holes of any kind.
- Painting, cleaning, prepping of pipe, and covering of sprinkler heads.
- Wiring of alarms, electrical work, and fire alarm work.
- Fire watch, shutdown fees, and temporary fire protection.
- Smoke and fire patching, caulking, and related systems.
- Center of tile or any other objects.
- Upgrade to the existing system of any kind.
- Revamping the existing main piping or relocating the existing branch lines of any kind other than what is specified above.
- Failure of the existing system during hydrostatic testing or damage as a result thereof.
- Seller's warranty is limited to new work covered under the proposal from point of connection.
- Responsibility for adequacy or reliability of water supply required to satisfy the design criteria established by N.F.P.A. Standards.
- Freeze protection of any kind unless otherwise noted above.
- Any bonding, special insurance, and additional insurance unless otherwise noted above.
- Proposal is valid for work to be performed during the hours of (Monday – Friday between 7:00 AM – 3:30 PM).

Responsibility of the Owner or Occupant:

The Owner or Occupant is responsible for all items listed in Chapter 4 of NFPA-25 "*Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems*" (Most Current Edition).

Acceptance of Proposal:

This agreement shall be deemed to be accepted by all parties upon any of the following events; 1. Signed / executed copy returned to DaBo Fire Inspection & Service, Inc., 2. Verbal or written request for DaBo Fire to commence work on any part of the scope of work or services, 3. Payment of DaBo Fire's invoice for services whether in whole or in part.

Thank you for your continued interest in DaBo Fire Inspection & Service, Inc. If you have any questions please feel free to contact me any time.

Respectfully Submitted,

Paul T. Varga
President

Acceptance of Proposal

Acceptance of and notice to proceed with the work described above is authorized by the following signature.

Authorized Signature: _____

Print Authorized Name: _____

Date: _____



Pinellas
13075 US Highway 19 N
Clearwater, FL 33764
Phone: (727) 581-9339
Fax: (727) 581-8332

Sarasota
1595 Barber Road
Sarasota, Florida 34240
Phone: (941) 377-2100
Fax: (941) 377-2001

Price Quotation

Customer Name	Ronald Mcdonald House	Date:	9/21/2022
Service Address	401 7th Ave S	Revised:	9/16/2023
City / State / Zip	St. Petersburg, FL	Telephone #	727.767.7683
Contact	Christopher Lauth		

Scope of Work: Email: clauth@rmhctampabay.org **Terms: Net 30 with approved credit**

This is a quote to add a sprinkler head to the elevator shaft, per customer request. This includes adding a control valve and flowswitch as typically required by St. Petersburg. Wiring of both of these devices are excluded from this quote and will be covered in a seperate quote from our alarm dept.

Quote includes parts and labor for specified work to your fire sprinkler system. If additional items are found in need of repair we will bring to your attention, for approval, prior to performing further work.

Material Breakdown

Qty	Location	Equipment
1	Elevator Shaft	1/2" brass sidewall 155* QR along with 1" sch 40 steel pipe and threaded fittings
1	1st floor Corridor	1" flow switch
1	1st floor Corridor	1" control valve with tamper switch
1		Permit

Labor Breakdown

- Foreman
- Fitter
- Design

Our Price Does Not Include

- Lift Rental
- Electrical Wiring beyond scope of work
- Repairs to existing system beyond scope of work
- Changes made by owner or Local AHJ
- Firewatch
- Patching & Painting
- Freeze Protection
- Overtime Hours
- replacement of ceiling tiles

THIS IS NOT AN INVOICE

By signing contractor/owner agrees to Piper Fire Protection standard terms and conditions.
Quotation is firm for (30) days. Work completed during normal working hours M-F 8:00am-4:30pm.

Gross Amount	\$	9,369.00
Trip Charge	\$	-
Sub Total	\$	9,369.00
Tax Exempt	\$	-
QUOTE TOTAL		\$9,369.00

I hereby authorize work to proceed using PO Reference: _____

Customer Please Print Name _____ Date _____

Customer Signature _____

Billy Locy billy.locy@piperfire.com

Lic. #: EF-0001219 * Lic. #:57668600012001 * Lic. #:392845000622001 * Lic. #:71286800011990 * Lic. #:45152300011999
1-800-327-7604 * WWW.PIPERFIRE.COM

**ATTACHMENT B-3 – CAPITAL BASED BUDGET
SUMMARY**

PROJECT NAME: _____

CONTRACTOR SFS PAYEE NAME: _____

CONTRACT PERIOD: From: _____

To: _____

CATEGORY OF EXPENSE	GRANT FUNDS	MATCH FUNDS	MATCH %	OTHER FUNDS	TOTAL
1. Scoping and Pre-Development					
2. Design					
3. Acquisition					
4. Construction					
5. Administration					
6. Working Capital/Reserves					
7. Other					
TOTAL					

Contract Number: # _____

**ATTACHMENT B-3 – CAPITAL BASED BUDGET
DETAIL**

SCOPING AND PRE DEVELOPMENT - TYPE/DESCRIPTION	ITEM # (IF APPLICABLE)	QUANTITY (IF APPLICABLE)	UNIT PRICE (IF APPLICABLE)	TOTAL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
TOTAL				

DESIGN - TYPE/DESCRIPTION	ITEM # (IF APPLICABLE)	QUANTITY (IF APPLICABLE)	UNIT PRICE (IF APPLICABLE)	TOTAL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
TOTAL				

Contract Number: # _____

ACQUISITION - TYPE/DESCRIPTION	ITEM # (IF APPLICABLE)	QUANTITY (IF APPLICABLE)	UNIT PRICE (IF APPLICABLE)	TOTAL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
TOTAL				

CONSTRUCTION - TYPE/DESCRIPTION	ITEM # (IF APPLICABLE)	QUANTITY (IF APPLICABLE)	UNIT PRICE (IF APPLICABLE)	TOTAL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
TOTAL				

Contract Number: # _____

ADMINISTRATION - TYPE/DESCRIPTION	ITEM # (IF APPLICABLE)	QUANTITY (IF APPLICABLE)	UNIT PRICE (IF APPLICABLE)	TOTAL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
TOTAL				

WORKING CAPITAL/RESERVES - TYPE/DESCRIPTION	ITEM # (IF APPLICABLE)	QUANTITY (IF APPLICABLE)	UNIT PRICE (IF APPLICABLE)	TOTAL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
TOTAL				

Contract Number: # _____

OTHER - TYPE/DESCRIPTION	ITEM # (IF APPLICABLE)	QUANTITY (IF APPLICABLE)	UNIT PRICE (IF APPLICABLE)	TOTAL
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
TOTAL				

Contract Number: # _____

2023 Condensed Budget Ronald McDonald House Program

2023 Condensed Budget Ronald McDonald House Program	
INCOME	TOTALS
Donations (Invdividuals & Corporations)	\$1,195,000
McDonald's Fundraisers	\$1,078,100
RMHCTB Fundraisers	\$711,500
Community Fundraisers	\$220,000
Grants - Restricted	\$150,000
RMHC Global Fundraisers	\$96,200
Adopt a Room	\$75,000
Wills & Trusts	\$250,000
Miscellaneous Income	\$30,000
Interest Income	\$400,000
Total Income	\$4,205,800
EXPENSES	TOTALS
Salaries	\$1,995,551
Payroll Tax Expense	\$155,804
Health Insurance	\$327,600
Workers Comp Insurance	\$8,800
Employee 401K	\$58,426
Employee Reimbursement	\$12,000
Utilities	\$160,792
House Supplies, Repairs & Services	\$389,342
Office Supplies & Expenses	\$110,829
Postage	\$10,000
Dues & Subscriptions	\$8,000
Advertising & Promotion	\$45,159
Cost of Items Sold	\$5,500
Fund Raising Expense	\$452,000
McDonald's Fundraisers Expenses	\$100,000
Red Shoe Council Expense	\$500
Volunteer Program	\$2,000
Meeting & Travel	\$86,000
House Insurance	\$79,200
Legal & Accounting	\$40,150
All Taxes & Licenses	\$4,200
Bank & Credit Card Fees	\$35,200
Capital Improvement Expense	\$300,000
Total Expenses	\$4,387,053

2023 Board of Trustees

Wes Bean, *President*
Catalina Marketing

Mike Barbaro
iHeart Media Markets Group

Josh Hames
Brown & Brown Insurance

Travis Pelleymounter
Tampa Bay Lightning

Janel Laravie, *Vice President*
Chacka Marketing

Pam Barber
MOR/Hearst Television

Caycee Hampton
Carlton Fields

Marsha Ramsay, MD
BayCare

John Iwanicki, *Treasurer*
Protective Life Insurance

Eric Blankenship
Mind Stone Marketing

Warren Hypes
Tampa Bay Rays

Dr. Ruthmae Sears
University of South Florida

Ruth Lynch, *Secretary*

Laetitia Boyle
Raymond James

Eric Larsen
Allianz Global Investors

Tricia Sportsman
Integrated Supply Network

Kerry O'Reilly, *Past President*
Tampa Bay Times

Lauren Catoe
AECOM Hunt

Dennis Leone
Shankman Leone

Daron Tarlton
FORVIS

Edward Ameen, *Chairman Emeritus*
Retired McDonald's
Owner/Operator

Brian Ford
Tampa Bay Buccaneers

Melissa Macogay
Johns Hopkins All Children's
Hospital

Jamie Van Cuyk (Advisory
Council Chair)
Growing Your Team

Chris Frost
Frost Management Company

James Medefind
Marchus &
Millichap/Medefind Retail
Team

Rudy Vivas
H & L Partners

Krista Garner
PDR CPAs & Advisors

Rachel-Prado Millan
The Prado Group

Sheila Vukmer
Volunteer

Lisa Suprenand, CEO
RMHC Tampa Bay

Form **990**

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

2022

Department of the Treasury
Internal Revenue Service

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

Open to Public Inspection

A For the 2022 calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.		D Employer identification number 59-1835985
	Doing business as		E Telephone number 813-258-6430
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	
	35 DAVIS BLVD		G Gross receipts \$ 10,884,390.
	City or town, state or province, country, and ZIP or foreign postal code TAMPA, FL 33606		
F Name and address of principal officer: JOHN IWANICKI 35 DAVIS BLVD, TAMPA, FL 33606		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. See instructions H(c) Group exemption number	
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527			
J Website: WWW.RMHCTAMPABAY.ORG			
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other		L Year of formation: 1978	M State of legal domicile: FL

