C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

City Commission Meeting - Monday, April 14, 2025 - 9:00 a.m.
City Hall - Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

   a. Approval of the Minutes from the March 10, 2025, Day Meeting.

5. **Proclamations**

6. **Additions or deletions to agenda and approval of the agenda.**

7. **COMMENTS FROM THE PUBLIC**

   Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

8. **Miscellaneous Reports and Presentations**

   a. St. Lucie County Fire District Update by Fire Chief Jeff Lee

   b. St. Lucie County Sheriff's Office Update by Sheriff Richard R. Del Toro, Jr.

   c. Presentation of the Draft Resilience Vulnerability Assessment by Sandra Bogan, St. Lucie County Resilience Navigator

   d. 2025 Annual FPUA Update by Javier Cisneros, FPUA Director of Utilities

e. Discussion and direction regarding Seven Gables House Exterior Rehabilitation; RFP No. 2025-013 for General Contractor Services.

f. Parking Committee Recommendation for Renewing the Lease Agreement with Ft. Pierce Resorts, LLC for Parking at Indian River Drive and A.E. Backus Ave.

9. **Consent Agenda**

a. Acceptance of a $40,000 bequest from the Estate of Carole L. Mushier to the City of Fort Pierce South Beach Maintenance Fund.

10. **City Commission - Resolutions**

a. Resolution 25-R32 appointing Scott Marcum to the Police Community Advisory Committee as Commissioner Taylor's appointee.

b. Resolution 25-R33 approving FPUA's FY2023-2024 Final Budget Amendment

c. Resolution 25-R34 accepting the Fort Pierce Utilities Annual Comprehensive Financial Report for FY2024 and annual distribution.

11. **New Business - City Commission Discussion Items**

a. City Commission Agenda Review

12. **City Commission Boards and Committees Updates**

13. **Adjournment**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Day Meeting **4. a.**

Meeting Date: 04/14/2025

Re: Approval of the Minutes from the March 10, 2025, Day Meeting.

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the Minutes from the March 10, 2025, Day Meeting.

Attachments

03.10.2025 Minutes

Form Review

Form Started By: Latoya Ransom Started On: 03/27/2025 04:36 PM

Final Approval Date: 03/27/2025

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9 A.M. ON MONDAY, MARCH 10, 2025.

1. **Call to Order**

Mayor Hudson called the March 10, 2025, Morning Meeting to order at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson; Commissioner James Taylor

Staff Present: City Clerk Linda Cox
Interim City Manager Devoshay Johnson
Assistant City Attorney Felicia Holloman

4. **Approval of Minutes**

5. **Proclamations**

a. Recognition of Fort Pierce Police Department's James Pulliam as the Officer of the Year for the St. Lucie County Hundred Club's First Responder of the Year Awards

6. **Additions or deletions to agenda and approval of the agenda.**

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve the agenda as set.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson, Commissioner James Taylor

Passed

7. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments

8. **Miscellaneous Reports and Presentations**

a. St. Lucie County Schools Update by Dr. Prince.

Interim City Manager, Devoshay Johnson, introduced Dr. Jon Prince, St. Lucie County Superintendent of Schools.

Dr. Prince presented an update on St. Lucie County Schools.

b. Tyler Munis Update

Mr. Devoshay Johnson introduced Letica Cruz, ERP Business Systems Analyst, and Kristie Kirstein, ERP Analyst, to provide an update on Tyler Munis.
Ms. Cruz and Ms. Kirstein provided an update of Tyler Munis including goals, project timeline, and roles and responsibilities.

The Commission commented on the adaption of the system, sign up, and suggested a workshop for new users.

Mr. Johnson commented on the adaptation of the system, working out issues as they came up, and the workflow.

Paul Thomas, Building Director, commented on the building department being tasked with permitting by the Commission, the routing process, the public request for an online processing system, and the success of Tyler's implementation.

The Commission commented on staff's assistance to the public, providing feedback, efficiency for outside agencies, and opportunities for policy change.

Mr. Thomas commented on the complaint process and accreditation which requires standards for maintenance, policy changes, and data and insight launch.

Mr. Johnson commented on the seamless integration with Tyler and the data and insight launch.

9. **Consent Agenda**

10. **City Commission - Resolutions**

a. Resolution 25-R19 Appointing Daniel Flaherty to the Police Officers Retirement Fund Board of Trustees.

City Clerk Linda Cox, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R19
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF A MEMBER TO THE POLICE OFFICERS RETIREMENT FUND BOARD OF TRUSTEES; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution No. 25-R19 appointing Daniel Flaherty.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson, Commissioner James Taylor

Passed

b. Resolution 25-R20 Appointing Shatell Hypolite to the Fort Pierce Parking Committee as Commissioner Gaines appointee.

City Clerk Linda Cox, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R20
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE PARKING COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 25-R20 appointing Shatell Hypolite.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson, Commissioner James Taylor

Passed

c. Resolution 25-R21 Appointing Deborah Thompson to the Sunrise Theater Advisory Board as Commissioner Gaines appointee.

City Clerk Linda Cox, introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 25-R21
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution 25-R21 appointing Deborah Thompson.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson, Commissioner James Taylor

Passed

11. **New Business - City Commission Discussion Items**

a. Presentation of Law Enforcement Impact Fee Study - Discussion and Direction

Interim City Manager, Devoshay Johnson, introduced Mr. Freeman to present the impact study findings.

Kevin Freeman, Planning Director, presented the findings of the Law Enforcement Impact Fee study.
.
The Commission commented on this impact fee being levied by the County and the need to collect sufficient funds, lost revenue, freeing up the general budget, revenue from the impact fee, and the need for a more detailed discussion during an upcoming workshop.

b. Follow-up discussion and direction regarding the final contract for Pay to Park Pilot Program with PCI Municipal Services.

Interim City Manager, Devoshay Johnson, introduced Ms. Arraiz for an update on the Pay to Park Pilot Program.

Peggy Arraiz, Community Response Director, provided an update regarding the final Pay to Park Pilot Program contract with PCI Municipal Services and direction. The Commission requested clarification on the reason for the proposed program.

Commissioner Broderick commented on the suggestion of the Parking Committee and how the program was suggested.

Ms. Arraiz commented on the staff's control over the beaches as they were heavily visited during COVID and explained the staff’s recommendation for the parking program.

Mr. Devoshay Johnson commented on the impact of the program, revenue generation, federal regulations, and the three-year phase of the pilot program.

The Commission commented on the pilot program, federal regulations, permitting option, business validation option, community response to plan implementation, park/beach choice.

Joshua Revord,St. Lucie County Director of Port and Inlet Beaches, commented on public access and federal regulations and the Army Core of Engineers and ad valorum tax.

The Commission inquired on County contribution, equitable distribution, Jaycee Park.

Ms. Arraiz commented on equitable distribution and the park rental fees.

Jack Skelton, PCI Municipal Services, commented on the communication for the transition to pay-to-play and the program benefits.

Mr. Johnson commented on the exclusion of facility maintenance by PCI Municipal Services.

Jason Atkinson, Director of Public Works, commented on facilities staffing.

Rick Stauffer, Manager of Facility Maintenance, provided a breakdown of the division and lack of funding.

Commissioner Broderick commented on the ability to maintain the facilities and maintenance.

Mr. Devoshay Johnson commented on staffing to accommodate the City including funding and parking lot lease fees.

Mr. Skelton cautioned the Commission to make a data-driven decision.

Commissioner Taylor commented on the need to move forward with a program and provided suggestions.

Commissioner Gaines inquired if the additional revenue source could be used for staffing facilities.

Ms. Arraiz commented on focusing on the amendment and resolution.

Mr. Atkinson commented on the funding.

The Commission discussed the data for a permit and the fees associated with it.

Mr. Skelton explained the data and how it would be tracked and logged.

The consensus was to move forward with the proposed program to include an annual permit.

c. Discussion regarding City Manager contract.

Mr. Devoshay Johnson commented that Mr. Chess had made contact and provided a statement which was read into the record.

The Commission discussed the salary requests, and expressed their concerns and the City Managers' longevity.

The consensus was made to move forward with two hundred thousand as the salary, and a five percent increase at six months.

12. City Commission Boards and Committees Updates

Commissioner Gaines attended the Treasure Coast Local League of Governments and commented on a bill to abolish CRA's.

Commissioner Broderick commented that he was approached by Congressman Mast regarding funding for the City.

13. Adjournment

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned the meeting at 1:26 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Day Meeting **8. a.**

Meeting Date: 04/14/2025

Re: Fire Chief Jeff Lee

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

St. Lucie County Fire District Update by Fire Chief Jeff Lee

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	02/05/2025 03:03 PM
Form Started By: Jennifer Robinson		Started On: 02/05/2025 11:35 AM
Final Approval Date: 02/05/2025		

City Commission Day Meeting **8. b.**

Meeting Date: 04/14/2025

Re: Sheriff Del Toro

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

St. Lucie County Sheriff's Office Update by Sheriff Richard R. Del Toro, Jr.

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	02/05/2025 03:04 PM
Form Started By: Jennifer Robinson		Started On: 02/05/2025 01:09 PM
Final Approval Date: 02/05/2025		

City Commission Day Meeting **8. c.**

Meeting Date: 04/14/2025

Re: Resilience Vulnerability Assessment

SUBJECT:

Presentation of the Draft Resilience Vulnerability Assessment by Sandra Bogan, St. Lucie County Resilience Navigator

Attachments

Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Devoshay Johnson	03/24/2025 05:24 PM

Form Started By: Jennifer Robinson Started On: 03/21/2025 10:11 AM

Final Approval Date: 03/24/2025

St Lucie County
Regional Resilience Vulnerability Assessment
DRAFT REPORT



resilient ST. LUCIE
ST. LUCIE COUNTY • PORT ST. LUCIE • FORT PIERCE • ST. LUCIE VILLAGE

This report is funded in part through a grant agreement (22PLN22) from the Florida Department of Environmental Protection. The views, statements, findings, conclusions, and recommendations expressed herein are those of the author(s) and do not necessarily reflect the views of the State of Florida or any of its subagencies.

March 2025

TETRA TECH

ACKNOWLEDGEMENTS

The Project Team would like to thank the following individuals for serving on the St. Lucie Community Resilience Steering Committee and providing their input and expertise in this Regional Vulnerability Assessment Report:

ST. LUCIE COMMUNITY RESILIENCE STEERING COMMITTEE (current & past)

St. Lucie County

Benjamin Balcer, SLC Planning

Paulette Bell, SLC Utilities

Chris LeStrange, SLC Public Works

Patrick Dayan, SLC Public Works

Nick Linehan, SLC Public Works

Michael Manning, SLC Innovation, Resilience & Performance

Jennifer McGee, SLC Environmental Resources

Rebecca Olson, SLC Solid Waste & Utilities

Joshua Revord, SLC Inlets, Ports & Beaches

City of Fort Pierce

Jack Andrews, FP Engineering

Venetia Barnes, FP Engineering/Stormwater

Shaun Coss, FP Building Dept.

Kev Freeman, FP Planning

Paul Thomas, FP Building Dept.

Public Safety & Emergency Operations

Oscar Hance, SLC Public Safety

Sonji Hawkins, SLC Public Safety

Shane Ratliff, PSL Emergency Management

Billy Weinshank, PSL Emergency Management

City of Port St. Lucie

Marissa Da Breo-Latchman, PSL Planning

John Eason, PSL Utilities

Bret Kaiser, PSL Public Works

Teresa Lamar-Sarno, PSL Planning

Peter May, PSL Public Works

Kevin Matyjaszek, PSL Utilities

Kate Parmelee, PSL Strategic Initiatives

Colt Schwerdt, PSL Public Works

St. Lucie Village

Carl Peterson, SLV Building Official/Floodplain Manager

William Thiess, SLV Mayor

Agencies

Peter Buchwald, St. Lucie Transportation Planning Organization

Yi Ding, St. Lucie Transportation Planning Organization

Stefanie Myers, Florida Health Dept-SLC

Laurie Owens, Florida Health Dept-SLC

Terry Ann Paulo, Treasure Coast Regional Planning Council

Marty Sanders, St. Lucie School District

Jessica Seymour, Treasure Coast Regional Planning Council

Rachel Tennant, Fort Pierce Utilities Authority

Peter Tesch, SLC Economic Development Council

Stephanie Torres, St. Lucie Transportation Planning Organization

WITH SPECIAL GRATITUDE

To the residents, businesses, organizations and leaders of

St. Lucie County, Port St. Lucie, Fort Pierce and St. Lucie Village

PROJECT CONSULTANT TEAM

Tetra Tech, Inc.

Erin L. Deady, P.A.

Clearview Geographic, LLC

The Balmoral Group, LLC

Lori Lehr, Inc.

Search, Inc.

HDR, Inc.

The Firefly Group, LLC

EXECUTIVE SUMMARY

St. Lucie County (SLC), the City of Port St. Lucie (PSL), the City of Fort Pierce (FP) and St. Lucie Village (SLV) joined together to take a collaborative approach toward short- and long-term resilience planning. This St. Lucie County Regional Resilience Vulnerability Assessment (RVA) represents a foundational step in developing a community-wide resilience plan. The RVA takes a local, data-driven approach to evaluate the vulnerability of community-wide assets to the risks posed by flood impacts from sea level rise, and extreme rainfall and storm surge events.

The County and municipalities have a long history of collaborating to address a wide range of issues and to implement initiatives that lay the foundation for sustainability and resilience. From the acquisition and restoration of natural areas to the development of stormwater storage and conveyance systems, septic-to-sewer projects, water quality improvement efforts, and disaster preparedness, the St. Lucie community is well-positioned to continue to enhance its resilience to future hazard threats.

The St. Lucie County RVA is being done in concert and coordination with the State of Florida's resilience planning initiative. Established In 2021, the State's Resilient Florida program, through Florida Statute (F.S.) Section 380.093, acknowledged that "…the State is particularly vulnerable to adverse impacts from flooding resulting from increases in frequency and duration of rainfall events, storm surge from more frequent and severe weather systems, and sea level rise, and that such adverse impacts pose economic, social, environmental, and public health and safety challenges to the State" (Florida Senate 2021). The Resilient Florida program set requirements for a Statewide Sea-Level Rise and Flooding Vulnerability Assessment. The Statute also requires the Florida Department of Environmental Protection (FDEP) and the regional Water Management Districts to develop annual Sea-Level Rise and Flood Resilience Plans to include prioritized projects. Finally, the Resilient Florida program created a funding mechanism to support local government infrastructure projects and vulnerability assessments with the goal that every County perform a local, data-driven vulnerability assessment, which will be integrated into the statewide assessment.

In 2023, SLC entered into an agreement with FDEP to develop this SLC RVA in compliance with Florida Statute 380.093 (2023). This RVA assesses flooding impacts on critical assets–generally those local and regional assets that are considered critical to the health and safety of residents, the vitality of the economy and the integrity of the environment. This RVA maintains the eligibility of SLC and its municipalities for future infrastructure funding through the Resilient Florida Grant Program.

To identify the most impacted geographic areas and vulnerable assets throughout the County, the RVA analyzed future flood scenarios for 2040 and 2070 as required by 380.093 F.S. and 2100 for longer-term planning considerations. This RVA is based on best-available science and data, including geographic information system (GIS) database details, inundation mapping, and critical asset evaluation. Findings from this RVA will form the foundation for a SLC Regional Resilience Plan (RRP) which will outline actions that can increase the County's and the municipalities' capacity to adapt to weather-related stressors; prioritize needs of the community; identify funding sources; and provide guidance on proactive responses to potential risks and impacts. The RVA and subsequent RRP will ultimately provide the data, vulnerability analysis, strategic planning, adaptation evaluation,

engineering, and community engagement, to create a more resilient and sustainable future for the County and municipalities.

The RVA includes a systematic process to identify the potential vulnerabilities of the community to adverse impacts from flood hazards. It incorporates scientific data from technical sources such as the National Oceanic and Atmospheric Administration (NOAA) and the Federal Emergency Management Agency (FEMA), topographic and elevation data, hydrologic data, asset data, and sea level rise and rainfall projections. In addition, supplemental information in existing local studies relative to flood risk were utilized, as well as input from residents, organizations, agencies, government entities, and businesses. The RVA incorporated critical county, municipal and regionally significant assets. Critical assets are public assets, networks, and essential systems crucial for the well-being of SLC and its municipalities. Four categories of assets were evaluated: Transportation and Evacuation Routes; Critical Infrastructure; Community and Emergency Facilities; and Natural, Cultural, and Historic Resources.

The RVA focused on the following flood hazards based on Section 380.093, F.S. requirements:

- **Extreme rainfall** - the increased intensity and duration of precipitation events that often leads to severe flash flooding in low-lying areas.
- **Sea level rise** (SLR) - the gradual expansion and rise in the level of the world's oceans due to increased atmospheric and water temperatures as well as the melting of ice caps.
- **High tide flooding** - a consequence of rising sea levels, involves the recurrent inundation of low-lying areas by tidal waters during high tide events.
- **Storm surge** - an abnormal rise of seawater levels during a storm, caused by intense sustained onshore winds and low atmospheric pressure during extreme weather events.
- **Compound flooding** - occurs when multiple causes of flooding coincide simultaneously or subsequently within a short period of time, such as tidal, storm surge, and rainfall-induced flooding, intensified by rising sea levels.

The RVA employed a sequential methods approach, first characterizing vulnerability as a function of exposure and then asset sensitivity:

- **Exposure** – for this RVA, exposure refers to the presence of assets and ecosystems in areas where they could be adversely affected by flood hazards. The SLC RVA assessed exposure levels to each flood hazard and identified the depth of inundation caused by each flooding scenario for three planning horizons: 2040, 2070, and 2100.
- **Sensitivity** - refers to the degree to which a system or resource is or might be affected by hazards.

Within the analysis, 3,015 assets owned or maintained by the County and the municipalities were classified as critical assets. Of these, 1,512 at-risk critical assets were prioritized for adaptation consideration throughout the County. The asset types include emergency facilities, healthcare facilities, community support buildings, water infrastructure, schools, historic structures, and similar resources.

Public stakeholders and steering committee members played a vital role in shaping the RVA by providing essential input and feedback. More than a dozen meetings or workshops were held to provide information on resilience planning and the development of the RVA, eliciting input from eleven different groups from neighborhood associations, non-profit organizations, and government and agency boards and committees. SLC and the municipalities established a resilience steering committee of key collaborators, comprising representatives from diverse backgrounds and associations. The resilience steering committee played a vital role in shaping the project by reviewing goals, offering input on study direction, identifying geographic context, guiding modeling methodologies, pinpointing available data and resources, providing specific asset information, and reviewing project findings. The steering committee represented various St. Lucie County, Port St. Lucie, Fort Pierce and St. Lucie Village departments including Planning & Development Services, Public Works, Utilities & Solid Waste, Engineering, Emergency Operations and Environmental Resources. The resilience steering committee was also comprised of various member agencies, including representatives from SLC Florida Department of Health, SLC School District, SLC Economic Development Council, St. Lucie Transportation Planning Organization and the Treasure Coast Regional Planning Council.

This RVA is the first step in developing a comprehensive approach to adapt to and mitigate the effects of unpredictable weather patterns and extreme weather events and lays the foundation for informed decision-making and a resilient future. This proactive approach, with a strong emphasis on community involvement, has laid the foundation for the development of this RVA. By adopting a forward-thinking philosophy, the County and the municipalities foster a sense of ownership and shared responsibility for addressing risks, while also enhancing preparedness and resilience. Furthermore, the recognition that identifying and addressing vulnerabilities, especially those related to critical assets, before they fail is the most fiscally responsible strategy - highlighting the County and municipality’s long-term commitment to resilience.

The St. Lucie Regional RVA increases our understanding of our community’s vulnerabilities. It serves as the foundation for evaluating natural hazard risks and identifying strategies for improved preparedness and responsiveness to crises, while informing future decision-making that leads to a more resilient and vibrant community. Again, the St. Lucie Regional RVA is prepared based on the criteria and standards set forth in state law and provides the necessary data and corresponding analyses for SLC and its municipalities to be eligible for future funding through the Resilient Florida Grant Program.

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Acronyms and Abbreviations

County	St. Lucie County
CVS	composite vulnerability score
DEM	digital elevation model
FDEP	Florida Department of Environmental Protection
FEMA	Federal Emergency Management Agency
FP	Fort Pierce
F.S.	Florida Statute
GIS	geographic information system
gSSURGO	Gridded Soil Survey Geographic Database
HEC-RAS	Hydrologic Engineering Center's River Analysis System
HSG	Hydrologic Soil Group
HTF	high tide flooding
HUD	U.S. Department of Housing and Urban Development
LMS	Local Mitigation Strategy
MHHW	mean higher high water
MHW	mean high water
MLW	mean low water
MLLW	mean lower low water
MSL	mean sea level
Municipalities	Port Saint Lucie, Fort Pierce, and Saint Lucie Village
NAVD 88	North American Vertical Datum 88
NIH	NOAA intermediate-high (sea level rise projection)
NIL	NOAA intermediate-low (sea level rise projection)
NOAA	National Oceanic and Atmospheric Administration
PSL	Port St Lucie
RRP	Regional Resilience Plan
RVA	Resilience Vulnerability Assessment
SFWMD	South Florida Water Management District
SLC	St. Lucie County
SLOSH	Sea, Lake, and Overland Surges from Hurricanes
SLR	sea level rise
SLV	St. Lucie Village
T&E	threatened and endangered species
USACE	U.S. Army Corps of Engineers
VA	Vulnerability Assessment

Glossary

Adaptation: The process of adjustment to actual or expected threats and impacts, in order to moderate harm or exploit beneficial opportunities. Adaptive capacity is the ability to make these adjustments based on feedback loops.

Assets: People, resources, ecosystems, infrastructure, and the services they provide. Assets are the tangible and intangible things people or communities' value.

Asset Criticality Index: The metric used to account for a critical assets' significance during and immediately after crisis events.

Bathtub Method/Model: The projected sea level rise at a point in time that is added to the current water elevation and overlaid on the existing topography to identify potential future inundated areas.

Composite Vulnerability Score: The comprehensive metric (derived from the risk assessment), integrating weighted components to offer a holistic measure of flood-related risk to County assets.

Critical Assets/Infrastructure: Public assets, networks, and essential systems crucial for the well-being of St Lucie County and the municipalities. Disruption or damage to critical infrastructure would lead to negative community, environmental, and/or economic consequences.

Days of Tidal Flooding: The number of days that the water level exceeds mean higher high water at (in this study) the Virginia Key Tide Gauge, when that water level is adjusted for sea level rise.

Exposure: The presence of people, assets, and ecosystems in places where they could be adversely affected by hazards.

Flood Mitigation: Structural changes to reduce the frequency and severity of flood damages.

Hazard: An event or condition that may cause injury, illness, or death to people or damage to assets or otherwise impede their normal function.

Hazard Mitigation: When used by the Federal Emergency Management Agency (FEMA), the actions taken to reduce loss of life and property by lessening the impact of near future disasters.

Hazus: A GIS-based software tool that applies engineering and scientific risk calculations to provide defensible damage and loss estimates.

Horizon Index: The metric used to assess the immediacy of flooding impacts by categorizing planning horizons and utilizing a multiplier system to emphasize the criticality of near-term impacts. This tool aids in prioritizing adaptation measures, infrastructure investments, and policy responses based on the expected timeframe of weather-related challenges.

Impacts (negative impacts in this discussion): Effects on natural and human systems that result from hazards. Evaluating potential impacts is a critical step in assessing vulnerability.

Impact Index: The metric used to assess potential impacts of flooding by considering average flood depths, to prioritize resource allocation and improve community resilience.

Infrastructure: Fundamental physical and organizational structures (man-man and natural) and facilities necessary for the functionality of a community.

Likelihood: The probability of an asset being impacted by a hazard based on its geographical position.

Mitigation: A human intervention to reduce impacts from current or future impacts.

Nature-based Solutions: Efforts to safeguard, sustainably manage, and restore natural or altered ecosystems, addressing societal challenges in an adaptive and effective manner, while simultaneously enhancing human well-being and biodiversity.

Planning Horizon: The projected conditions at a future date, in this study the planning horizons are 2040, 2070, and 2100.

Projections: Potential future conditions calculated by computer-based models of the earth system. Projections are based on sets of assumptions about the future scenarios of human actions that may or may not be realized.

Regionally Significant Assets: Vital facilities within the County that cater to a wider geographic scope, spanning neighboring communities, and may be but are not inherently under the County's ownership and maintenance.

Resilience: The capacity of a community, business, or natural environment to prevent, withstand, respond to, and recover from a disruption.

Risk: The potential total cost if something of value is damaged or lost, considered together with the likelihood of that loss occurring. Risk is often evaluated as the probability of a hazard occurring multiplied by the consequences that would result if it did happen.

Risk Assessment: The process of evaluating and prioritizing critical assets by using a weighted system that combines three indexes—flood risk index, horizon index, and social index—to produce a comprehensive measure of flood related risk.

Risk Index: The metric used to assess County critical assets based on their exposure to various flood scenarios. This index considers both the type of flood impact and the frequency of exposure. This approach prioritizes critical assets by employing a tiered system to identify those facing the highest risks to flooding-related hazards.

Scenarios: A set of assumptions about the future regarding the level and effectiveness of mitigation efforts and other physical processes, each with a level of uncertainty associated with it.

Sea Level Rise (Absolute Sea Level Rise): An increase in the height of the ocean surface above the center of the earth, without regard to whether nearby land is rising or falling.

Section 380.093(3), F.S.: A Florida statute passed in 2021, 380.093(3), F.S. pertains to vulnerability assessments related to flooding and sea level rise in the state of Florida. It requires the state to compile a comprehensive statewide assessment of specific risks posed by flooding and sea level rise.

Sensitivity: The degree to which a system, population, or resource is or might be affected by hazards.

Stillwater Elevations: The level of water in a body of water, such as a lake or river, under various conditions but not including wave action. This measurement is crucial in understanding water levels for purposes like flood prediction, navigation safety, and water resource management. It represents the height of the water surface when it is not affected by wind waves or tidal forces, providing a baseline for gauging water levels and their potential impacts.

Tidal Flooding: Defined in Subparagraphs 380.093(3)(d)1. and 380.093(3)(d)2., F.S. as "Depth of tidal flooding, including future high tide flooding. The threshold for tidal flooding is 2 feet above mean higher high water."

Uncertainty: The inability to predict, with 100 percent accuracy, a particular outcome because future weather and climate arise from the complexity of variables within the system, including adaptations or other human actions, and the ability of models to represent scenarios with absolute certainty, as well as the inability to predict the decisions that society will make.

Vulnerability: The propensity or predisposition of assets (human, ecological, and man-made) to be adversely affected by hazards. Vulnerability encompasses the degree of exposure, sensitivity, risk, potential impacts, and adaptive capacity.

Vulnerability Assessment: A process for identifying who or what is vulnerable to certain conditions and impacts. It is the combination of exposure, sensitivity, and adaptive capacity.

24-Hour Rainfall: In this document, the 25-, and 100-year 24-hour rainfall. It is the amount of rainfall within a 24-hour period that has either a 4 percent (25-year), or a 1 percent (100-year) chance of occurring in any given year.

1.0 INTRODUCTION

1.1 Project Background

St. Lucie County (SLC), the City of Port St. Lucie (PSL), the City of Fort Pierce (FP) and St. Lucie Village (SLV) joined together to take a collaborative approach toward short- and long-term resilience planning. This St. Lucie County Regional Resilience Vulnerability Assessment (RVA) represents a foundational step in developing a community-wide resilience plan. The RVA takes a local, data-driven approach to evaluate the vulnerability of community-wide assets to the risks posed by flood impacts from sea level rise, extreme rainfall, storm surge and compound events.

The St. Lucie County RVA is being done in concert and coordination with the State of Florida's resilience planning initiative. Established In 2021, the State's Resilient Florida program, through Florida Statute (F.S.) Section 380.093, acknowledged that "…the State is particularly vulnerable to adverse impacts from flooding resulting from increases in frequency and duration of rainfall events, storm surge from more frequent and severe weather systems, and sea level rise, and that such adverse impacts pose economic, social, environmental, and public health and safety challenges to the State" (Florida Senate 2021). The Resilient Florida program set requirements for a Statewide Sea-Level Rise and Flooding Vulnerability Assessment. The Statute also requires the Florida Department of Environmental Protection (FDEP) and the regional Water Management Districts to develop annual Sea-Level Rise and Flood Resilience Plans to include prioritized projects. Finally, the Resilient Florida program created a funding mechanism to support local government infrastructure projects and vulnerability assessments with the goal that every County perform a local, data-driven vulnerability assessment, which will be integrated into the statewide assessment.