Part I Summary

Activities & Governance	1	Briefly describe the organization's mission or most significant activities: PROVIDES A HOME AWAY-FROM-HOME FOR FAMILIES OF PEDIATRIC PATIENTS IN AREA HOSPITALS.
	2	Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.
	3	Number of voting members of the governing body (Part VI, line 1a) 3 29
	4	Number of independent voting members of the governing body (Part VI, line 1b) 4 29
	5	Total number of individuals employed in calendar year 2022 (Part V, line 2a) 5 55
	6	Total number of volunteers (estimate if necessary) 6 191
	7a	Total unrelated business revenue from Part VIII, column (C), line 12 7a 0.
7b	Net unrelated business taxable income from Form 990-T, Part I, line 11 7b 0.	
Revenue	8	Contributions and grants (Part VIII, line 1h) 4,046,465. 3,662,868.
	9	Program service revenue (Part VIII, line 2g) 27,259. 50,566.
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d) 1,009,404. 464,529.
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 89,853. 128,220.
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) 5,172,981. 4,306,183.
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3) 0. 0.
	14	Benefits paid to or for members (Part IX, column (A), line 4) 0. 0.
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 1,904,553. 2,085,115.
	16a	Professional fundraising fees (Part IX, column (A), line 11e) 0. 0.
	16b	Total fundraising expenses (Part IX, column (D), line 25) 346,957.
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e) 1,346,588. 1,624,199.
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) 3,251,141. 3,709,314.	
19	Revenue less expenses. Subtract line 18 from line 12 1,921,840. 596,869.	
Net Assets or Fund Balances	20	Total assets (Part X, line 16) 20,980,935. 18,938,241.
	21	Total liabilities (Part X, line 26) 204,558. 236,897.
	22	Net assets or fund balances. Subtract line 21 from line 20 20,776,377. 18,701,344.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer		Date
	JOHN IWANICKI, TREASURER		
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date
	SAM A. LAZZARA		
Preparer Use Only	Firm's name	Firm's EIN	Check if self-employed <input type="checkbox"/> PTIN P01342929
	RIVERO, GORDIMER & COMPANY, P.A.	59-3040705	
	Firm's address	Phone no. (813) 875-7774	
	P. O. BOX 172359 TAMPA, FL 33672		

May the IRS discuss this return with the preparer shown above? See instructions Yes No

RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.

Form 990 (2022)

59-1835985 Page 2

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:
RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY CREATES, FINDS, AND
SUPPORTS PROGRAMS THAT DIRECTLY IMPROVE THE HEALTH AND WELL-BEING OF
CHILDREN AND THEIR FAMILIES.

2 Did the organization undertake any significant program services during the year which were not listed on the
prior Form 990 or 990-EZ? Yes No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.
Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and
revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 2,915,068. including grants of \$) (Revenue \$ 121,402.)
RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY SERVES THE MOST VULNERABLE
POPULATION OF CHILDREN RECEIVING MEDICAL TREATMENT AND THEIR FAMILIES.

SINCE OPENING OUR ST. PETE HOUSE DOORS IN 1980 AS THE FIRST RONALD
MCDONALD HOUSE IN THE STATE OF FLORIDA, WE HAVE GROWN FROM ONE TO FOUR
HOUSES IN THE TAMPA BAY AREA AND HAVE SUPPORTED OVER 50,000 FAMILIES.
OUR HOUSES PROVIDE A TOTAL OF 80 BEDROOMS PER NIGHT TO FAMILIES
RECEIVING TREATMENT AT JOHNS HOPKINS ALL CHILDREN'S, TAMPA GENERAL, AND
ST. JOSEPH'S CHILDREN'S HOSPITALS, AND OTHER LOCAL PEDIATRIC CARE
CENTERS. WE PROVIDE ACCOMMODATIONS, MEALS, AND SUPPORT AT OUR HOUSES AT
NO COST TO THE FAMILIES.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.)
(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 2,915,068.

Form 990 (2022)

RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1 X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions	2 X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3	X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4	X
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	5	X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	6	X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7	X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8	X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	9	X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>	10 X	
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	11a X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	11b X	
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	11c	X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	11d	X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	11e	X
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	11f X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	12a X	
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	12b	X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	X
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	14b	X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	15	X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	16	X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I.</i> See instructions	17	X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18 X	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19	X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	20a	X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21	X

**RONALD MCDONALD HOUSE CHARITIES
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Part IV Checklist of Required Schedules (continued)

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>		X
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28 Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>		X
b A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>		X
c A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>		X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	X	
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>		X
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>		X
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?		X
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38 Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19?	X	

Note: All Form 990 filers are required to complete Schedule O

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

	Yes	No
1a Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable		16
b Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable		0
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		

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Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
	2a 55		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	X	
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
d	If "Yes," indicate the number of Forms 8282 filed during the year		
	7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	N/A	
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	N/A	
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
	N/A		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966?		
	N/A		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
	N/A		
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12	N/A	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders	N/A	
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	N/A	
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.		
	N/A		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		
	13b		
c	Enter the amount of reserves on hand		
	13c		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O		
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.		X
17	Section 501(c)(21) organizations. Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.		
	N/A		

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Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

		Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.	1a	29	
b Enter the number of voting members included on line 1a, above, who are independent	1b	29	
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2		X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3		X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4		X
5 Did the organization become aware during the year of a significant diversion of the organization's assets?	5		X
6 Did the organization have members or stockholders?	6	X	
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	X	
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b		X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:			
a The governing body?	8a	X	
b Each committee with authority to act on behalf of the governing body?	8b	X	
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O	9		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a Did the organization have local chapters, branches, or affiliates?	10a		X
b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X	
b Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	X	
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X	
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done	12c	X	
13 Did the organization have a written whistleblower policy?	13	X	
14 Did the organization have a written document retention and destruction policy?	14	X	
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a The organization's CEO, Executive Director, or top management official	15a	X	
b Other officers or key employees of the organization	15b	X	
If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed	FL
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply. <input checked="" type="checkbox"/> Own website <input type="checkbox"/> Another's website <input checked="" type="checkbox"/> Upon request <input type="checkbox"/> Other (explain on Schedule O)	
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.	
20 State the name, address, and telephone number of the person who possesses the organization's books and records LISA SUPRENAND, CEO - 813-258-6430 35 DAVIS BLVD, TAMPA, FL 33606	

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Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
 - List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
 - List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
 - List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
 - List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.
- See the instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) LISA SUPRENAND CHIEF EXECUTIVE OFFICER	40.00			X				128,108.	0.	12,645.
(2) WESLEY BEAN PRESIDENT	5.00	X		X				0.	0.	0.
(3) JANEL LARAVIE VICE PRESIDENT	5.00	X		X				0.	0.	0.
(4) JOHN IWANICKI TREASURER	10.00	X		X				0.	0.	0.
(5) RUTH LYNCH SECRETARY	5.00	X		X				0.	0.	0.
(6) EDWARD AMEEN CHAIRMAN EMERITUS	10.00	X		X				0.	0.	0.
(7) KERRY O'REILLY PAST PRESIDENT	1.00	X						0.	0.	0.
(8) BLAKE CASPER DIRECTOR	1.00	X						0.	0.	0.
(9) MIKE BARBARO DIRECTOR	1.00	X						0.	0.	0.
(10) BRIAN FORD DIRECTOR	1.00	X						0.	0.	0.
(11) CHRIS FROST DIRECTOR	1.00	X						0.	0.	0.
(12) PAM BARBER DIRECTOR	1.00	X						0.	0.	0.
(13) JOSH HAMES DIRECTOR	1.00	X						0.	0.	0.
(14) CAYCEE HAMPTON DIRECTOR	1.00	X						0.	0.	0.
(15) ERIC BLANKENSHIP DIRECTOR	1.00	X						0.	0.	0.
(16) WARREN HYPES DIRECTOR	1.00	X						0.	0.	0.
(17) LAETITIA BOYLE DIRECTOR	1.00	X						0.	0.	0.

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Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) DENNIS LEONE DIRECTOR	1.00	X					0.	0.	0.	
(19) LAUREN CATOE DIRECTOR	1.00	X					0.	0.	0.	
(20) MELISSA MACOGAY DIRECTOR	1.00	X					0.	0.	0.	
(21) KRISTA GARNER DIRECTOR	1.00	X					0.	0.	0.	
(22) JAMES MEDEFIND DIRECTOR	1.00	X					0.	0.	0.	
(23) TRICIA SPORTSMAN DIRECTOR	1.00	X					0.	0.	0.	
(24) TRAVIS PELLEYMOUNTER DIRECTOR	1.00	X					0.	0.	0.	
(25) MARSHA RAMSAY DIRECTOR	1.00	X					0.	0.	0.	
(26) SHEILA VUKMER DIRECTOR	1.00	X					0.	0.	0.	
1b Subtotal							128,108.	0.	12,645.	
c Total from continuation sheets to Part VII, Section A							0.	0.	0.	
d Total (add lines 1b and 1c)							128,108.	0.	12,645.	

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 1

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>	3	X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	4	X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	5	X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization 0

SEE PART VII, SECTION A CONTINUATION SHEETS

Form **990** (2022)

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Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A)	(B)	(C)	(D)	
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514	
Contributions, Gifts, Grants and Other Similar Amounts	1 a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c	400,000.				
	d Related organizations	1d					
	e Government grants (contributions)	1e					
	f All other contributions, gifts, grants, and similar amounts not included above	1f	3,262,868.				
	g Noncash contributions included in lines 1a-1f	1g	\$ 267,026.				
	h Total. Add lines 1a-1f			3,662,868.			
Program Service Revenue	2 a GUEST DONATIONS	Business Code					
		624221	50,566.	50,566.			
	b						
	c						
	d						
	e						
	f All other program service revenue						
g Total. Add lines 2a-2f			50,566.				
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		412,644.			412,644.	
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
	6 a Gross rents	6a	(i) Real				
			(ii) Personal				
	b Less: rental expenses	6b					
	c Rental income or (loss)	6c					
	d Net rental income or (loss)						
	7 a Gross amount from sales of assets other than inventory	7a	(i) Securities	6,330,039.			
			(ii) Other				
	b Less: cost or other basis and sales expenses	7b	6,269,805.	8,349.			
	c Gain or (loss)	7c	60,234.	-8,349.			
d Net gain or (loss)			51,885.	51,885.			
8 a Gross income from fundraising events (not including \$ 400,000. of contributions reported on line 1c). See Part IV, line 18	8a		409,322.				
b Less: direct expenses	8b	300,053.					
c Net income or (loss) from fundraising events			109,269.		109,269.		
9 a Gross income from gaming activities. See Part IV, line 19	9a						
b Less: direct expenses	9b						
c Net income or (loss) from gaming activities							
10 a Gross sales of inventory, less returns and allowances	10a						
b Less: cost of goods sold	10b						
c Net income or (loss) from sales of inventory							
Miscellaneous Revenue	11 a OTHER REVENUE	Business Code					
		900099	18,951.	18,951.			
	b						
	c						
	d All other revenue						
e Total. Add lines 11a-11d			18,951.				
12 Total revenue. See instructions			4,306,183.	121,402.	0.	521,913.	

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Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	128,108.	64,054.	38,432.	25,622.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	1,544,713.	1,264,166.	168,329.	112,218.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	54,651.	43,393.	6,755.	4,503.
9 Other employee benefits	229,678.	208,178.	12,900.	8,600.
10 Payroll taxes	127,965.	101,604.	15,817.	10,544.
11 Fees for services (nonemployees):				
a Management				
b Legal				
c Accounting	40,376.	9,600.	30,776.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees	81,709.		81,709.	
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Sch O.)				
12 Advertising and promotion	30,456.			30,456.
13 Office expenses	66,144.	56,681.	5,678.	3,785.
14 Information technology				
15 Royalties				
16 Occupancy	375,737.	336,716.	35,125.	3,896.
17 Travel	34,600.	4,704.	20,927.	8,969.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	202,732.	187,802.	8,958.	5,972.
23 Insurance	79,853.	63,403.	9,870.	6,580.
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a DONATED LINENS AND SUPP	206,297.	206,297.		
b DEVELOPMENT AND PROMOTI	179,888.	47,344.	6,821.	125,723.
c HOUSE ADMINISTRATION	158,308.	158,308.		
d FOOD SERVICE AND SUPPLI	119,502.	119,139.	363.	
e All other expenses	48,597.	43,679.	4,829.	89.
25 Total functional expenses. Add lines 1 through 24e	3,709,314.	2,915,068.	447,289.	346,957.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

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Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	1,174,144.	1	691,851.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net	841,280.	3	677,805.
	4 Accounts receivable, net	396,622.	4	381,978.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	24,488.	9	112,140.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 7,491,309.		
	b Less: accumulated depreciation	10b 5,205,989.	2,339,474.	10c 2,285,320.
	11 Investments - publicly traded securities	7,908,538.	11	6,900,649.
	12 Investments - other securities. See Part IV, line 11	8,296,389.	12	7,888,498.
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 33)	20,980,935.	16	18,938,241.	
Liabilities	17 Accounts payable and accrued expenses	189,058.	17	236,897.
	18 Grants payable		18	
	19 Deferred revenue	15,500.	19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	204,558.	26	236,897.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	17,611,751.	27	15,674,926.
	28 Net assets with donor restrictions	3,164,626.	28	3,026,418.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	20,776,377.	32	18,701,344.
33 Total liabilities and net assets/fund balances	20,980,935.	33	18,938,241.	

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Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	4,306,183.
2	Total expenses (must equal Part IX, column (A), line 25)	2	3,709,314.
3	Revenue less expenses. Subtract line 2 from line 1	3	596,869.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	20,776,377.
5	Net unrealized gains (losses) on investments	5	-2,671,902.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	18,701,344.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other		
If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?		X
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:			
<input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	X	
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:			
<input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	X	
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits		

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Public Disclosure Copy

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Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	2737999.	2237204.	3218561.	2963182.	3262868.	14419814.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	2737999.	2237204.	3218561.	2963182.	3262868.	14419814.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						1821017.
6 Public support. Subtract line 5 from line 4.						12598797.

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
7 Amounts from line 4	2737999.	2237204.	3218561.	2963182.	3262868.	14419814.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	608,049.	569,556.	660,662.	645,622.	472,878.	2956767.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	17,635.	35,255.	31,570.	24,246.	18,951.	127,657.
11 Total support. Add lines 7 through 10						17504238.
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2022 (line 6, column (f), divided by line 11, column (f))	14	71.98 %
15 Public support percentage from 2021 Schedule A, Part II, line 14	15	70.26 %
16a 33 1/3% support test - 2022. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input checked="" type="checkbox"/>
b 33 1/3% support test - 2021. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2022. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2021. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

**RONALD MCDONALD HOUSE CHARITIES
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Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2022 (line 8, column (f), divided by line 13, column (f))	15	%
16 Public support percentage from 2021 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2022 (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from 2021 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2022. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

b 33 1/3% support tests - 2021. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions

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Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? <i>If "Yes," complete Part I of Schedule L (Form 990).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

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Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?		
b A family member of a person described on line 11a above?		
c A 35% controlled entity of a person described on line 11a or 11b above? If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI .		
11a		
11b		
11c		

Section B. Type I Supporting Organizations

	Yes	No
1 Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.		
1		
2		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).		
1		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).		
3 By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.		
1		
2		
3		

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2 Activities Test. Answer lines 2a and 2b below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.	Yes	No
b Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.		
3 Parent of Supported Organizations. Answer lines 3a and 3b below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If "Yes" or "No" provide details in Part VI .		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.		
2a		
2b		
3a		
3b		

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Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). See instructions.
All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income	(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1	
2 Recoveries of prior-year distributions	2	
3 Other gross income (see instructions)	3	
4 Add lines 1 through 3.	4	
5 Depreciation and depletion	5	
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7 Other expenses (see instructions)	7	
8 Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount	(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a Average monthly value of securities	1a	
b Average monthly cash balances	1b	
c Fair market value of other non-exempt-use assets	1c	
d Total (add lines 1a, 1b, and 1c)	1d	
e Discount claimed for blockage or other factors (explain in detail in Part VI):		
2 Acquisition indebtedness applicable to non-exempt-use assets	2	
3 Subtract line 2 from line 1d.	3	
4 Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6 Multiply line 5 by 0.035.	6	
7 Recoveries of prior-year distributions	7	
8 Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount		Current Year
1 Adjusted net income for prior year (from Section A, line 8, column A)	1	
2 Enter 0.85 of line 1.	2	
3 Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4 Enter greater of line 2 or line 3.	4	
5 Income tax imposed in prior year	5	
6 Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7 <input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

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Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	1
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4 Amounts paid to acquire exempt-use assets	4
5 Qualified set-aside amounts (prior IRS approval required - <i>provide details in Part VI</i>)	5
6 Other distributions (<i>describe in Part VI</i>). See instructions.	6
7 Total annual distributions. Add lines 1 through 6.	7
8 Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions.	8
9 Distributable amount for 2022 from Section C, line 6	9
10 Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2022	(iii) Distributable Amount for 2022
1 Distributable amount for 2022 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2022 (reasonable cause required - <i>explain in Part VI</i>). See instructions.			
3 Excess distributions carryover, if any, to 2022			
a From 2017			
b From 2018			
c From 2019			
d From 2020			
e From 2021			
f Total of lines 3a through 3e			
g Applied to underdistributions of prior years			
h Applied to 2022 distributable amount			
i Carryover from 2017 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2022 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2022 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2022, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2022. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 2023. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2018			
b Excess from 2019			
c Excess from 2020			
d Excess from 2021			
e Excess from 2022			

RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information.
(See instructions.)