In 2023, SLC entered into an agreement with FDEP to develop this SLC Regional RVA in compliance with Florida Statute 380.093 (2023) and identifies the most impacted geographic areas and vulnerable assets throughout the County. The RVA analyzed future flood scenarios for 2040 and 2070 as required by 380.093 F.S. and 2100 for longer-term planning considerations. This RVA is based on best-available science and data, including geographic information system (GIS) database details, inundation mapping, and critical asset evaluation. Findings from this RVA will form the foundation for a SLC Regional Resilience Plan (RRP) which will outline actions that can increase the County's and the municipalities' capacity to adapt to weather-related stressors; prioritize needs of the community; identify funding sources; and provide guidance on proactive responses to potential risks and impacts. The RVA and subsequent RRP will ultimately provide the data, vulnerability analysis, strategic planning, adaptation evaluation, engineering, and community engagement, to create a more resilient and sustainable future for the County and municipalities.

The RVA includes a systematic process to identify the potential vulnerabilities of the community to adverse impacts from flood hazards. It incorporates scientific data from technical sources such as the National Oceanic and Atmospheric Administration (NOAA) and the Federal Emergency Management Agency (FEMA), topographic and elevation data, hydrologic data, asset data, and sea level rise and rainfall projections. In addition, supplemental information in existing local studies relative to flood risk were utilized, as well as input from residents, organizations, agencies, government entities, and

businesses. The RVA incorporated critical county, municipal and regionally significant assets. Critical assets are public assets, networks, and essential systems crucial for the well-being of SLC and its municipalities. Four categories of assets were evaluated: Transportation and Evacuation Routes; Critical Infrastructure; Community and Emergency Facilities; and Natural, Cultural, and Historic Resources.

The RVA focused on rainfall-induced flooding, high tide flooding, storm surge flooding, sea level rise flooding and compound flooding, which occurs when multiple causes of flooding coincide simultaneously or within a short period of time.

This RVA is the first step in developing a comprehensive approach to adapt to and mitigate the effects of unpredictable weather patterns and extreme weather events and lays the foundation for informed decision-making and a resilient future. This proactive approach, with a strong emphasis on community involvement, has laid the foundation for the development of this RVA. By adopting a forward-thinking philosophy, the County and the municipalities foster a sense of ownership and shared responsibility for addressing risks, while also enhancing preparedness and resilience. Furthermore, the recognition that identifying and addressing vulnerabilities, especially those related to critical assets, before they fail is the most fiscally responsible strategy - highlighting the County and municipality's long-term commitment to resilience.

The St. Lucie Regional RVA increases our understanding of our community's vulnerabilities. It serves as the foundation for evaluating natural hazard risks and identifying strategies for improved preparedness and responsiveness to crises, while informing future decision-making that leads to a more resilient and vibrant community. Again, the St. Lucie Regional RVA is prepared based on the criteria and standards set forth in state law and provides the necessary data and corresponding analyses for SLC and its municipalities to be eligible for future funding through the Resilient Florida Grant Program.

The core project milestones are delineated in Figure 1-1.



Figure 1-1. Project Milestones

1.2 Disclaimer

The SLC Regional RVA uses publicly available data, asset data provided by SLC and the municipalities, and standard practices and methodologies for evaluating flood hazards available at of the time of this study (March 2025). The RVA results are formulated using GIS modeling that projects water levels across the ground elevation of the study area but does not factor specific drainage pathways. The

findings presented in this report are derived from data with varying degrees of uncertainty and underlying assumptions and should be viewed as indicators of relative risk across different areas of SLC and the municipalities. The analysis results provided in this report are intended to aid inquiries regarding asset vulnerability and provide basic planning level information.

1.3 St. Lucie County, Port St. Lucie, Fort Pierce, St. Lucie Village Background

1.3.1 Physical Descriptors of the Area

1.3.1.1 Geographical Setting and Characteristics

St. Lucie County, located along Florida's Treasure Coast, is known for its beautiful beaches, vibrant communities, and rich agricultural history. St. Lucie County is home to a mix of urban and suburban communities, economic hubs, agricultural lands, and protected natural areas. The largest city, Port St. Lucie, is one of the fastest-growing cities in Florida, while Fort Pierce and St. Lucie Village are smaller and have a more historic and maritime character.

Spanning approximately 688 square miles, natural resources have defined the culture of the community throughout its history. There are more than two dozen natural areas within St. Lucie County encompassing more than 25,000 acres of parks and preserves, from pristine beaches to cypress hammocks and freshwater marshes.

With 21 miles of Atlantic coastline, as well as the North Fork St. Lucie River and the Indian River Lagoon within its boundaries, water is a way of life in St. Lucie County.

The Indian River Lagoon (IRL) is a shallow-water estuary that spans 156 miles from Brevard County to just south of St. Lucie County. It is one of North America’s most diverse estuaries with more than 4,400 species of plants and animals, including 35 that are listed as threatened or endangered. For more than a century, people have been drawn to the Lagoon for its biodiversity, temperate climate and close proximity to the Atlantic Ocean. The IRL supports commercial and recreational fisheries and acts as an economic engine for the region. As of 2016, the annual economic value of the Lagoon was estimated to be $7.6 billion, which included nearly 72,000 jobs, and recreational opportunities for more than 7.4 million visitors per year.

The North Fork St. Lucie River (NFSLR) was designated as an aquatic preserve in 1972 and is a freshwater system upstream and a brackish system near the St. Lucie Estuary. The NFSLR river supports a variety of federally and state protected species such as American alligators, manatees, wood storks and tricolored herons. The North Fork is home to more species of fish than any other river in the state and provides important habitat for the juvenile phases of commercially important species such as blue crabs, snook, snapper, drum and shrimp. The NFSLR drains an area of approximately 108,165 acres (169 square miles) in eastern St. Lucie County and northeastern Martin County. Historically, it was a slow-moving and meandering river in a largely forested catchment until dredge and fill operations to “straighten” the river were completed in the early 1900’s. These activities and accelerated growth in SLC have resulted in long-standing impacts, including loss of natural stormwater storage and filtration, severe erosion of channel banks and increased sedimentation, all of which increase the risk of flooding in surrounding areas. Working collaboratively, the County and

municipalities launched the Environmentally Significant Lands Program in 1994, following overwhelming citizen approval of a $20 million local bond referendum. The goal of the Program is to conserve and safeguard ecosystems in their natural condition while allowing for appropriate public access. Through additional partnerships and leveraging bond funding, the more than two dozen preserves have been established totaling over 11,000 acres.

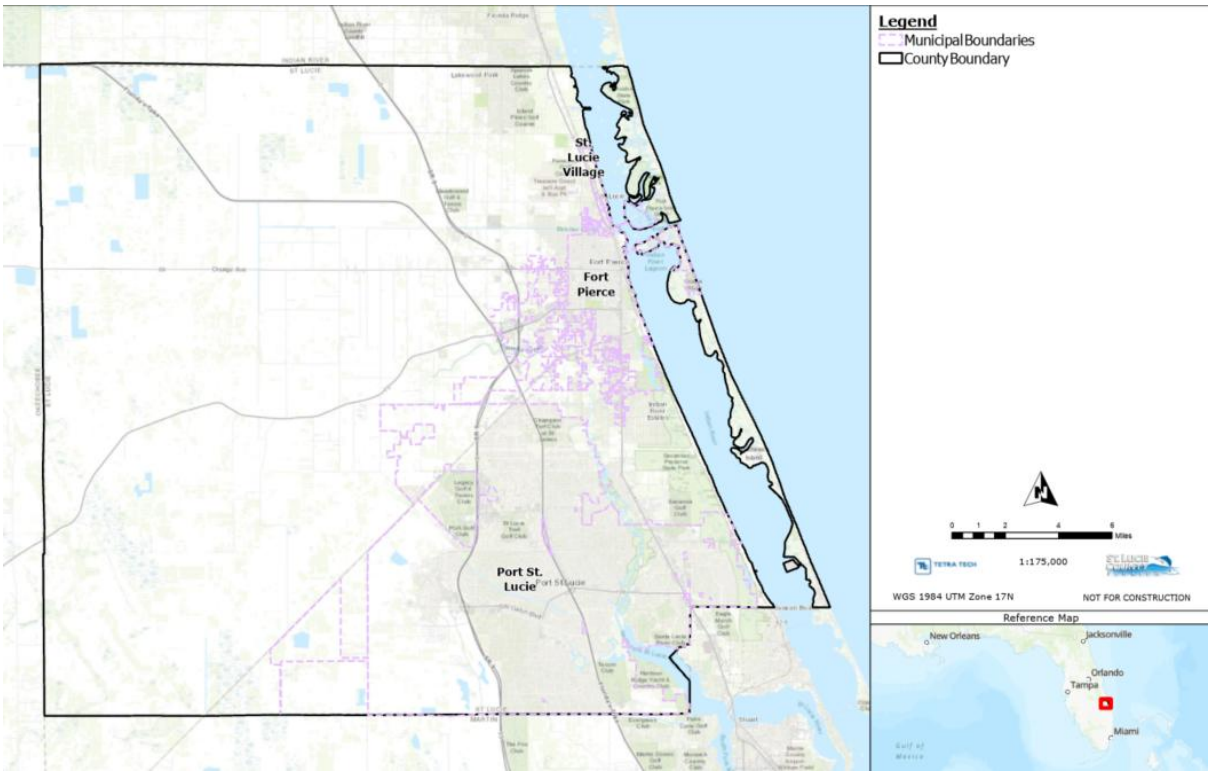


Figure 1-2. St Lucie County Boundary

1.3.1.2 Economic & Demographic Overview

Together, St. Lucie County and the municipalities have a population of approximately 385,746 residents (Florida Bureau of Economic and Business Research, 2024 current population estimate). The County has a relatively diverse economy, with tourism, healthcare, retail, and agriculture representing its major sectors. Proximity to the coast makes tourism and recreational industries important contributors to the local economy, with visitors drawn to the county's beaches, parks, and fishing spots. Additionally, the county benefits from a strong retail and service sector, which caters to both residents and tourists.

The County's demographic landscape features a balanced age distribution, with around 19.6 percent of the population under the age of 18 and approximately 24.8 percent aged 65 and older. Ethnically, the County's population is comprised of about 71.2 percent White, 23.4 percent Black or African American, 22.3 percent Hispanic or Latino, and a smaller percentage of other racial groups (U.S. Census Bureau 2023).

Educational attainment shows that roughly 88.6 percent of the population holds a high school diploma or higher, while about 25.4 percent have a bachelor's degree or advanced degree. Economically, St Lucie County's median household income stands at $69,027, with a poverty rate of about 10 percent (U.S. Census Bureau 2023). Housing in the County is characterized by a split between renters and homeowners, with 77.7 percent of residents owning their homes and 22.3 percent renting. The housing market in SLC reflects the rising demand for coastal living, with rental and home ownership costs steadily increasing, contributing to a dynamic but increasingly competitive housing landscape.

1.3.1.3 St. Lucie County Vulnerabilities

As a low-lying coastal community, SLC and the municipalities are at the forefront of impacts from more frequent extreme weather occurrences, highlighting the need for proactive planning to safeguard its residents, assets, and resources.

In the context of SLC and the municipalities, the RVA's primary goal is to understand these unique conditions, the interaction of various systems and the complex array of challenges to assess and develop appropriate and proactive responses. With rising atmospheric and ocean temperatures, shifting weather patterns, and increased frequency of extreme events, these changes create direct and indirect impacts across different areas in SLC and the municipalities, affecting various facets of the region's environment, economy, and society. As sea level continues to increase, heightened risks include coastal erosion, more frequent and severe flooding both seasonal and year-round, and compromised infrastructure.

Moreover, the heightened occurrence and severity of storms, encompassing hurricanes and tropical cyclones, represent a significant threat to SLC's coastal regions. Higher ocean temperatures fuel hurricane intensity as they approach the coast, while elevated sea level amplifies the impact of storm surges, heightening the likelihood of severe inundation during storm events.

1.3.2 Resilience Initiatives

1.3.2.1 Background

The County and municipalities demonstrate their commitment to community resilience planning through a proactive approach, implementing several adaptation and mitigation projects. Notable examples include the floodproofing and elevation of critical infrastructure, the construction of living shorelines, acquisition and conservation of natural lands, and the installation of stormwater storage and management systems to reduce flooding risks. Additionally, the County and municipalities have a range of approved projects within its Local Mitigation Strategy (LMS), such as retrofitting public buildings to serve as emergency shelters, enhancing seawall structures, and storm hardening of essential facilities. To lead resilience efforts, the County completed a community-wide Sea Level Rise Vulnerability Assessment in 2021, prior to the Resilient Florida Program being launched. The County and municipalities have produced disaster and hurricane preparedness guides and worked with numerous agencies for distribution. Recognizing the importance of community involvement, SLC encourages residents to participate in documenting real-time flooding events. By uploading

photographs and information to the South Florida Water Management District's (SFWMD) Flood Observation Survey tool, residents assist local and regional stormwater management planners in developing strategies to reduce flood risks. The County and municipalities also participate in FEMA National Flood Insurance Program's (NFIP) Community Rating System program, which brings significant cost savings to residents for NFIP flood insurance policies. Achieving a Class 5 rating, which underscores its strong commitment to floodplain management policies and regulations.

This proactive approach, with a strong emphasis on community involvement, has laid the foundation for the development of this RVA update. By adopting a forward-thinking philosophy, the County and municipalities foster a sense of ownership and shared responsibility for addressing risks, while also enhancing preparedness and resilience. Furthermore, the recognition that identifying and addressing vulnerabilities, especially those related to critical assets before they fail, is the most fiscally responsible strategy – highlights the County's and municipality's long-term commitment to resilience.

1.3.2.2 Stormwater Master Plans

The County is currently (2025) undertaking a Stormwater Master Plan that will serve as a comprehensive roadmap for managing stormwater in a sustainable and cost-effective manner. The plan aims to reduce flood risks, protect water quality, and support community and economic development. Key initiatives include the inventory of existing stormwater systems, identification of high-risk flood areas, and implementation of advanced stormwater management technologies. The plan also emphasizes the importance of community engagement, encouraging residents to participate in documenting real-time flooding events through tools like the SFWMD's Flood Observation Survey. By integrating these efforts, the County aims to enhance the resilience of its infrastructure, improve the health of local water bodies such as the Indian River Lagoon and St Lucie River, and ensure a safer, more sustainable future for its residents.

1.3.2.3 Environmentally Significant Lands Program

SLC, PSL, FP and SLV worked together on a 1994 ballot initiative to protect environmentally significant lands throughout the County. SLC citizens overwhelmingly passed this $20 million bond referendum, resulting in the acquisition and management of over 11,000 acres. The goal of the Environmentally Significant Lands Program is to conserve, safeguard, and rehabilitate ecosystems in their natural condition while allowing for appropriate public access. These protected ecosystems enhance the quality of life for residents while acting as a natural defense against stormwater runoff and flooding.