Public Disclosure Copy

Schedule B
(Form 990)

Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990 or Form 990-PF.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2022

Name of the organization

**RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.**

Employer identification number

59-1835985

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

501(c)(3) (enter number) organization

4947(a)(1) nonexempt charitable trust **not** treated as a private foundation

527 political organization

Form 990-PF

501(c)(3) exempt private foundation

4947(a)(1) nonexempt charitable trust treated as a private foundation

501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule**.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** \$5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling \$5,000 or more during the year \$ _____

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.	Employer identification number 59-1835985
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	_____ _____ _____	\$ <u>888,905.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	_____ _____ _____	\$ <u>231,850.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	_____ _____ _____	\$ <u>100,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
	_____ _____ _____	\$ _____	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Public Disclosure Copy

Name of organization RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.	Employer identification number 59-1835985
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Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		\$ _____	
		\$ _____	
		\$ _____	
		\$ _____	
		\$ _____	
		\$ _____	
		\$ _____	
		\$ _____	
		\$ _____	

Public Disclosure Copy

Name of organization RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.	Employer identification number 59-1835985
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of \$1,000 or less for the year. (Enter this info. once.) \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	
(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
(e) Transfer of gift			
Transferee's name, address, and ZIP + 4		Relationship of transferor to transferee	

Public Disclosure Copy

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

Open to Public
Inspection

Name of the organization **RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.** Employer identification number
59-1835985

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?		<input type="checkbox"/> Yes <input type="checkbox"/> No

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

Preservation of land for public use (for example, recreation or education) Preservation of a historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year _____

4 Number of states where property subject to conservation easement is located _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

Yes No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 \$ _____

(ii) Assets included in Form 990, Part X \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 \$ _____

b Assets included in Form 990, Part X \$ _____

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990. Schedule D (Form 990) 2022

RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance	2,110,893.	1,929,744.	1,897,576.	1,718,162.	1,879,784.
b Contributions					
c Net investment earnings, gains, and losses	-258,067.	181,149.	72,168.	253,311.	-121,622.
d Grants or scholarships					
e Other expenditures for facilities and programs			40,000.	73,897.	
f Administrative expenses					
g End of year balance	1,852,826.	2,110,893.	1,929,744.	1,897,576.	1,718,162.

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____ %
 - b Permanent endowment 47.3700 %
 - c Term endowment 52.6300 %
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|--|-----|----|
| (i) Unrelated organizations | X | |
| (ii) Related organizations | | X |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? _____ | | |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		600,100.		600,100.
b Buildings		4,639,148.	3,471,813.	1,167,335.
c Leasehold improvements		1,289,985.	1,059,754.	230,231.
d Equipment		860,567.	674,422.	186,145.
e Other		101,509.		101,509.
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				2,285,320.

**RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.**

Schedule D (Form 990) 2022

59-1835985 Page **3**

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A) MUTUAL AND MONEY MARKET		
(B) FUNDS	7,888,498.	END-OF-YEAR MARKET VALUE
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.)	7,888,498.	

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.)		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII...

Schedule D (Form 990) 2022

RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	2,123,125.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
a	Net unrealized gains (losses) on investments	2a	-2,671,902.	
b	Donated services and use of facilities	2b	270,500.	
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d	2e	-2,401,402.	
3	Subtract line 2e from line 1	3	4,524,527.	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	81,709.	
b	Other (Describe in Part XIII.)	4b	-300,053.	
c	Add lines 4a and 4b	4c	-218,344.	
5	Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	4,306,183.	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	4,198,158.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
a	Donated services and use of facilities	2a	270,500.	
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII.)	2d	300,053.	
e	Add lines 2a through 2d	2e	570,553.	
3	Subtract line 2e from line 1	3	3,627,605.	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	81,709.	
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b	4c	81,709.	
5	Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	3,709,314.	

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART X, LINE 2:

THE ORGANIZATION ACCOUNTS FOR THE EFFECT OF ANY UNCERTAIN TAX POSITIONS BASED ON A "MORE LIKELY THAN NOT" THRESHOLD TO THE RECOGNITION OF THE TAX POSITIONS BEING SUSTAINED BASED ON THE TECHNICAL MERITS OF THE POSITION UNDER SCRUTINY BY THE APPLICABLE TAXING AUTHORITY. IF A TAX POSITION OR POSITIONS ARE DEEMED TO RESULT IN UNCERTAINTIES OF THOSE POSITIONS, THE UNRECOGNIZED TAX BENEFIT IS ESTIMATED BASED ON A "CUMULATIVE PROBABILITY ASSESSMENT" THAT AGGREGATES THE ESTIMATED TAX LIABILITY FOR ALL UNCERTAIN TAX POSITIONS. THE ORGANIZATION HAS IDENTIFIED ITS TAX STATUS AS A TAX-EXEMPT ENTITY AS ITS ONLY SIGNIFICANT TAX POSITION; HOWEVER, THE ORGANIZATION HAS DETERMINED THAT SUCH TAX POSITION DOES NOT RESULT IN AN UNCERTAINTY REQUIRING RECOGNITION. THE ORGANIZATION IS NOT CURRENTLY

Part XIII Supplemental Information (continued)

UNDER EXAMINATION BY ANY TAXING JURISDICTION. THE ORGANIZATION'S FEDERAL RETURNS ARE GENERALLY OPEN FOR EXAMINATION FOR THREE YEARS FOLLOWING THE DATE FILED. ACCORDINGLY, TAX YEARS AFTER 2018 REMAIN OPEN FOR EXAMINATION.

PART XI, LINE 4B - OTHER ADJUSTMENTS:

COST OF DIRECT BENEFITS TO DONORS -300,053.

PART XII, LINE 2D - OTHER ADJUSTMENTS:

COST OF DIRECT BENEFITS TO DONORS 300,053.

Public Disclosure Copy

**RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.**

Part II Fundraising Events. Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events	
		STORYBOOK BALL	GOLF TOURNAMENT	1	(add col. (a) through col. (c))	
		(event type)	(event type)	(total number)		
Revenue	1	Gross receipts	555,379.	114,219.	139,724.	809,322.
	2	Less: Contributions	274,491.	56,452.	69,057.	400,000.
	3	Gross income (line 1 minus line 2)	280,888.	57,767.	70,667.	409,322.
Direct Expenses	4	Cash prizes				
	5	Noncash prizes				
	6	Rent/facility costs				
	7	Food and beverages				
	8	Entertainment				
	9	Other direct expenses	183,877.	60,418.	55,758.	300,053.
	10	Direct expense summary. Add lines 4 through 9 in column (d)				300,053.
11	Net income summary. Subtract line 10 from line 3, column (d)				109,269.	

Part III Gaming. Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
		1	Gross revenue		
Direct Expenses	2	Cash prizes			
	3	Noncash prizes			
	4	Rent/facility costs			
	5	Other direct expenses			
	6	Volunteer labor	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No
7	Direct expense summary. Add lines 2 through 5 in column (d)				
8	Net gaming income summary. Subtract line 7 from line 1, column (d)				

9 Enter the state(s) in which the organization conducts gaming activities: _____
 a Is the organization licensed to conduct gaming activities in each of these states? Yes No
 b If "No," explain: _____

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? Yes No
 b If "Yes," explain: _____

RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.

- 11 Does the organization conduct gaming activities with nonmembers? Yes No
- 12 Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? Yes No
- 13 Indicate the percentage of gaming activity conducted in:

a The organization's facility	13a	%
b An outside facility	13b	%
- 14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name _____

Address _____

- 15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? Yes No

b If "Yes," enter the amount of gaming revenue received by the organization \$ _____ and the amount of gaming revenue retained by the third party \$ _____

c If "Yes," enter name and address of the third party:

Name _____

Address _____

16 Gaming manager information:

Name _____

Gaming manager compensation \$ _____

Description of services provided _____

- Director/officer Employee Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? Yes No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year \$ _____

Part IV Supplemental Information. Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

RONALD MCDONALD HOUSE CHARITIES
OF TAMPA BAY, INC.

Schedule G (Form 990)

59-1835985 Page 4

Part IV Supplemental Information *(continued)*

Public Disclosure Copy

**SCHEDULE M
(Form 990)**

Noncash Contributions

OMB No. 1545-0047

2022

Open to Public Inspection

Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.
Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

Name of the organization **RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.** Employer identification number **59-1835985**

Part I Types of Property

	(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1 Art - Works of art				
2 Art - Historical treasures				
3 Art - Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities - Publicly traded	X	2	24,966	STOCK MARKET
10 Securities - Closely held stock				
11 Securities - Partnership, LLC, or trust interests				
12 Securities - Miscellaneous				
13 Qualified conservation contribution - Historic structures				
14 Qualified conservation contribution - Other				
15 Real estate - Residential				
16 Real estate - Commercial				
17 Real estate - Other				
18 Collectibles				
19 Food inventory	X	100	112,415	ESTIMATED VALUE
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other (PROMOTIONAL MER)	X	100	35,763	ESTIMATED VALUE
26 Other ()				
27 Other ()				
28 Other ()				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement **29**

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?		X
b If "Yes," describe the arrangement in Part II.		
31 Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?		X
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?		X
b If "Yes," describe in Part II.		
33 If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.		

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule M (Form 990) 2022

RONALD MCDONALD HOUSE CHARITIES

Schedule M (Form 990) 2022

OF TAMPA BAY, INC.

59-1835985

Page 2

Part II

Supplemental Information. Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

Lined area for supplemental information.