1.3.2.4 Half Cent Sales Tax

In 2018, SLC, PSL, FP and SLV residents approved a ballot proposal to increase the sales tax by ½ cent to fund projects to reduce neighborhood flooding, improve water quality, improve local roads, reduce traffic congestion and add sidewalks.

1.3.2.5 Port St. Lucie's Grown Green Urban Forestry & Neighborhood Parks

Based on community workshops, Port St. Lucie is committed to increase neighborhood greenspaces, regional parks, and high performance public spaces that integrate conservation,

stormwater storage and management, and easy access for residents to exercise, play, and learn and enjoy the community's natural assets. Examples of this include Mariposa Preserve that is managed for conservation and stormwater attenuation purposes, McCarty Ranch Preserve that acts as critical stormwater storage and a destination for special events; Torino Regional Park currently in design and will include wetland and forest preservation, and the Grow Green Urban Forestry campaign to plant 1,000 trees to expand the tree canopy throughout the community.

1.3.2.6 FEMA Community Rating System

The County currently maintains a Class 5 rating in FEMA's Community Rating System, which measures a community's readiness and resilience to future natural disasters. SLC and the municipalities recognize the importance of floodplain management as a community-based effort to prevent or reduce the risk of flooding, resulting in a more resilient community and reducing the financial impacts of flooding. For each higher Class rating a local government obtains (higher class rating is lower class number), the entire community receives 5 percent off their flood insurance premiums. Currently, the City of Fort Pierce maintains a Class 6 rating, and St. Lucie County and Port St. Lucie a Class 5 rating, resulting in a 20% and 25% reduction in flood insurance rates for the entire community.

1.3.2.7 St. Lucie County Unified Local Mitigation Strategy

The St. Lucie County Unified Local Mitigation Strategy (LMS) establishes a framework for implementing and coordinating mitigation goals, objectives, and projects aimed at reducing impacts on the public, property, and the environment. The Unified Local Mitigation Strategy Working Group (consisting of St. Lucie County, the cities of Port St. Lucie, Ft. Pierce, and St. Lucie Village, and multiple agencies and non-profits countywide) updates the Local Mitigation Strategy document every 5 years which outlines the various hazards we face within St. Lucie County.

1.3.2.8 St. Lucie Community Resilience Steering Committee

In February 2021, the county established a steering committee comprising representatives from all three city governments within the county, as well as county staff specializing in emergency management, community health, regional planning, transportation, economic development, and the school board. This multi-jurisdictional and multi-agency committee collaborates on developing and implementing resilience strategies. The steering committee aims to take systematic approaches that reduce risk to people, infrastructure, the environment, and the economy from potential impacts to the local community. The committee strives to provide robust avenues for citizen and sector stakeholder engagement in plan development process, to realize a resilience plan that protects the health, safety and well-being of all residents in an equitable way.

1.3.2.9 St. Lucie County 2021 Vulnerability Assessment Study

In June 2021, SLC conducted a vulnerability assessment study that involved the development of a community-wide resilience plan. Funded by a grant from the FDEP, the project involved a VA that analyzed risks from sea level rise. The assessment covered water issues, critical infrastructure, historic resources, and at-risk populations. The report also included comprehensive maps showing projected SLR impacts for 2040, 2070, and 2100 (Tetra Tech 2021).

1.3.2.10 Comprehensive Planning

Coastal Management Element

Required by Florida Statute (Sections 163.3177(6)(g) and 163.3178, F.S.), the Coastal Management Element of the St. Lucie County Comprehensive Plan aims to maintain, restore, and enhance the overall quality of the coastal zone environment and protect human life and limit public expenditures in areas prone to natural disasters. It also seeks to plan for and, where necessary, restrict development activities that could damage or destroy coastal resources. The Coastal Planning Area includes unincorporated regions adjacent to the ocean, estuarine shorelines, and the shoreline of the North Fork of the St. Lucie River and its tributaries.

The 2019 Comprehensive Plan inventories natural resources, land use, historical resources, and critical infrastructure within the coastal zone of St. Lucie County. It analyzes their risks in relation to stressors and outlines disaster planning strategies and adaptation plans to mitigate these risks. The plan aligns with the St. Lucie County Local Mitigation Strategy, ensuring a coordinated approach to enhancing resilience and protecting coastal resources (SLC 2019).

Conservation Element

The Conservation Element of the St. Lucie County Comprehensive Plan aims to promote the conservation, appropriate use, and protection of natural resources within the County. Required by Florida Statute (Section 163.3177(6)(d), F.S.), this element covers various aspects including the general characteristics of the land, air quality, local ecosystems, water resources, natural flood plains, and important resources for commercial and recreational uses. It also emphasizes water conservation, energy conservation and resilience planning.

The 2019 Comprehensive Plan addresses the conservation of local ecosystems, such as wetlands and forests, and the protection of water resources, including rivers, lakes, and aquifers. The plan also identifies natural flood plains and outlines strategies to preserve these areas to mitigate flood risks.

Additionally, the Conservation Element highlights the importance of maintaining resources that support commercial and recreational activities, such as fisheries and parks. Resilience planning is a key focus, with strategies to adapt to and mitigate impacts, ensuring the long-term sustainability of St. Lucie County's natural resources (SLC 2024).

2.0 RESILIENCE PLANNING GRANT 22PLN22 OVERVIEW

2.1 Introduction to Resilience Planning Grant 22PLN22

The County received a grant from the Resilient Florida Grant Program through the FDEP to prepare a countywide RVA update pursuant to Section 380.093, F.S. [2023]. The objective of the Resilient Florida program is to identify and address the risks of flooding hazards on critical and regionally significant assets.

The County's resulting RVA update adheres to vulnerability assessment requirements contained within Section 380.093(3), F.S. [2023] The St. Lucie Regional RVA will support Florida's coordinated approach to address coastal and inland resiliency through the Statewide Flooding and Sea Level Rise Resilience Plan. The Florida Legislature acknowledged "…the State is particularly vulnerable to adverse impacts from flooding resulting from increases in frequency and duration of rainfall events, storm surge from more frequent and severe weather systems, and sea level rise, and that such adverse impacts pose economic, social, environmental, and public health and safety challenges to the State" (Florida Senate 2021).

2.2 Project Goals and Objectives

The key primary goals and objectives of the RVA project are as follows:

- Model the exposure of County and municipal assets to the flood hazards
- Determine the sensitivity and risk related to exposed assets
- Gather and incorporate public and stakeholder input
- Assign a vulnerability level to exposed assets for prioritization
- Incorporate results into future County and municipal planning initiatives and the RRP

2.3 Incorporation with the Community Development Block Grant Mitigation Program

The methodologies and results within this Resilient Florida funded RVA will complement the U.S. Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Mitigation Program RVA also being conducted by SLC. This Resilient Florida RVA focuses on flood related hazards while the CDBG RVA will evaluate additional hazards and socioeconomic elements (Figure 2-1). Results from both RVAs will form the foundation of the community-wide RRP.

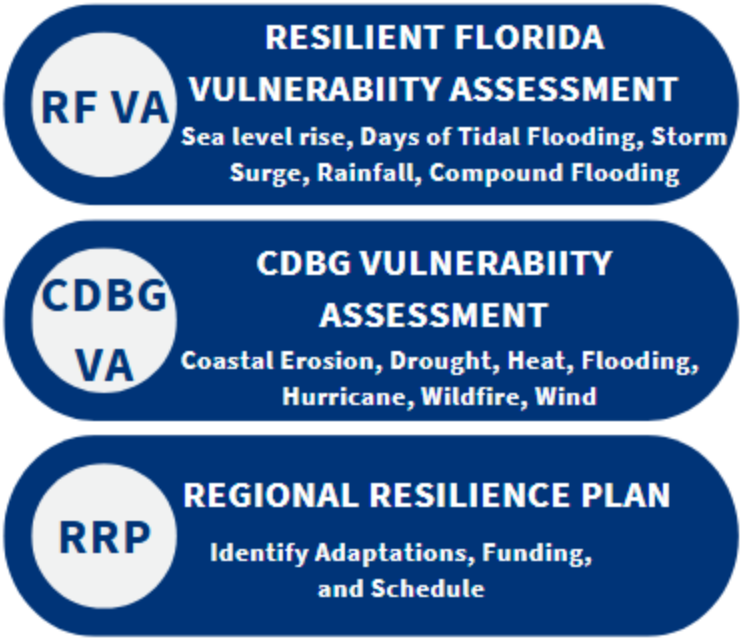


Figure 2-1. Overview of Resilience Initiatives

2.4 Steering Committee

SLC and the municipalities established a resilience steering committee of key collaborators, comprising representatives from diverse backgrounds and associations. The resilience steering committee played a vital role in shaping the project by reviewing goals, offering input on study direction, identifying geographic context, guiding modeling methodologies, pinpointing available data and resources, providing specific asset information, and reviewing project findings. The steering committee represented various County and municipal departments including Planning & Development Services, Public Works, Utilities & Solid Waste, Engineering, Emergency Operations, and Environmental Resources. The resilience steering committee was also comprised of various member agencies, including representatives from SLC Florida Department of Health, SLC School District, SLC Economic Development Council, St. Lucie Transportation Planning Organization, and the Treasure Coast Regional Planning Council. The resilience steering committee met throughout the process to review information, recommendations and discuss key project milestones and decisions.

2.5 Public Engagement

Community resilience refers to the ability of governments, individuals, organizations, institutions, and businesses to anticipate, respond to, endure, and recover from both immediate and prolonged pressures stemming from unpredictable weather patterns and extreme events, rising sea levels, increased flooding frequency, and heightened storm severity. To establish community resilience, it is essential to actively engage stakeholders when shaping planning efforts and determining adaptation strategies and infrastructure priorities. Without this inclusive approach, policies or projects may lack sufficient public backing that would be needed to implement policy recommendations over time, particularly amidst political or economic uncertainties.

Public involvement for the RVA was focused on sharing resilience information and the findings of the RVA and gathering feedback from community members. Information was provided to and received from members of the community through public meetings and surveys. Public engagement and outreach efforts for this project were geared toward communicating relevant science-based information that engaged the public, community leaders, and subject matter experts, regardless of education and technical background. Utilizing various methods and multimedia tools collaboratively, the outreach initiatives aimed to enhance community understanding and involvement in the science and technical aspects behind the RVA. The approach to public engagement empowered the community to engage, share, help formulate the RVA and to take informed actions in safeguarding their quality of life within the community.



Figure 2-2 outlines the public engagement approach utilized by the Project Team. The public engagement process was integral to the project's success, encompassing multiple phases to ensure comprehensive community involvement and support. The process began with strategic planning for engagement events, followed by listening sessions to better understand stakeholders' priorities and insights at these events.

Plan Engagement
Listen to Stakeholders
Evaluate & Coordinate
Present Hazards & Adapatation
Further Coordination & Validation
Document Engagement Outcome

Figure 2-2. Public Engagement Process

Public input and feedback were actively sought in public workshops, surveys, and engagement activities promoted through various relevant websites, calendars, email lists, newsletters, and social media platforms.

Community involvement played a pivotal role in identifying factors crucial to this project. The Project Team evaluated the information gathered from the community and coordinated efforts to integrate the input into the project, while documenting the engagement outcomes to provide a transparent record of the community's contributions.

2.5.1 Stakeholder and Public Engagement Events

St. Lucie County hosted more than a dozen engagement sessions within the community beginning in March 2023 to introduce the upcoming vulnerability assessment and resilience planning efforts. Three community workshops were conducted between April and June 2025 to present the results of the St. Lucie RVA. [Placeholder]

The purpose of these meetings was to allow the public to enter a dialogue where they were able to ask questions and provide community-specific input on the results of the analyses as well as the methodologies and assumptions. During these meetings, the County conducted exercises

encouraging the public to identify areas of flooding and the critical assets important to them as part of the adaptation strategy development. Figure 2-3 and Figure 2-4 exhibit examples of the outputs derived from the input provided by participants during these public workshops.

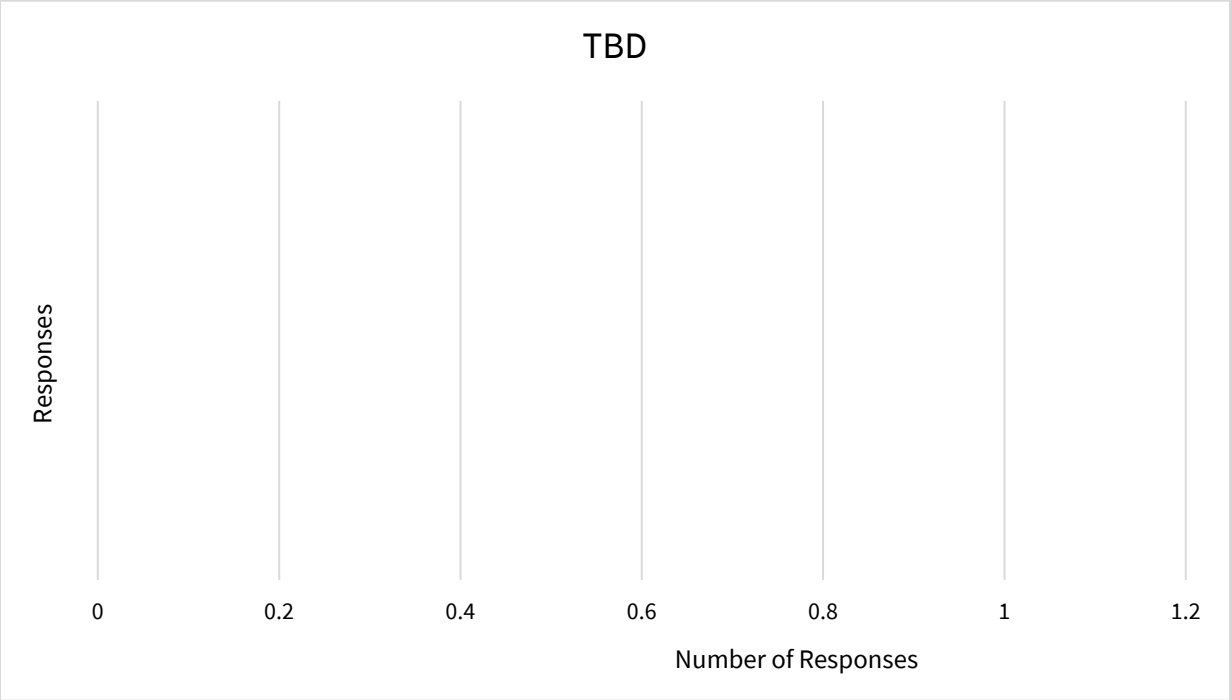


Figure 2-3. April 2025 Public Workshop Interactive Survey Question #1

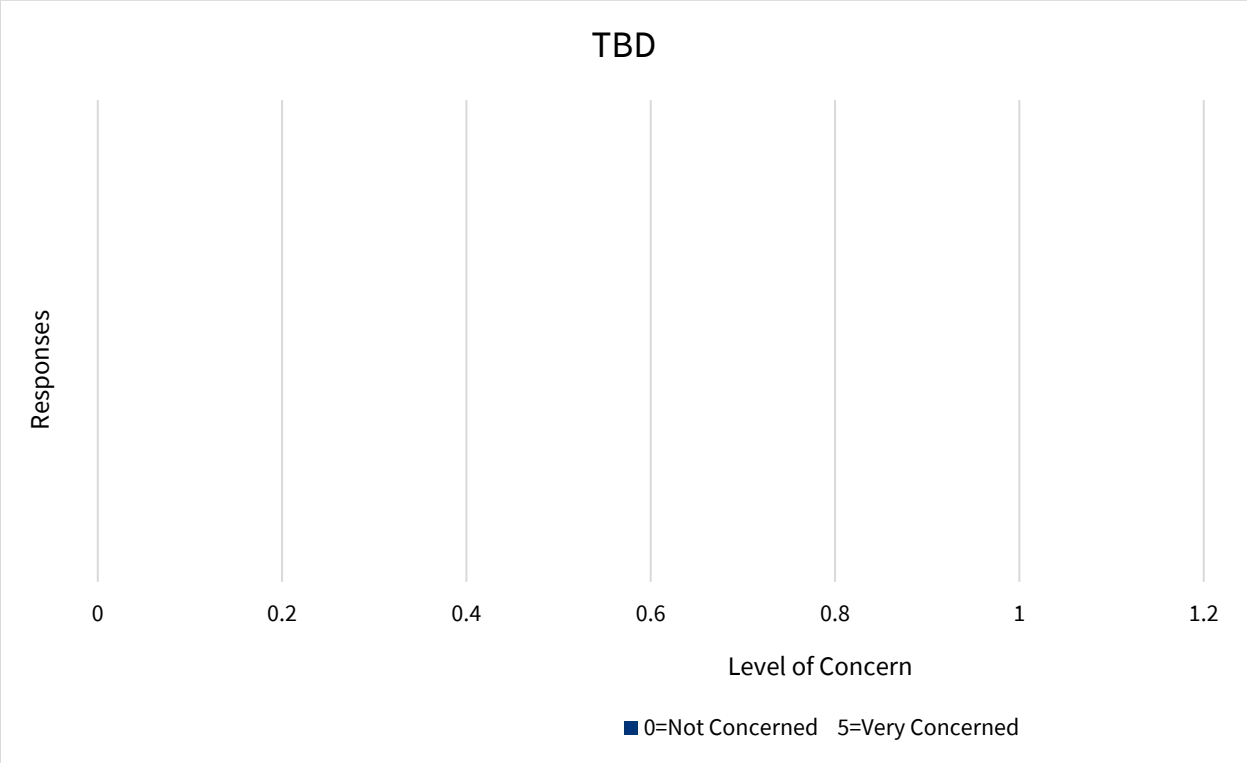


Figure 2-4. April 2025 Public Workshop Interactive Survey Question #2

3.0 HAZARDS

The County and municipalities are committed to protect their future against various flood-related hazards such as sea level rise, high tide flooding, storm surge, and extreme rainfall. Flooding resulting from any of these events poses a significant threat to SLC and the municipalities (Figure 3-1). The likelihood of flooding events occurring more frequently and impacting a larger area is increasing, especially in light of the barrier island, intracoastal waterway, and St. Lucie River systems. To assist communities experiencing these increasing threats, the Resilient Florida program has been strategically designed to guide cities and counties as they adapt to flood-based risks and ensure a resilient future.

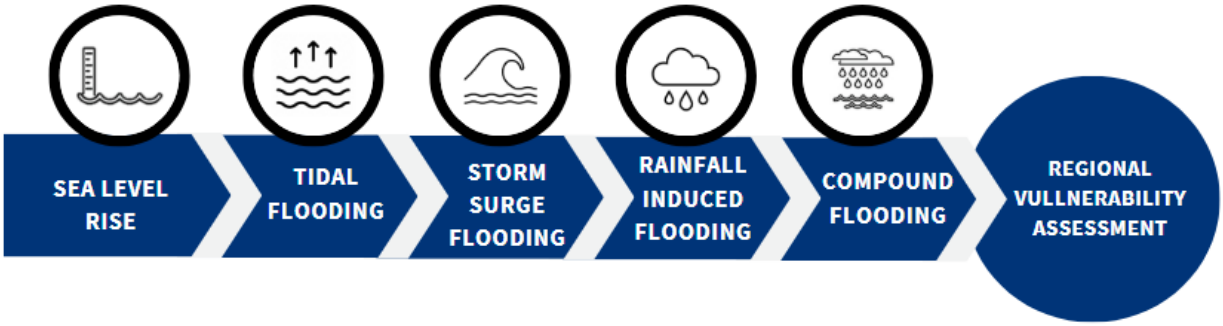


Figure 3-1. FDEP Resilient Florida Flood Hazards

3.1 Sea Level Rise

As sea levels rise, the effect is not uniform around the globe, and recent studies indicate that South Florida will experience more rapid SLR than the overall average (Miami Herald 2024). SLR is influenced by ocean currents, wind, thermal expansion of water, and geologic uplift or subsidence. SLR poses a significant threat to coastal communities, ecosystems and infrastructure, and can be associated with increased coastal flooding, shoreline erosion, natural habitat transition, and saltwater intrusion. Numerous studies have determined that SLR will increase saltwater intrusion and flood risks in Florida's coastal regions. As local SLR continues to accelerate, it poses a mounting threat to County and municipal assets.

3.2 Tidal Flooding

Tidal flooding refers to the high tide impacts from rising sea levels which often leads to the recurrent inundation of low-lying areas by tidal waters. Compared to the frequency 50 years ago, high tide flooding (HTF) now occurs 300 to 900 percent more frequently (NOAA 2022). Tidal flooding can occur during normal or extreme tide events. This type of flooding has often been called "nuisance flooding" since it is disruptive but does not threaten human life directly. However, as sea levels continue to rise, this flooding is expected to be more constant, becoming more than a nuisance. High tide flooding can interrupt traffic flow, impeding not only residents in transit but also emergency vehicle movement. Moreover, the intrusion of saltwater into urban environments accelerates corrosion of infrastructure

components, including electrical systems and transportation networks. High tide flooding also impacts the functionality of essential services like sewage systems and water treatment plants. Sustained ponding from these events can also result in increased mosquito populations and the vector-borne diseases they carry.

3.3 Storm Surge Flooding

Storm surge is the abnormal rise of seawater levels during a storm, caused by intense sustained onshore winds and low atmospheric pressure during extreme weather events. It can occur during extreme weather events such as hurricanes and often results in severe flooding. This impact is especially pronounced for its assets along coastlines on the open ocean and along other tidally influenced canals, rivers, and waterways. Storm surge can lead to widespread and rapid inundation of the County's shoreline, causing extensive damage to infrastructure, homes, and critical facilities. It further threatens the shoreline as it accelerates coastal erosion, reducing the protection afforded by a healthy beach and dune system where they exist, and can compromise the stability of other coastal protection structures such as rock revetments and seawalls. Additionally, surges can introduce saltwater into freshwater systems, posing risks to natural systems and water supplies and further accelerating the deterioration of infrastructure components.

3.4 Rainfall Induced Flooding

Extreme rainfall occurs when precipitation amounts experienced by a region are more intense and prolonged than average. In low-lying areas, this phenomenon often results in severe flash flooding, overwhelming stormwater management systems and leading to widespread damage to many types of infrastructure. The asset types that may be impacted can include roads, bridges and buildings, as well as homes and businesses. Extreme rainfall can interrupt essential services and transportation networks. The project analyzes flooding that results from extreme precipitation with volumes equal to 25- and 100-year rainfall events.

3.5 Compound Flooding

Compound flooding occurs when multiple forms of flooding coincide simultaneously or subsequently within a short period of time. Various combinations of high tidal flooding, storm surge, and rainfall-induced flooding, all occurring in addition to rising sea levels, produced the compound flood modeling results that informed this assessment.

4.0 DATA COLLECTION AND ASSET INVENTORY

In an effort to assemble the most comprehensive database possible, information was sourced from multiple entities, including federal agencies such as the NOAA, Homeland Infrastructure Foundation-Level Data, and FEMA; state bodies such as the FDEP, Florida Geographic Data Library, Florida Department of Transportation, and the Fish and Wildlife Conservation Commission; as well as local authorities such as SLC and the municipalities.

4.1 Asset Classes

The asset data collection effort was divided into four main categories based on the statutorily defined (Section 380.093 F.S.) asset classes: transportation assets and evacuation routes; critical infrastructure; critical community and emergency facilities; and natural, cultural, historical resources (Figure 4-1). An additional category was provided for supplemental information to enhance resilience planning and is discussed in Section 4.2.



Figure 4-1. FDEP Resilient Florida Program's Asset Classes

4.1.1 Transportation Assets and Evacuation Routes

The Transportation Assets and Evacuation Routes asset class includes various transportation facilities that serve as key components of a community's infrastructure. Specific to SLC and Municipalities these would include airports, bridges, roads (including major roadways and evacuation routes), bus terminals, port facilities, boat ramps and marinas. The County includes a network of crucial transportation assets, serving as the arteries of connectivity. These assets are integral not only to daily routines but also to emergency response and evacuation efforts during incidents. A sample is provided in Figure 4-2, which showcases a range of transportation assets located within a defined portion of the County.

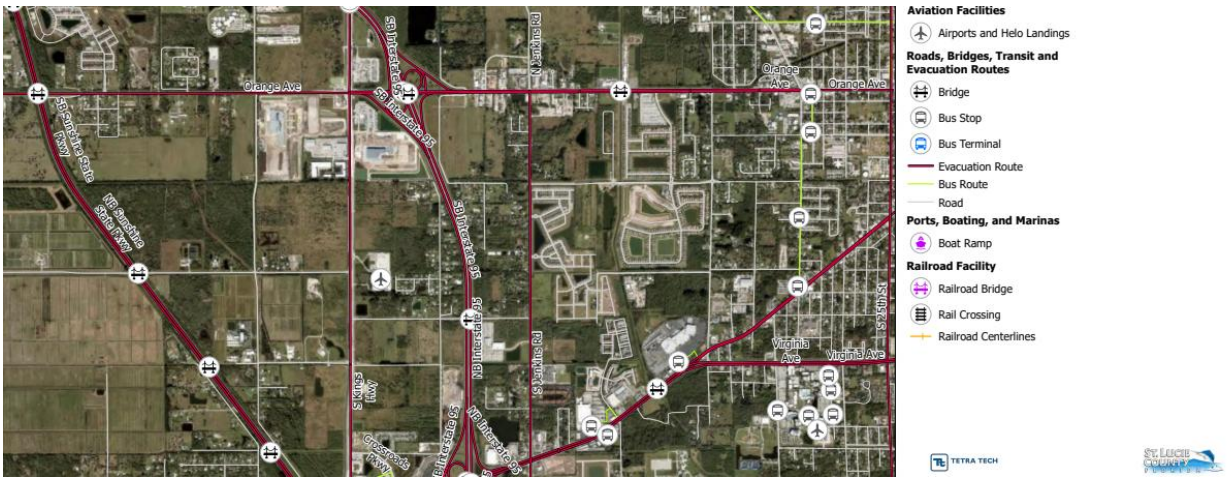


Figure 4-2. Transportation Assets within St. Lucie County

4.1.2 Critical Infrastructure

The Critical Infrastructure asset class focuses on the core facilities and systems that SLC and the municipalities rely on, including wastewater treatment facilities and lift stations, stormwater facilities, treatment facilities and pump stations, drinking water facilities, water utility conveyance systems, electric distribution and supply facilities, solid and hazardous waste facilities, communication facilities, and disaster debris management sites. This infrastructure is necessary for maintaining essential services, and the vulnerability to disruptions can have cascading effects on the community. Some are owned by the County or municipalities, and some are regionally or privately owned. A sample is provided in Figure 4-3, which depicts a range of critical infrastructure assets located within a defined portion of the County.

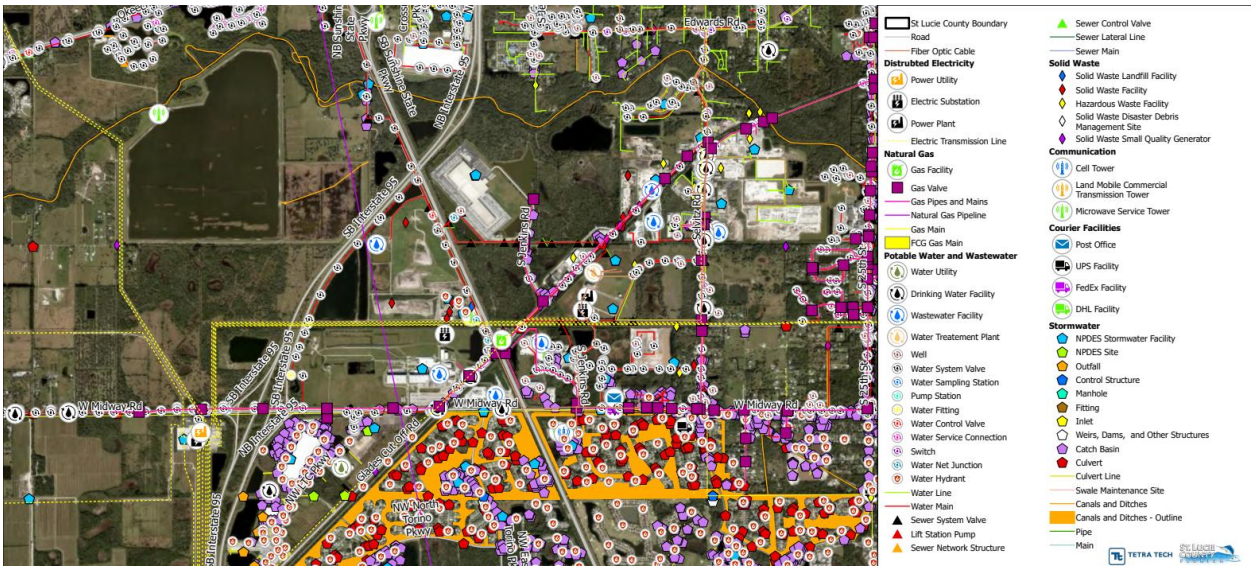


Figure 4-3. Critical Infrastructure Assets within St. Lucie County

4.1.3 Critical Community and Emergency Facilities

The Critical Community and Emergency Facilities asset class targets those facilities that support the County and help during emergencies, such as schools, colleges, community centers, correctional facilities, disaster recovery centers, emergency medical service facilities, emergency operation centers, fire stations, healthcare facilities, hospitals, law enforcement facilities, local government facilities, logistical staging areas, affordable public housing, and shelters.