Public Disclosure Copy

**SCHEDULE O
(Form 990)**

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.
Attach to Form 990 or Form 990-EZ.
Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2022

Open to Public
Inspection

Name of the organization	RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.	Employer identification number	59-1835985
--------------------------	---	--------------------------------	------------

FORM 990, PART III, LINE 4A, PROGRAM SERVICE ACCOMPLISHMENTS:

FAMILIES ARE STRONGER WHEN THEY ARE TOGETHER, WHICH HELPS THE HEALING
 PROCESS. BY STAYING AT A RONALD MCDONALD HOUSE, PARENTS SLEEP BETTER,
 EAT BETTER, AND CAN COMMUNICATE EASIER WITH THEIR CHILD'S MEDICAL TEAM.
 THE HOUSES SERVE ANY FAMILY OF A PEDIATRIC PATIENT 21 AND UNDER
 REGARDLESS OF INCOME. AT RMHC WE STRIVE TO ALLEVIATE THE BURDEN FROM
 FAMILIES DURING THIS STRESSFUL TIME INCLUDING THE FINANCIAL BURDEN.

OUR CHAPTER'S VALUES ARE TO: FOCUS ON THE CRITICAL NEEDS OF CHILDREN;
 LEAD WITH COMPASSION, CELEBRATE THE DIVERSITY OF OUR PEOPLE AND
 PROGRAMS, OPERATE WITH ACCOUNTABILITY AND TRANSPARENCY.

FORM 990, PART VI, SECTION A, LINE 6:

THE ORGANIZATION HAS A BOARD OF TRUSTEES AND THEY ARE CONSIDERED MEMBERS.

FORM 990, PART VI, SECTION A, LINE 7A:

BOARD OF TRUSTEES VOTES ON NEW MEMBERS.

FORM 990, PART VI, SECTION B, LINE 11B:

THE AUDIT COMMITTEE, CHAIRMAN OF THE BOARD, TREASURER AND CEO REVIEW THE
 RETURN AND PROVIDE THE REVIEW AND RECOMMENDATION FOR APPROVAL OF THE IRS
 FORM 990 TO THE BOARD OF TRUSTEES.

FORM 990, PART VI, SECTION B, LINE 12C:

JANUARY OF EACH YEAR A CONFLICT OF INTEREST POLICY IS GIVEN TO EACH BOARD

LHA For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule O (Form 990) 2022

Name of the organization RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.	Employer identification number 59-1835985
--	---

MEMBER. COPIES OF THE SIGNED POLICIES ARE KEPT ON FILE AND MAINTAINED BY THE EXECUTIVE DIRECTOR/CEO.

FORM 990, PART VI, SECTION B, LINE 15:

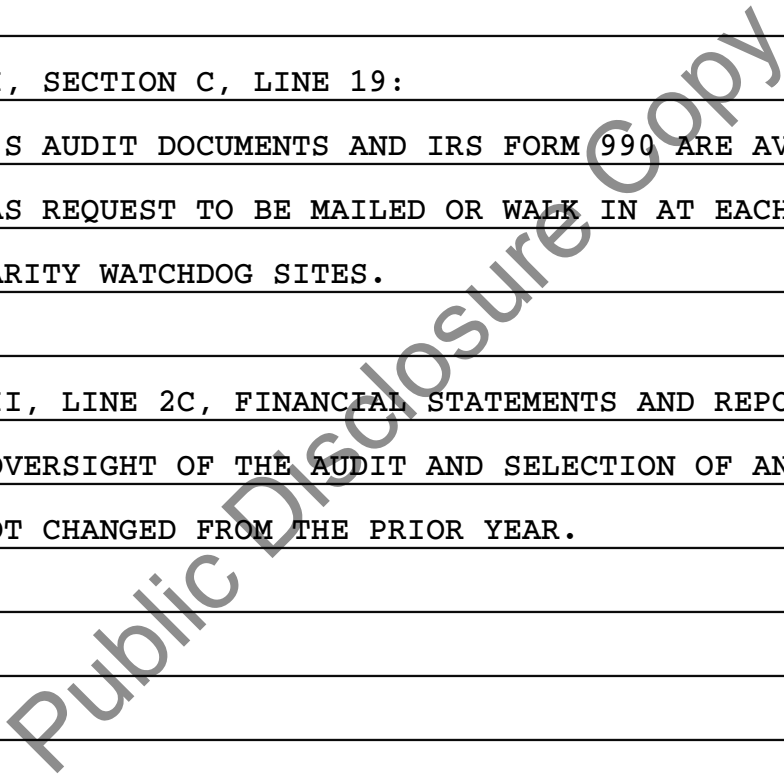
ANNUAL REVIEWS ARE PERFORMED EACH YEAR. THE CEO REVIEW IS CONDUCTED BY THE PRESIDENT AND COMPENSATION IS REVIEWED AND APPROVED BY THE EXECUTIVE COMMITTEE.

FORM 990, PART VI, SECTION C, LINE 19:

THE ORGANIZATION'S AUDIT DOCUMENTS AND IRS FORM 990 ARE AVAILABLE ON OUR WEBSITE AS WELL AS REQUEST TO BE MAILED OR WALK IN AT EACH HOUSE FOR REVIEW AND LINKED TO CHARITY WATCHDOG SITES.

FORM 990, PART XII, LINE 2C, FINANCIAL STATEMENTS AND REPORTING:

THE PROCESS FOR OVERSIGHT OF THE AUDIT AND SELECTION OF AN INDEPENDENT ACCOUNTANT HAS NOT CHANGED FROM THE PRIOR YEAR.



Application for Automatic Extension of Time To File an Exempt Organization Return

Department of the Treasury
Internal Revenue Service

▶ **File a separate application for each return.**
▶ **Go to www.irs.gov/Form8868 for the latest information.**

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Type or print	Name of exempt organization or other filer, see instructions. RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.	Taxpayer identification number (TIN) 59-1835985
File by the due date for filing your return. See instructions.	Number, street, and room or suite no. If a P.O. box, see instructions. 35 DAVIS BLVD	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. TAMPA, FL 33606	

Enter the Return Code for the return that this application is for (file a separate application for each return) 0 | 1

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12
Form 990-T (corporation)	07		

LISA SUPRENAND, CEO

• The books are in the care of ▶ **35 DAVIS BLVD - TAMPA, FL 33606**

Telephone No. ▶ **813-258-6430**

Fax No. ▶ _____

- If the organization does not have an office or place of business in the United States, check this box
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) _____. If this is for the whole group, check this box . If it is for part of the group, check this box and attach a list with the names and TINs of all members the extension is for.

1 I request an automatic 6-month extension of time until **NOVEMBER 15, 2023**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
▶ calendar year **2022** or
▶ tax year beginning _____, and ending _____.

2 If the tax year entered in line 1 is for less than 12 months, check reason: Initial return Final return
 Change in accounting period

3a If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0.
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0.
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT

RONALD MCDONALD HOUSE CHARITIES OF TAMPA BAY, INC.

December 31, 2022

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RIVERO, GORDIMER & COMPANY, P.A.

Member
American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

Herman V. Lazzara
Sam A. Lazzara
Kevin R. Bass
Jonathan E. Stein
Stephen G. Douglas
Marc D. Sasser, of Counsel
Cesar J. Rivero, in Memoriam (1942-2017)

Michael E. Helton
James K. O'Connor
David M. Bohnsack
Julie A. Davis

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Ronald McDonald House Charities of Tampa Bay, Inc.

Opinion

We have audited the accompanying financial statements of Ronald McDonald House Charities of Tampa Bay, Inc. (a nonprofit organization) (the Organization), which comprise the statement of financial position as of December 31, 2022, and the related statement of activities, functional expenses, and cash flows, for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Organization as of December 31, 2022, and the changes in net assets and its cash flows 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 Ronald McDonald House Charities of Tampa Bay, Inc. 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 opinion.

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 the Organization's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.



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, including omissions, 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 the Organization'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 the Organization'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.

Report on Summarized Comparative Information

We have previously audited Ronald McDonald House Charities of Tampa Bay, Inc.'s 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated May 26, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021 is consistent, in all material respects, with the audited financial statements from which it has been derived.



Tampa, Florida
May 25, 2023

Ronald McDonald House Charities of Tampa Bay, Inc.

STATEMENT OF FINANCIAL POSITION

December 31, 2022
(With comparative total for December 31, 2021)

	Without Donor Restrictions	With Donor Restrictions	Total	
			2022	2021
ASSETS				
CURRENT ASSETS				
Cash	\$ 196,064	\$ 495,787	\$ 691,851	\$ 1,174,144
Contributions receivable, current	-	276,363	276,363	329,732
Other receivables	381,978	-	381,978	396,622
Prepaid expenses	112,140	-	112,140	24,488
Total current assets	690,182	772,150	1,462,332	1,924,986
Investments	12,936,321	1,852,826	14,789,147	16,204,927
Long-term contributions receivable, net	-	401,442	401,442	511,548
Property and equipment, net	2,285,320	-	2,285,320	2,339,474
TOTAL ASSETS	\$ 15,911,823	\$ 3,026,418	\$ 18,938,241	\$ 20,980,935
LIABILITIES AND NET ASSETS				
CURRENT LIABILITIES				
Accounts payable	\$ 59,022	\$ -	\$ 59,022	\$ 30,364
Accrued expenses	177,875	-	177,875	158,694
Deferred revenue	-	-	-	15,500
Total current liabilities	236,897	-	236,897	204,558
Long term liabilities	-	-	-	-
Total liabilities	236,897	-	236,897	204,558
NET ASSETS				
Net assets without donor restrictions	15,674,926	-	15,674,926	17,611,751
Net assets with donor restrictions	-	3,026,418	3,026,418	3,164,626
Total net assets	15,674,926	3,026,418	18,701,344	20,776,377
TOTAL LIABILITIES AND NET ASSETS	\$ 15,911,823	\$ 3,026,418	\$ 18,938,241	\$ 20,980,935

The accompanying notes are an integral part of this statement.