Hospitals and healthcare establishments, typically not under the ownership and maintenance of the County, serve as lifelines during disaster response and recovery, particularly in the wake of severe weather occurrences. Ensuring their seamless operation is paramount for the community's welfare. Furthermore, they are mandated to undergo evaluations as per statutory requirements.

Likewise, emergency operational centers function as command centers for orchestrating emergency response endeavors. They are essential in disaster mitigation and necessitate sturdy infrastructure and connectivity to guarantee efficient responsiveness during emergencies. A sample is provided in Figure 4-4, which depicts a range of critical community and emergency facility assets located within a portion of the County.

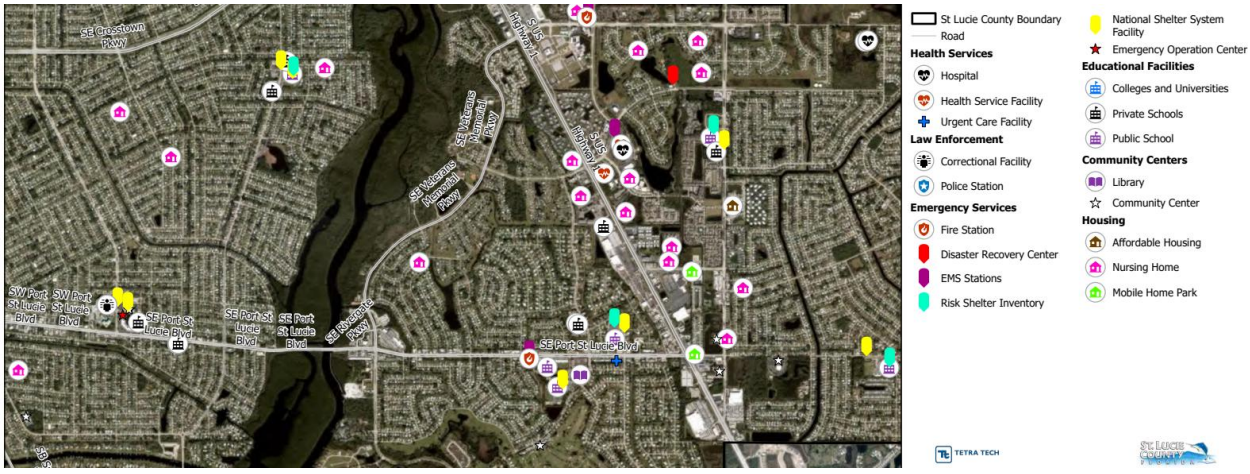


Figure 4-4. Critical Community and Emergency Facility Assets within St Lucie County

4.1.4 Natural, Cultural, and Historical Resources

The Natural, Cultural, and Historical Resources asset class encompasses the preservation and protection of natural areas and cultural/historical sites. This category includes assets such as conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets. These resources provide a sense of place and uphold the County's heritage. Additionally, where natural resource areas are more expansive, vital ecosystem services are inherently provided that mitigate risk of flooding and other extreme environmental events. Although conceptually different from the preceding three categories, these resources are equally important for the communities' well-being and necessitate safeguarding. A sample is provided in Figure 4-5, which depicts a range of natural, cultural, and historical assets located within a portion of the County.

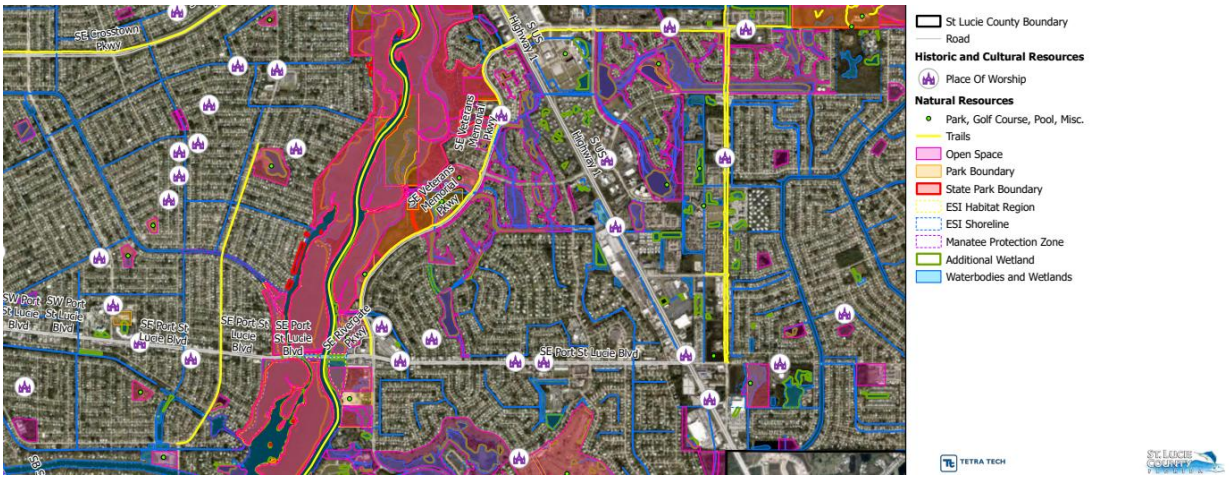


Figure 4-5. Natural, Cultural, and Historical Assets within St Lucie County

4.2 Supplementary Information

The supplementary information category included data that might not be required under Section 380.093, F.S., but helped create a more detailed RVA. The supplementary information included flood analysis data such as FEMA's Flood Insurance Study and flood zones in addition to local flood complaint areas, geomorphological feature data, hurricane damage assessments, and information provided in the SLC VA published in 2021 (Tetra Tech 2021). Supplemental information is provided to enhance resilience planning, encompassing assets that may not be explicitly outlined in the statutory framework. This type of information will be valuable when the County conducts more detailed studies in the future.

4.3 Regionally Significant Assets

As outlined in Section 380.093, F.S., regionally significant assets denote vital facilities that cater to a wider geographic scope, spanning neighboring communities, and are not inherently under local government ownership and maintenance responsibilities. They do, however, serve the needs of communities across various geopolitical boundaries. These assets can include water resource facilities, regional medical centers, emergency operation centers, regional utilities, major transportation hubs, airports, and seaports. Recognizing and protecting these assets will improve regional resilience and response efforts.

Statutorily, these assets encompass Commercial and Strategic Intermodal System ports, spaceports, waterways, railroad crossings, railroads, rail terminals, rail bridges, bus terminals, evacuation routes, electric power plants, electric power transmission lines, dams, as well as drainage assets maintained by water management districts. Additionally, stormwater ponds, wastewater facilities, public water supply tanks, public water supply plants (non-federal), emergency medical services facilities, emergency operations centers, shelters for the general population, and shelters for those with special needs are deemed essential in fulfilling the infrastructure and safety requirements of multiple regions.

4.4 Baseline Asset and Critical Asset Inventory Development

Based on the information gathered during the data collection phase of the project, a baseline inventory of County, municipal and private assets were established and organized by asset class. A completed baseline asset inventory map series was made available to the Project Team for review and to document all assets collected during this project.

Drawing from input collected from the public, key stakeholders, and County and municipal staff members, the baseline inventory of all County and municipal assets underwent refinement to create an inventory of "critical" assets. The list includes assets of economic significance and those facilitating access to healthcare facilities, serving as emergency evacuation routes, fostering social connectivity, bearing cultural significance, or upholding other fundamental values. The refined inventory of "critical" assets focuses on the most vital assets for the County and municipalities, emphasizing those critical to maintaining uninterrupted operations and services, including essential County- and municipality-related services.

Once the County and municipalities refined the asset categories from baseline to critical, they then categorized the critical assets into four different categories:

1. **Primary**: Vital assets to remain operational during crisis events
2. **Secondary**: Vital assets that are critical to immediate post-disaster recovery
3. **Tertiary**: Critical to short- and long-term recovery efforts
4. **Quaternary**: Special consideration—public/private assets of special consideration during short- and long-term recovery

Table 4-1 outlines the tiered asset categories within each of the four asset classes that the County and municipalities have deemed to be "critical".

Table 4-1. Critical Asset Tiers

Primary	Secondary	Tertiary	Quaternary
Transportation and Evacuation Routes			
Arterial and collector streets	Petroleum ports and terminals	Boat ramps	
Bridges	Aviation facilities		
Evacuation zones	Airports/runways		
	Port facilities		
Critical Infrastructure			
Electric production & supply facilities	Solid and hazardous waste facilities	Natural gas pipelines	
Substations	Gas utilities	Disaster debris management sites	
Drinking water facilities	Petroleum pump stations	Electricity transmission lines	
Wells and pumps		Potable water main	
Manually operated weirs			
Pump stations-sanitary sewer			
Wastewater facilities			
Power plants			

Primary	Secondary	Tertiary	Quaternary
Transmission towers			
Cellular and microwave towers			
Critical Community and Emergency Facilities			
Fire stations	Veterans' health facilities	Schools/colleges/universities	Senior communities
Hospitals	Urgent care	Disaster recovery centers	Affordable housing
Law enforcement	Treasure Coast Food Bank	Courthouses	Mobile home communities
EMS stations			Childcare facilities
Emergency operations centers			Nursing homes
Shelters			
Health department			
Local government facilities			
Correctional facilities			
Natural, Cultural, and Historical Resources			
		Environmentally sensitive index shoreline	
		County parks	
		Wetlands	
		Historical and cultural assets	

4.5 GIS Data Acquisition

The RVA relies on GIS-based modeling to predict future conditions. Even the best model will not produce reliable results if the data used to build it is incorrect or incomplete. Topographic data, hydrologic data, asset data, and tidal, surge, SLR and rainfall projection data were among the critical datasets gathered and used to develop the models. Publicly available resources from technical sources and agencies such as the Department of Homeland Security, NOAA, FEMA, and other relevant organizations were reviewed to obtain the more relevant data. These sources provided data at regional and national scales, offering a foundation for the Asset Inventory and Exposure and Sensitivity Analyses. The data inventory compilation process involved the following:

- **Systematic Identification:** Utilizing GIS and remote sensing technologies that provide information to categorize critical assets.
- **Research and Data Collection:** Sourcing from federal, state, and local databases.
- **Validation and Cross-Referencing:** Employing data quality assurance techniques to ensure the accuracy of information. It should be noted that some data sources provided contradictory or repeated asset data, so it was important to review the resulting information thoroughly in order to organize it clearly for further analysis.
- **Collaborative Efforts:** Engaging with local authorities and subject matter experts for incorporation of ground-truth data and local knowledge.

4.6 Data Gap Analysis: Gathering, Reviewing, and Updating Data

At the conclusion of the data acquisition phase of the project, a data gap analysis was produced. The data gap analysis report served as a qualitative assessment on the completeness, quality, and usefulness of the data provided to identify areas where data may be improved or acquired in the future. The data gap analysis conducted by the team identified several key challenges in data collection including insufficient geospatial data for specific assets; incomplete data on infrastructure, facilities, and resources; and discrepancies in terminology and inconsistencies in data coverage and metadata. The Project Team used several strategies to fill as many data voids as practicable within the assessment timeline. The comprehensive data collection approach ensured an inclusive dataset to support the exposure models and provide reliable results about future conditions.

The gap analysis conducted for the SLC RVA update identified key areas of data insufficiency and proposed strategic solutions and pathways to obtain more information. Overall, the County and municipalities possessed a comprehensive, well-organized database. Minimal suggestions were provided concerning the need to upgrade their metadata and the potential for crowdsourcing data and using on-site data collection to fill in gaps. It was recommended that the County and municipalities ensure comprehensive metadata compliance with Florida Geographic Data Library Content Standard for Digital Geospatial Metadata standards, optimize the use of Esri's ArcGIS Pro for metadata management, and maintain ongoing updates to metadata. The County and municipalities could improve geospatial data collection through in-person data gathering during routine maintenance and crowdsourcing from local stakeholders. Prioritizing local data sources, converting non-GIS data into usable formats, adopting standardized procedures for data collection, careful geocoding, and regular data validation are also essential. Additionally, continual staff training for data management will enhance data accuracy and reliability, supporting better decision-making in resilience planning.

By following this methodical approach to data gap identification and rectification, the project improves the accuracy and comprehensiveness of the St. Lucie Regional RVA. Ultimately, this ensures that future resilience planning is based on the most accurate and complete information possible.

5.0 ASSESSMENT ANALYSES METHODOLOGY

The methodology used in this RVA conforms to Section 380.093, F.S. and employs an array of data sources and modeling. The strategy delivers a review of the County and municipality's vulnerability to flooding-related hazards, capturing multiple types of flooding scenarios, including those exacerbated by sea level rise. An overall composite vulnerability score (CVS) was developed to prioritize each asset by combining exposure, vulnerability, and sensitivity to impacts. The composite vulnerability scoring system identifies the County's and municipalities' most vulnerable and critical assets and prioritizes them for future adaptation responses.

Recognizing the constraints of this methodology is essential. While it offers a valuable foundational evaluation, it cannot replace detailed, site-specific investigations. Future studies incorporating engineering-grade hydrologic and hydraulic modeling are advised for a more nuanced understanding of localized flood risks.

5.1 Exposure Analysis

For this RVA, exposure refers to the presence of assets and ecosystems in places where they could be adversely affected by hazards. SLC's RVA update assessed its exposure levels to flood hazards including SLR, storm surge, extreme rainfall, high tide flooding, and compound flooding.

An exposure analysis was performed for SLC and the municipalities to identify the depth and extent of inundation in the future years 2040, 2070 and 2100 by factoring the corresponding SLR and combining various flooding conditions over ground surface elevations. The water surface depths (i.e., flood scenarios) used to identify and evaluate the assets' vulnerability included the following conditions in the target years: current and future SLR and high tide flooding, rainfall-induced flooding, and compound flooding. The analysis was conducted in accordance with the requirements of the state statute and the rules and guidelines of FDEP. The full Exposure Map Series showing areas of flood risk is included as Appendix A.

5.1.1 Modeling Tools and Methodologies

The Project Team conducted the RVA by modeling multiple future scenarios within a spatial context. The goal of the assessment is to provide results that assist the County and municipalities in making decisions to enhance resilience to the impacts of flooding. The scenarios analyzed represent conditions that can be reasonably expected to occur in the future.