Ronald McDonald House Charities of Tampa Bay, Inc.

STATEMENT OF ACTIVITIES

For the year ended December 31, 2022
(With comparative total for December 31, 2021)

	Without Donor Restrictions	With Donor Restrictions	Total	
			2022	2021
OPERATING REVENUE				
Contributions	\$ 2,836,308	\$ 184,500	\$ 3,020,808	\$ 3,542,556
Contributed nonfinancial assets	512,561	-	512,561	385,747
Guest donations	50,566	-	50,566	27,259
Special events	809,322	-	809,322	571,880
Other revenue	18,951	-	18,951	24,246
Total operating revenue	4,227,708	184,500	4,412,208	4,551,688
Net assets released from restrictions	64,641	(64,641)	-	-
Total operating revenues and net assets released from restrictions	4,292,349	119,859	4,412,208	4,551,688
EXPENSES				
Program services	3,164,800	-	3,164,800	2,843,106
Management and general	378,041	-	378,041	282,522
Fundraising	355,264	-	355,264	275,826
Cost of direct benefits to donors	300,053	-	300,053	152,273
Total expenses	4,198,158	-	4,198,158	3,553,727
Change in net assets before nonoperating revenues and losses	94,191	119,859	214,050	997,961
Nonoperating revenues (losses)				
Investment income (loss), net	(2,022,667)	(258,067)	(2,280,734)	1,714,460
Loss on disposal of fixed assets	(8,349)	-	(8,349)	(2,153)
	(2,031,016)	(258,067)	(2,289,083)	1,712,307
Change in net assets	(1,936,825)	(138,208)	(2,075,033)	2,710,268
Net assets at beginning of year	17,611,751	3,164,626	20,776,377	18,066,109
Net assets at end of year	\$ 15,674,926	\$ 3,026,418	\$ 18,701,344	\$ 20,776,377

The accompanying notes are an integral part of this statement.

Ronald McDonald House Charities of Tampa Bay, Inc.

STATEMENT OF FUNCTIONAL EXPENSES

For the year ended December 31, 2022
(With comparative total for December 31, 2021)

	Program Services				Total Program Services	Supporting Services		Cost of Direct Benefits to Donors	Total Expenses	
	Tampa House	St. Pete East House	St. Pete West House	Central House		Management and General	Fundraising		2022	2021
Salaries	\$ 250,195	\$ 487,420	\$ 230,953	\$ 359,652	\$ 1,328,220	\$ 206,761	\$ 137,840	\$ -	\$ 1,672,821	\$ 1,476,006
Payroll taxes	19,140	37,285	17,667	27,512	101,604	15,817	10,544	-	127,965	118,479
Health insurance	27,834	111,137	45,210	23,997	208,178	12,900	8,600	-	229,678	260,581
Retirement plan expense	8,174	15,924	7,545	11,750	43,393	6,755	4,503	-	54,651	49,487
Total salaries and benefits	<u>305,343</u>	<u>651,766</u>	<u>301,375</u>	<u>422,911</u>	<u>1,681,395</u>	<u>242,233</u>	<u>161,487</u>	<u>-</u>	<u>2,085,115</u>	<u>1,904,553</u>
Advertising	-	-	-	-	-	-	30,456	-	30,456	30,690
Cost of items sold	-	-	-	-	-	4,035	-	-	4,035	865
Depreciation	35,107	124,984	23,752	3,959	187,802	8,958	5,972	-	202,732	213,557
Development and promotional	8,598	18,352	8,486	11,908	47,344	6,821	125,723	-	179,888	88,304
Donated linens and supplies	79,927	69,597	24,010	32,764	206,298	-	-	-	206,298	128,422
Food service and supplies	31,036	47,844	9,448	30,811	119,139	363	-	-	119,502	107,637
Hotel expense	-	35,121	-	8,355	43,476	-	-	-	43,476	172,145
House administration	27,704	67,281	35,619	27,704	158,308	-	-	-	158,308	81,895
Insurance	11,943	23,267	11,025	17,168	63,403	9,870	6,580	-	79,853	68,557
Legal and professional fees	6,034	11,227	7,073	6,034	30,368	43,237	8,307	-	81,912	50,472
Meetings and travel	3,702	617	226	159	4,704	20,927	8,969	-	34,600	20,358
Office expense	5,587	37,434	4,688	8,972	56,681	5,678	3,785	-	66,144	48,420
Rent	43,038	2,244	2,244	190,708	238,234	2,491	-	-	240,725	241,565
Repairs and maintenance	96,135	50,883	24,441	5,961	177,420	23,544	-	-	200,964	106,952
Special event expenses	-	-	-	-	-	-	-	300,053	300,053	152,273
Taxes and licenses	203	-	-	-	203	794	89	-	1,086	978
Utilities	40,271	62,925	27,361	19,468	150,025	9,090	3,896	-	163,011	136,084
	<u>389,285</u>	<u>551,776</u>	<u>178,373</u>	<u>363,971</u>	<u>1,483,405</u>	<u>135,808</u>	<u>193,777</u>	<u>300,053</u>	<u>2,113,043</u>	<u>1,649,174</u>
	<u>\$ 694,628</u>	<u>\$ 1,203,542</u>	<u>\$ 479,748</u>	<u>\$ 786,882</u>	<u>\$ 3,164,800</u>	<u>\$ 378,041</u>	<u>\$ 355,264</u>	<u>\$ 300,053</u>	<u>\$ 4,198,158</u>	<u>\$ 3,553,727</u>

The accompanying notes are an integral part of this statement.

Ronald McDonald House Charities of Tampa Bay, Inc.

STATEMENT OF CASH FLOWS

For the year ended December 31, 2022

Cash flows from operating activities	
Change in net assets	\$ (2,075,033)
Adjustments to reconcile change in net assets to net cash provided by operating activities	
Depreciation	202,732
Loss on disposal of fixed assets	8,349
Unrealized loss on investments	2,671,903
Realized gain on investments	(60,234)
Decrease in unconditional promises to give	163,475
Decrease in other receivables	14,644
Increase in prepaid expenses	(87,652)
Increase in accounts payable	28,658
Increase in accrued expenses	19,181
Decrease in deferred revenue	<u>(15,500)</u>
Net cash provided by operating activities	<u>870,523</u>
Cash flows from investing activities	
Proceeds from sale of investments	3,760,525
Purchases of investments	(4,956,414)
Purchase of property and equipment	<u>(156,927)</u>
Net cash used in investing activities	<u>(1,352,816)</u>
Net decrease in cash	(482,293)
Cash and cash equivalents at beginning of year	<u>1,174,144</u>
Cash and cash equivalents at end of year	<u>\$ 691,851</u>
Supplemental disclosures of cash flow information	
Cash paid during the year	
Interest	<u>\$ -</u>
Income taxes	<u>\$ -</u>

The accompanying notes are an integral part of this statement.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A description of the organization and a summary of its significant accounting policies consistently applied in the preparation of the accompanying financial statements follow:

1. Description of the Organization and Activities

Ronald McDonald House Charities of Tampa Bay, Inc. (the Organization) is a State of Florida chartered not-for-profit corporation. The mission of the Organization is to create, fund and support programs that directly improve the health and well-being of children. Guiding the Organization in this mission are the core values:

- Focusing on the critical needs of children
- Celebrating the diversity of our people and programs
- Valuing our heritage
- Operating with accountability and transparency

To achieve the mission, the Organization operates four Ronald McDonald Houses; three in St. Petersburg and one in Tampa, offering a total of 80 bedrooms with private baths. The Organization is supported by the local community and corporate sponsors.

2. Basis of Presentation

The financial statements of the Organization have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

The Organization presents information regarding its financial position and activities according to two classes of net assets described as follows:

- *Net Assets Without Donor Restrictions* - Net assets without donor restrictions are net assets not subject to donor-imposed restrictions or the donor-imposed restrictions have expired. These net assets are available for use at the discretion of the Board of Directors (the Board) and/or management for general operating purposes.
- *Net Assets With Donor Restrictions* - Net assets with donor restrictions are net assets subject to donor-imposed stipulations that may be fulfilled by actions of the Organization to meet the stipulations, that may become undesignated by the passage of time, or that require net assets to be permanently maintained, thereby restricting the use of principal.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

3. Use of Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from those estimates. Significant estimates include useful lives on related assets, expenses by function, the discount rate for the present value of the unconditional promises to give, and fair value measurement of investments.

4. Fair Value Measurement

The financial statements are prepared in accordance with an accounting standard for all financial assets and liabilities and for nonfinancial assets and liabilities recognized or disclosed at fair value in the financial statements or on a recurring basis (at least annually). Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on a measurement date. The standard also establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value.

There are three levels of inputs that may be used to measure fair value:

- Level 1: Quoted market prices in active markets for identical assets or liabilities.
- Level 2: Observable market-based inputs or unobservable inputs that are corroborated by market data.
- Level 3: Unobservable inputs that are not corroborated by market data.

5. Cash and Cash Equivalents

The Organization classifies all short-term investments with an original maturity of three months or less as cash equivalents.

Financial instruments which potentially subject the Organization to concentrations of credit risk consist principally of cash held in financial institutions in excess of federally insured limits. The Organization's cash balance may have exceeded the federally insured limit from time to time throughout the year ended December 31, 2022. However, the Organization has not experienced and does not expect to incur any losses in such accounts.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

6. Contributions Receivable

Unconditional contributions receivable that are expected to be collected within one year are recorded at net realizable value. Contributions receivable to give that are expected to be collected in future years are recorded at the present value of their estimated cash flows. Conditional promises to give are not included as support until the conditions are substantially met.

Unconditional contributions receivable due in more than one year are reflected at the present value of estimated future cash flows using current risk-free rates of return based on the U.S. Treasury Securities yield with maturity dates similar to the expected contribution collection period. The rate applied for the year ended December 31, 2022 was 2.5%. The Organization uses the allowance method to determine uncollectible contributions receivable. The allowance is based on prior years' experience and management's analysis of specific promises made. No allowance was deemed necessary at December 31, 2022.

7. Investments

Investments in debt and equity securities and mutual funds are stated at fair value in the statements of financial position. Investment income or loss (including gains or losses on investments, interest, and dividends) is included in the statement of activities as increases or decreases in unrestricted net assets unless the income or loss is restricted by donor or law.

Investment income and gains earned on the endowment fund are reported as increases in net assets with donor restrictions in the reporting period in which the income and gains are recognized and released from restrictions when distributed for operating purposes.

8. Property and Equipment

Property and equipment expenditures in excess of \$5,000 are capitalized at cost when purchased or, if donated, at estimated fair value. Improvements and betterments that materially prolong the useful lives of assets are capitalized. Depreciation is computed using the straight-line method over the estimated useful lives which range from five to forty years.

9. Impairment of Long-Lived Assets

The Organization evaluates its long-lived assets for any events or changes in circumstances which indicate that the carrying amount of such assets may not be fully recoverable. The Organization evaluates the recoverability of long-lived assets by measuring the carrying amount of such assets against the estimated undiscounted future cash flows associated with them. At the time such evaluation indicates that the future undiscounted cash flows of certain long-lived assets are not sufficient to recover the carrying value of such assets, the assets are adjusted to their fair values.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

10. Revenue Recognition

Contributions received are recorded as without donor restrictions or with donor restrictions, depending on the existence and/or nature of any donor restrictions.

All donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires (that is, when a stipulated time restriction ends or the purpose of the restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

11. Contributed Nonfinancial Assets

The Organization receives various types of contributed nonfinancial assets related to program operations, special events, and fundraising campaigns. Donated materials are recorded as support at their fair value at the date of donation. Contributions of services are recorded as support at their estimated fair value if the services received create or enhance non-financial assets or require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. Contributed nonfinancial assets received during the year ended December 31, 2022 were as follows:

	Program Services	Management and General	Fundraising	Cost of Direct Benefit to Donors	Total
Contributed rent	\$ 228,964	\$ -	\$ -	\$ -	\$ 228,964
Contributed linen and supplies	206,298	-	-	35,763	242,061
Contributed services	20,768	12,461	8,307	-	41,536
	<u>\$ 456,030</u>	<u>\$ 12,461</u>	<u>\$ 8,307</u>	<u>\$ 35,763</u>	<u>\$ 512,561</u>

In addition, many individuals volunteer their time and perform a variety of tasks that assist the Organization, but these services do not meet the criteria for recognition as contributed services under U.S. GAAP.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

12. Expense Allocation

The costs of providing the various programs and other activities have been summarized on a functional basis in the accompanying statements of activities and functional expenses. Expenses are allocated among program, management and general, fundraising and the cost of direct benefits to donors, based on management's estimate of the time, number of rooms per house and related square footage, and direct expenses spent for each of the functions. The Organization also incurs joint costs for informational material and promotional activities that included fundraising appeals. These functions are defined as follows:

- Program services - the costs associated with the Organization's efforts to achieve the stated mission and goals.
- Management and general - the costs of operating the Organization's offices, including gathering, processing, and maintaining financial information.
- Fundraising - the costs associated with soliciting contributions or holding special events for the benefit of the Organization.
- Cost of Direct Benefits to Donors - costs associated with facilities, entertainment, meals, etc. for special events intended to raise awareness and support the mission of the organization.

13. Advertising

Advertising costs are expensed as incurred and were approximately \$30,000 for the year ended December 31, 2022.

14. Income Tax Status

The Organization is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code.

15. Uncertain Tax Positions

The Organization accounts for the effect of any uncertain tax positions based on a "more likely than not" threshold to the recognition of the tax positions being sustained based on the technical merits of the position under scrutiny by the applicable taxing authority. If a tax position or positions are deemed to result in uncertainties of those positions, the unrecognized tax liability is estimated based on a "cumulative probability assessment" that aggregates the estimated tax liability for all uncertain tax positions.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE A - DESCRIPTION OF THE ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

The Organization has identified its tax status as a tax-exempt entity as its only significant tax position; however, the Organization has determined that such a tax position does not result in an uncertainty requiring recognition. The Organization is not currently under examination by any taxing jurisdiction. The Organization's federal returns are generally open for examination for three years following the date filed. Accordingly, tax years after 2018 remain open for examination.

16. Recently Adopted Accounting Pronouncement

Effective January 1, 2022 the Organization adopted FASB ASU 2020-07, *Presentation and Disclosure by Not-for-Profit Entities for Contributed Nonfinancial Assets*. The new guidance requires nonprofit entities to present contributed nonfinancial assets as a separate line item in the statement of activities, apart from contributions of cash and other financial assets. The standard also increases the disclosure requirements around contributed nonfinancial assets, including disaggregating by category the types of contributed nonfinancial assets a nonprofit entity has received. Adoption of this standard did not have a significant impact on the financial statements, with the exception of increased disclosure.

Effective January 1, 2022 the Organization adopted FASB ASU 2016-02, *Leases*. The new lease standard modifies lease accounting for lessees to increase transparency and comparability by recording lease assets and liabilities for operating leases and disclosing key information about leasing arrangements. Adoption of this standard did not have a material impact on the Organization's results of operations or cash flows.

17. Summarized Comparative Information

The financial statements include certain prior year summarized comparative information in total but not by net asset class. Such information does not include sufficient detail to constitute a presentation in conformity with U.S. GAAP. Accordingly, such information should be read in conjunction with the Organization's financial statements for the year ended December 31, 2021, from which the summarized information was derived.

NOTE B - LIQUIDITY AND AVAILABILITY OF RESOURCES

As a part of the Organization's liquidity management, it invests cash in excess of daily requirements in short-term investments. The Organization also has a line of credit to draw upon at management discretion. See Note I.

The following reflects the Organization's financial assets as of December 31, 2022, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of statement of financial position date.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE B - LIQUIDITY AND AVAILABILITY OF RESOURCES - Continued

Amounts not available include amounts restricted by time or purpose and amounts restricted by donors in perpetuity:

Cash and cash equivalents	\$ 691,851
Investments - money market funds	1,436,808
Investments - stocks and mutual funds	11,678,170
Investments - other	1,674,169
Contributions receivable, current	276,363
Other receivables	<u>381,978</u>
Total financial assets available within one year	<u>16,139,339</u>
Less:	
Amounts unavailable for general expenditures within one year, due to:	
Time restrictions	(47,000)
Accumulated earnings on endowments	(852,826)
Restricted by donors for specific purpose	(1,126,592)
Restricted by donors in perpetuity	<u>(1,000,000)</u>
Total amounts unavailable for general expenditures within one year	<u>(3,026,418)</u>
Total financial assets available to management for expenditure within one year	<u>\$ 13,112,921</u>

As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations become due. The Organization invests cash in excess of daily requirements in highly liquid investments held in a regulated brokerage account.

NOTE C - CONTRIBUTIONS RECEIVABLE

Contributions receivable consist of the following at December 31, 2022:

Gross contributions receivable	\$ 695,051
Less allowance	(7,250)
Less unamortized discount	<u>(9,996)</u>
Net contributions receivable	<u>\$ 677,805</u>
Amount due in	
Less than one year	\$ 276,363
One to five years	<u>401,442</u>
	<u>\$ 677,805</u>

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE D - PROPERTY AND EQUIPMENT

Property and equipment consist of the following at December 31, 2022:

Land - St. Petersburg - East	\$ 515,000
St. Petersburg Houses and improvements	3,580,663
Central House improvements	340,567
Tampa House and improvements	2,217,220
Tampa administrative office	736,350
	<u>7,389,800</u>
Less accumulated depreciation	(5,205,989)
Construction in progress	101,509
	<u><u>\$ 2,285,320</u></u>

NOTE E - INVESTMENTS

Investments are carried at fair value and are as follows:

Unrestricted	
Money market funds	\$ 1,388,699
Equity securities	4,474,834
Preferred stock	461,967
Exchange-trade and closed-end funds	57,244
Debt securities	799,469
Corporate fixed income	637,895
Mutual funds	5,116,213
	<u>12,936,321</u>
Restricted	
Money market funds	48,109
Equity securities	289,679
Mutual funds	1,335,477
Debt securities	109,701
Corporate fixed income	69,860
	<u>1,852,826</u>
	<u><u>\$ 14,789,147</u></u>

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE E - INVESTMENTS - Continued

The components of investment income (loss) are summarized as follows for the year ended December 31, 2022:

Interest and dividends	\$	412,644
Realized gains		60,234
Unrealized losses		(2,671,903)
Investment fees		(81,709)
		<u>(81,709)</u>
	\$	<u>(2,280,734)</u>

NOTE F - FAIR VALUE MEASUREMENT

The Organization's investments are reported at fair value in the accompanying statements of financial position. Following is a description of valuation methodologies used for investments measured at fair value. There have been no changes in the methodology used at December 31, 2022.