The RVA followed the Resilient Florida guidelines and utilized GIS-based methods to assess SLC and municipal assets with respect to the flood hazards identified. The modeling encompassed present-day conditions and planning horizons of scenarios for the years 2040, 2070 and 2100, incorporating assessments of 25- and 100-year storm events. A total of 54 scenarios were run for this assessment. SLR scenarios included the 2017 NOAA intermediate-low (NIL) and intermediate-high (NIH) SLR projections as required by Section 380.093, F.S. at the time of the analysis. To achieve the goal of accurate predictions of future conditions, a comprehensive strategy was employed, reviewing various data sources (Table 5-1). All analyses were conducted in the North American Vertical Datum of 1988 (NAVD 88).

Table 5-1. Data Sources for Flood Hazards

Flood Hazard	Data Source
Days of Tidal Flooding	NOAA Virginia Key Tide Guage (with statistical analysis and bathtub modeling)
Current Rainfall	NOAA Atlas 14 Rainfall Frequency Grids (with HEC-RAS and HEC-HMS modeling)
Future Rainfall	NOAA Atlas 14 Rainfall Frequency Grids (with HEC-RAS and HEC-HMS modeling modified by SFWMD change factors)
Current and Future SLR	NOAA Virginia Key Tide Guage and NOAA 2017 SLR Projections (with bathtub modeling)
Current and Future Storm Surge	NOAA 2017 SLR Projections and NOAA National Storm Surge Risk Maps (with Sea Lake and Overland Surges for Hurricanes Modeling)

The following sections on exposure and sensitivity are based on four analytics:

1. **Future Sea Level Rise and High Tide Flooding Modeling:** The analysis used ArcGIS Pro and a NOAA methodology for SLR inundation, which applies a bathtub model. A singular value, mean higher high water (MHHW) in NAVD 88 from the NOAA Virginia Key tide gauge, is input into the model to generate a static digital surface model of the ocean surface. Future SLR surfaces were created similarly, but with the MHHW being modified with NOAA 2017 SLR projections and with an added 2 feet to account for HTF, as required by Subsection 380.093(3)(d)2., F.S., before the digital surface model was created.

   For days of tidal flooding, the NOAA Tide Gauge for Virgina Key historic high tide values for the previous 19 years (which cover an entire Metonic Cycle) were extracted, and then the NOAA 2017 SLR projections were applied to estimate future high tide flood-water elevations. Maps illustrating the number of days of tidal flooding above current MHHW were produced for the NIL and NIH flooding scenarios at each planning horizon (2040, 2070, 2100), and a threshold of 2 feet above MHHW, as established in Subsection 380.093(3)(d)2. and Subsection 380.0937(1)(a), F.S was displayed as a colored band for reference. The associated map series titled “Days of Tidal Flooding” is in **Appendix A**.
2. **Storm Surge Analysis:** NOAA has run the hydrodynamic Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model to simulate storm surge for various categories of storms and made the resulting 2022 inundation depths available for federal, state, and local partners for planning, risk assessment, and decision making. These surfaces were downloaded and formatted for this RVA.
3. **Rainfall-Induced Flooding Evaluation:** Adhering to specific legislative requirements, this analysis employs the Hydrologic Engineering Center’s Hydrologic Modeling System and River Analysis System (HEC-HMS and HEC-RAS) for rainfall simulation and runoff computation. It incorporates NOAA’s Atlas 14 data, including the SFWMD’s future rainfall change factors, to create baseline rainfall depth grids essential for a comprehensive evaluation of potential future rainfall-induced flooding (SFWMD 2022). This study focuses on impacts from the 25- and 100-year 24-hour events. These annual occurrences of precipitation are represented by return frequency, or a likelihood that a storm of a particular intensity will occur in any given year (Table 5-2).

Table 5-2. Modeled Storm Events

Return Frequency (years)	% Chance of Occurrence in Any Year
25	4
100	1

4. **Compound Flooding Assessment:** This computation determines the compound effects of high tide flooding, storm surge, and rainfall-induced flooding. Each depth grid is generated separately before being overlaid in various combinations using ArcGIS Pro software to determine the combined effects of the different scenarios. Combined scenarios include variations on each sea level rise and high tide flooding projection, 25- and 100-year 24-hour rainfall events, and Category 3 and 5 storm surges to provide a wider scope of possible impact if events were to occur at the same time.

Taken together, these components provide a data-driven approach to assess community-wide vulnerability to flooding risks and hazard changes. The methodology is crafted to not only meet statutory compliance standards, but also to provide actionable insight into the County's and municipality's potential future flooding scenarios.

5.1.1.1 Scenario Development and Assumptions for Evaluations/Modeling

North American Vertical Datum of 1988

All elevations referenced in and analyzed for this RVA are expressed in NAVD 88 values, the current official vertical datum for North America.

Local Sea Level Rise Scenarios

The SLR scenarios included in the RVA include the 2017 NOAA Intermediate-Low and Intermediate-High Sea Level Rise Projections.

The benefit of evaluating a range of conditions is that the County and municipalities can determine its tolerance to risk for any asset and develop an adaptation strategy matching that tolerance. In the future, the County can act on data from this analysis that reflects a wide range of conditions. For critical assets, adaptation projects and policy decisions where there is a higher criticality associated with that decision, the higher end of the projections and output should be considered in design and formulation. Where there is a higher tolerance for flood impact, the lower end of the projections could be considered. The range provides options needed for more place-based and flood impact decision-making.

Planning Horizons

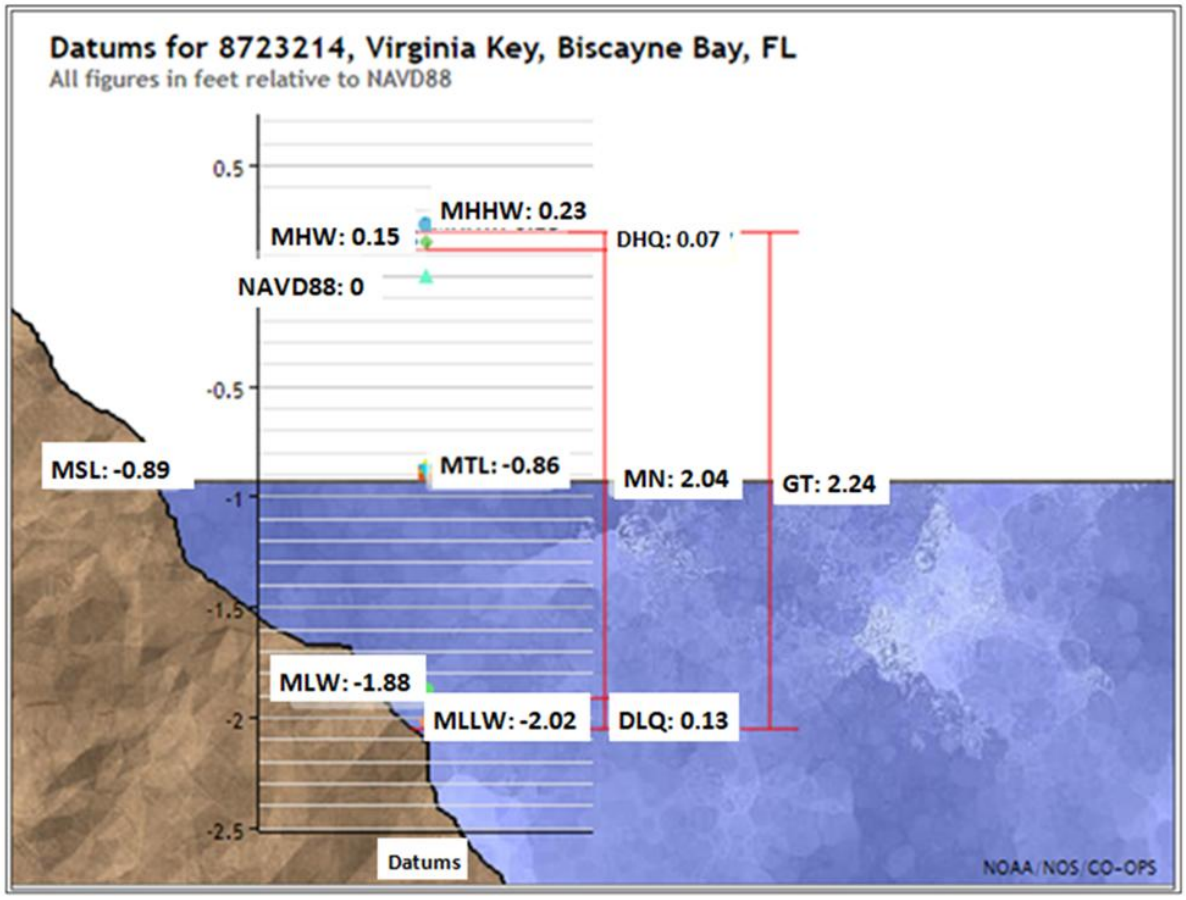
The planning horizons for this assessment coincide with NOAA's forecasting years: 2040, 2070, and 2100. While Subsection 380.093(3), F.S. only requires the years 2040 and 2070 planning scenarios, currently, this RVA also includes the 2100 condition for an extended vision for adaptation response and long-term strategic planning.

Sea Level Data Selection

The nearest NOAA tide gauge to SLC is located approximately 100 miles south at Virginia Key (Station ID 8723214). Installed in 1994, the tide gauge has supplied consistent data for three decades, providing a highly accurate record of water levels in the surrounding areas.

State statute provides multiple alternatives for using the tide records to determine SLR water elevations. One option includes interpolation between the two closest NOAA tide gauges, but another option provides that the higher of the two can be used if it has the higher mean sea level or an alternative gauge can be used with departmental approval. The highest mean sea level reported at the Virginia Key Tide Gauge is the greater of the two closest tide gauges. The benefits of using the Virginia Key Tide Gauge are that it exhibits a higher mean sea level (-0.89 feet NAVD 88) compared to other gauges in the region (Lake Worth Tide Gauge: -0.97 feet NAVD 88 and Trident Pier Tide Gauge: -0.95 feet NAVD 88) and it has an extensive and continuous tidal record. Using this gauge for calculations provides the most conservative approach for this assessment and is explicitly contemplated in Section 380.093(3)(d)3.d. The datum chart below (Figure 5-1) provides a visual representation of various reference levels (datums) related to the NOAA Virginia Key Tide Gauge. These datums are standardized elevations used to serve as reference points for measuring various water levels. Each datum is related to specific tidal conditions and is used to predict tidal elevations for specific purposes such as navigation, and coastal and marine engineering. Below is a brief explanation of common datums on Figure 5-1:

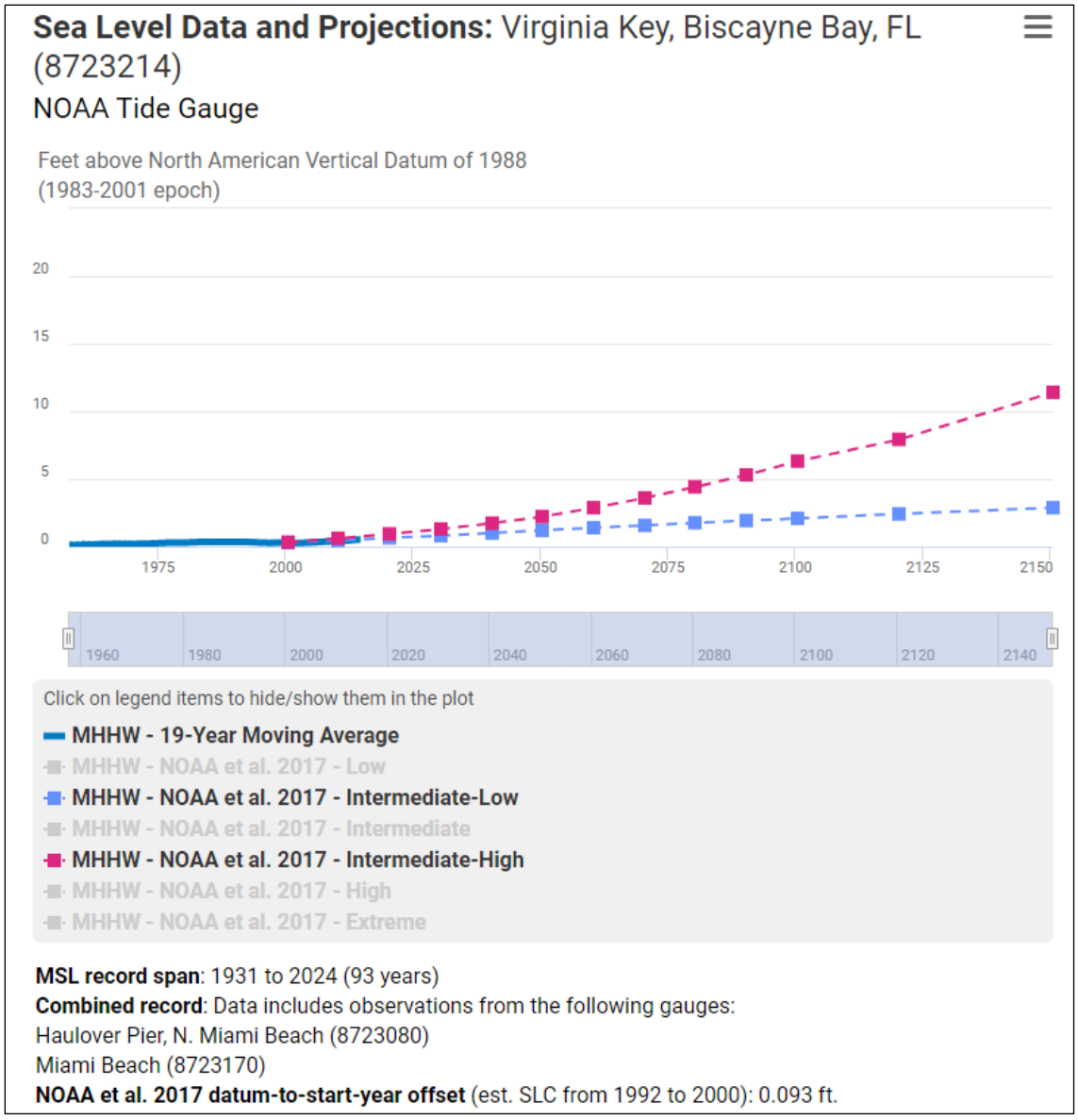
- **Mean Higher High Water (MHHW):** The average elevation of the highest high tides over a specific period. It is important for construction and development in coastal zones as it indicates the highest average water level that can be expected.
- **Mean High Water (MHW):** The average of all the high-water heights observed over the National Tidal Datum Epoch (usually a period of 19 years).
- **Mean Sea Level (MSL):** The average sea level. The mean level of the ocean's surface, calculated from hourly tidal heights measured over extended periods.
- **Mean Low Water (MLW) and Mean Lower Low Water (MLLW):** The average of the lowest tides and the lowest average tide recorded, respectively, often used for navigational purposes to ensure boats and ships do not run aground.