- Money market funds: Valued at the net asset value (NAV) of shares held by the Organization at year-end.
- Equity securities: Comprised of common stock valued at the closing price reported in the active market in which the individual securities are traded.
- Preferred stock: Comprised of preferred stock valued based on pricing models that use inputs such as recent transactions for identical securities and quoted prices of similar securities that are traded in the active market.
- Corporate fixed income and debt securities: Valued at the closing quoted price reported in the active market using market pricing and other observable inputs for similar securities obtained from industry standard data providers.
- Mutual funds: Valued at the net asset value (NAV) of shares held by the Organization at year-end based on quoted prices of the various funds in active markets.
- Exchange-traded and closed-end funds: Valued at the net asset value (NAV) of shares held by the Organization at year-end based on quoted prices of each fund's securities, cash, and other assets traded in active markets less all of its liabilities divided by the total number of shares outstanding.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE F - FAIR VALUE MEASUREMENT - Continued

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although management believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date. The fair value by investment assets at December 31, 2022 is as follows:

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Money market funds	\$ 1,436,808	\$ -	\$ -	\$ 1,436,808
Equity securities	4,764,513	-	-	4,764,513
Preferred stocks	-	461,967	-	461,967
Exchange-trade and closed-end funds	57,244	-	-	57,244
Mutual funds	6,451,690	-	-	6,451,690
Corporate fixed income	-	707,755	-	707,755
Debt securities	-	909,170	-	909,170
	<u>\$ 12,710,255</u>	<u>\$ 2,078,892</u>	<u>\$ -</u>	<u>\$ 14,789,147</u>

NOTE G - ENDOWMENT FUND

The Organization's endowment consists of a gift of McDonald's Corporation stock received from Mrs. Joan Kroc in 1994. The terms of this \$1 million gift created an endowment fund which requires the principal to be held in perpetuity for the benefit of the Ronald McDonald Houses in St. Petersburg and Tampa. Only income from the endowment fund may be used for operating expenses of the Houses. The Organization has now sold 100% of the McDonald's stock and has reinvested the proceeds in other income producing investments as allowed by the terms of the gift. The endowment is comprised of donor-restricted endowment funds. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE G - ENDOWMENT FUND - Continued

Interpretation of Relevant Law

The Organization has interpreted the Florida Uniform Prudent Management of Institutional Funds Act (FUPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as net assets with donor restrictions restricted in perpetuity (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

The remaining portion of the donor-restricted endowment fund that is not classified as with donor restrictions in perpetuity is classified as with donor restrictions until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard of prudence prescribed by FUPMIFA.

In accordance with FUPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purposes of the Organization and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of the Organization
- The investment policies of the Organization

For the year ended December 31, 2022, the Organization has elected not to add appreciation for cost of living or other spending policies to its endowment restricted in perpetuity for inflation and other economic conditions.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE G - ENDOWMENT FUND - Continued

Changes in endowment net assets as of December 31, 2022 are as follows:

	Without donor restrictions	With donor restrictions	With donor restrictions - in perpetuity	Total
Endowment net assets, beginning	\$ -	\$ 1,110,893	\$ 1,000,000	\$ 2,110,893
Withdrawals	-	-	-	-
Investments earnings, net	-	50,433	-	50,433
Investment appreciation	-	(308,500)	-	(308,500)
Endowment net assets, ending	<u>\$ -</u>	<u>\$ 852,826</u>	<u>\$ 1,000,000</u>	<u>\$ 1,852,826</u>

Return Objectives, Risk Parameters, and Strategies

The Organization has adopted an investment and spending policy for endowment assets that attempts to preserve the real (inflation adjusted) value of endowment assets, increase the real value of the portfolio and facilitate a potential distribution to support some level of future operations. Endowment assets include those assets of donor-restricted funds that the Organization must hold in perpetuity or for a donor-specified period(s). The terms of the operating policies of the endowment fund (the Fund) requires that the Fund will be managed by the Investment Committee and approved by the Board of Directors. The Investment Committee is responsible to oversee the portfolio's investments and monitor the investments on an ongoing basis to ensure that long-term objectives are being met. The Investment Committee has agreed to a target asset allocation for the portfolio's assets and seeks advice from professional investment managers which hold the assets. The Fund is to invest funds in accordance with the standards set forth in the Organization's investment policy.

Spending Policy

The Organization is operating under an approved endowment policy that seeks to preserve the purchasing power of the Fund while providing income at the highest attainable level. The endowment fund may distribute income and dividends. Under Florida UPMIFA capital gains may also be distributed. Investment earnings and capital gains are accumulated in net assets with donor restrictions. Distributions are considered as a release from restriction from the net assets with donor restrictions. There is to be no invasion of the original principal of the gift given to the Organization unless the donor instructs otherwise.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE H - LEASES

The Organization leases land from the City of Tampa, Florida on which a building owned by the Organization was constructed. The lease originated in 1989 and calls for an annual payment of \$1 per year. In 2019, the option to renew for an additional twenty years was exercised and the lease extended to 2038. The Organization recorded an in-kind donation and rent expense on the land at its net realizable value estimated by management at \$40,500 for the year ended December 31, 2022. The City of Tampa has the right to terminate the lease with 60 days advance notice.

The Organization leases space from Johns Hopkins All Children's Hospital in St. Petersburg, Florida for the Central House that opened in 2010. The lease originated in 2009 and calls for annual payments of \$1 per year over fifteen years. In 2021, the option to renew for an additional ten years was exercised and the lease extended to 2035. This 7,319 square foot space is donated by All Children's Hospital and recorded at its net realizable value as an in-kind donation and rent expense of \$188,464 for the year ended December 31, 2022. Both parties have the right to terminate the lease.

No amount has been recorded in the accompanying financial statements for the future fair value of the lease agreement, as the value cannot be estimated, the term is not substantiated, and the right to terminate the lease renders it conditional.

NOTE I - LINE-OF-CREDIT

The Organization entered into a \$2,500,000 line-of-credit with a financial institution in December 2016. The line-of-credit is collateralized by the non-endowment fund investment accounts of the Organization. There was no balance outstanding at December 31, 2022.

NOTE J - CONCENTRATIONS OF CREDIT RISK

The majority of the Organization's revenue, both from contributions and from fundraising events, is from businesses and individuals in the Tampa Bay area.

NOTE K - RETIREMENT PLAN

Effective January 1, 2016, the Organization adopted a plan covered under Section 401(k) of the Internal Revenue Code. The 401(k) plan allows participants to defer some of their compensation by electing to make contributions into the plan. The plan has a nonelective safe harbor provision requiring a 3% annual employer contribution to eligible employees. The plan covers all employees at least 21 years of age after completing one year of service. Contributions to the plan totaled \$54,651 during the year ended December 31, 2022.

Ronald McDonald House Charities of Tampa Bay, Inc.

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

December 31, 2022

NOTE L - NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions at December 31, 2022 were as follows:

Accumulated earnings on endowment	\$	852,826
Capital projects		959,305
Adopt A Room		167,287
Other time restrictions		<u>47,000</u>
Total net assets with time and purpose restrictions		2,026,418
Net assets restricted in perpetuity		<u>1,000,000</u>
Total net assets with donor restrictions	\$	<u><u>3,026,418</u></u>

NOTE M - NET ASSETS RELEASED FROM RESTRICTIONS

Net assets released from donor restrictions were comprised of the following:

Time restrictions expired on pledges	\$	<u><u>64,641</u></u>
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NOTE N - SUBSEQUENT EVENTS

The Organization has evaluated events and transactions occurring subsequent to December 31, 2022 as of May 25, 2023 which is the date the financial statements were available to be issued.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/12/2023

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 Besnard Insurance 3000 Bayport Drive Suite 400 Tampa FL 33607		CONTACT NAME: Kristina Arencibia PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: kristina.arencibia@besnardinsurance.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Alliance of Nonprofits for Insurance	NAIC # 10023
		INSURER B: Landmark American Ins Co	33138
		INSURER C: Zenith Insurance Company	13269
		INSURER D:	
		INSURER E:	
		INSURER F:	
INSURED Ronald McDonald House Charities Of Tampa Bay, Inc. 35 Davis Boulevard Tampa FL 33606-3543			


COVERAGES**CERTIFICATE NUMBER:** CL2361225662**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			2023-47873	06/01/2023	06/01/2024	EACH OCCURRENCE \$ 1,000,000		
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000		
	GEN'L AGGREGATE LIMIT APPLIES PER:								MED EXP (Any one person) \$ 20,000
	<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		
A	AUTOMOBILE LIABILITY			2023-47873	06/01/2023	06/01/2024	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 checked="" type="checkbox"/> UMBRELLA LIAB			NHN741001	06/01/2023	06/01/2024	EACH OCCURRENCE \$ 25,000,000		
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$ 25,000,000		
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						\$		
	DED RETENTION \$						\$		
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			Z136439604	01/01/2023	01/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$ 500,000		
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y					E.L. DISEASE - EA EMPLOYEE \$ 500,000		
							E.L. DISEASE - POLICY LIMIT \$ 500,000		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Pinellas County Government Human Services 2189 Cleveland St., Suite 230 Clearwater FL 33765	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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