Source: NOAA n.d. (b); MHHW – Mean Higher High Water, MHW – Mean High Water, NAVD88 – **North American Vertical Datum of 1988, DHQ – Mean Diurnal High Water Inequality, MSL – Mean Sea Level, MTL – Mean Tide Level, DTL – Mean Diurnal Tide Level, MN – Mean Range of Tide, GT – Great Diurnal Range, MLW – Mean Lower Water, MLLW - Mean Lower Low Water, DLQ – Mean Diurnal Low Water Inequality**

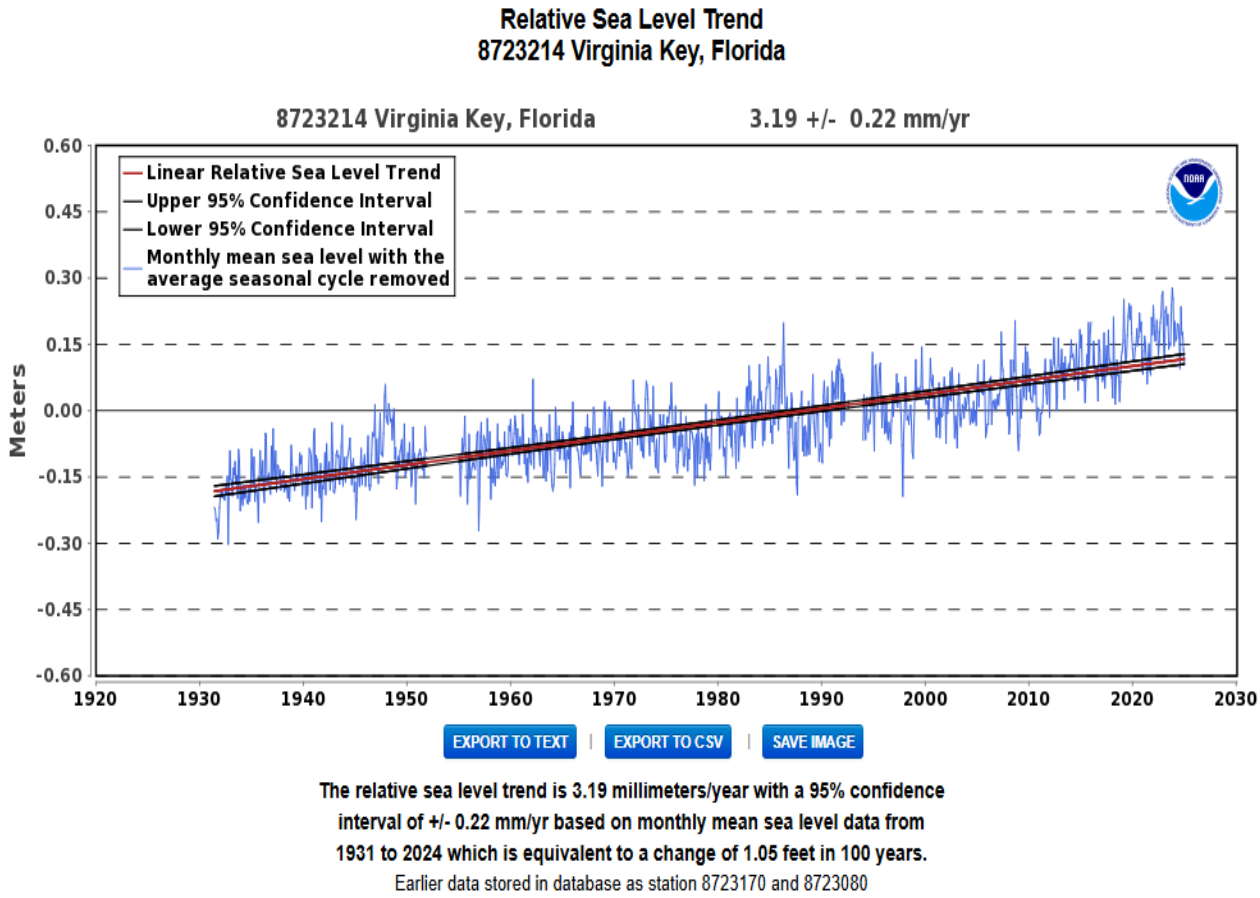
Figure 5-1. Datums for the Virginia Key Tide Gauge.

The U.S. Army Corps of Engineers (USACE) Sea Level Change Curve Calculator and Sea Level Analysis Tool (USACE n.d.) were utilized to calculate the sea level rise values required for NOAAs method for mapping SLR (NOAA 2017a) with the most recent digital elevation model and NOAA tide gauge derived tidal surfaces (NOAA n.d. (a)).The NOAA tide gauge, referenced as “Virginia Key, FL” (NOAA Gauge Station ID: 8723214, 2024) (Figure 5-2) was selected for its proximity to the study area along with the justification stated above. The Virginia Key Tide Gauge indicates a relative sea-level trend of 3.19 millimeters/year with a 95 percent confidence interval of +/- 0.22 mm/year based on data from 1931 to 2024 (Figure 5-3).



Source: USACE n.d.

Figure 5-2. Virginia Key Tide Gauge Sea Level Data (Measured) and Projections of Future Water Elevations

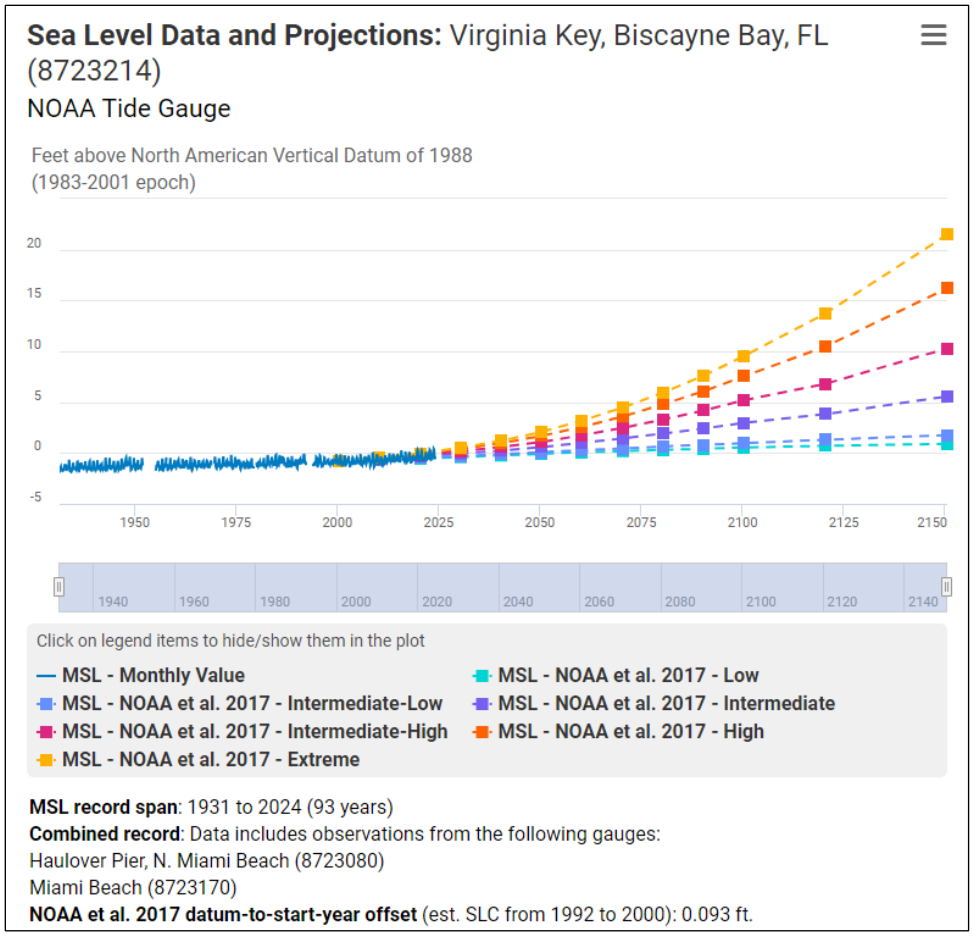


(3.19+/-0.22 mm/yr), equivalent to 1.05 ft in 100 years

Source: NOAA n.d. (b)

Figure 5-3. Sea Level Increase from 1931 to 2024

The plots above (Figure 5-2 and Figure 5-3) and below (Figure 5-4) describe the observed sea level and future projected increase in sea level within the region. Figure 5-5 provides the full suite of NOAA sea level projections. Modeling all of these projections would not be cost effective. The analysis here has been limited to NOAA intermediate low and intermediate high to comply with Florida Statute 380.093 [2023] requirements.



Source: NOAA n.d. (b)

Figure 5-4. Mean Sea Level Projections for Virginia Key

5.1.2 Hazard Projections and Modeling Results

5.1.2.1 Exposure: Future High Tide

Using a planning-grade static coastal hydrology SLR modeling approach (NOAA 2017b) commonly known as a "Bathtub Model," the assessment evaluated vulnerability to SLR inundation, layering future projections of SLR with an added 2 feet to account for SLR and HTF as required by Subsection 380.093(3)(d)2., F.S. The latest version of ArcGIS Pro was used to generate inundation results (Esri 2022). By following this modeling process, detailed future SLR and HTF maps are generated that display the resulting extent of tidal flooding. These maps also identify low lying areas with similar elevation that are not tidally connected according to the elevation surface but may still be vulnerable to flooding, especially if they connect to other tidal systems via stormwater conveyance or some other type of groundwater/surface water connection not captured within elevation data.

Table 5-3 shows the modeling results for SLC and Municipalities high tide flooding projections over the coming decades as sea levels rise. These projections serve as the foundation for flood risk assessment, enabling the evaluation of potential consequences from multiple flood scenarios.

Table 5-3. Projected Future High Tide Water Elevations

Timeframe	NOAA Intermediate Low 2017 (feet NAVD 88)	NOAA Intermediate High 2017 (feet NAVD 88)
Present Day	0.23	
2040	-0.11	0.61
2070	0.45	2.48
2100	0.95	5.21

The following map (Figure 5-5) provides an overview showing which regions, infrastructure, and natural areas are at increased risk due to HTF in the present day and under future conditions based on the NOAA Intermediate Low (NIL) and NOAA Intermediate High (NIH) SLR projections.

The County and municipalities' vulnerability to current and future flood risk in the face of accelerating SLR necessitates an examination of projections tailored specifically to this County. The analysis of SLR projections and potential impacts are greatly enhanced by the incorporation of SLC and municipal-specific data and scenarios. In SLC, the imminent threat of SLR has the potential to reduce the land area and thereby significantly impact communities, infrastructure, and environment.

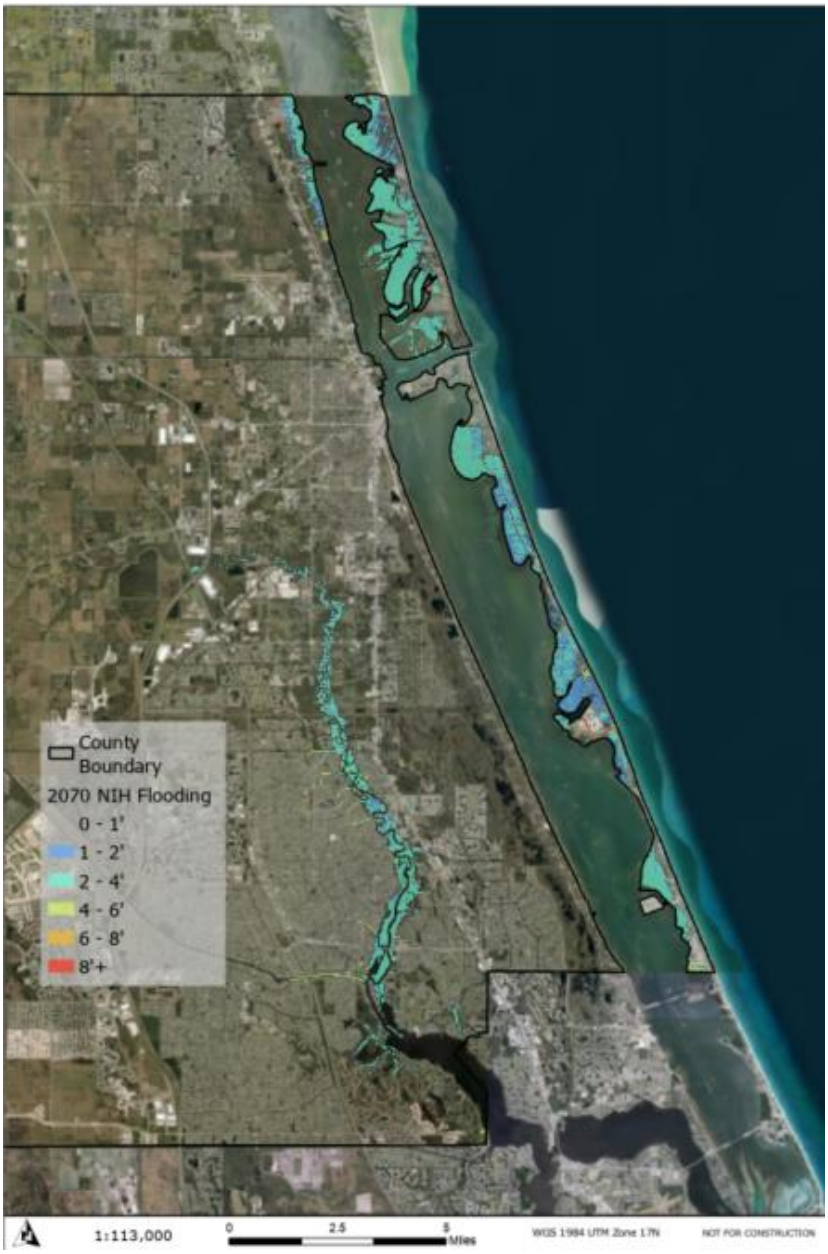


Figure 5-5. NIH 2070 Sea Level Rise + High Tide Flooding

5.1.2.2 Exposure: Depth of Tidal Flooding, Including Future Days of Tidal Flooding

The assessment of tidal flooding is the essential element of comprehensive vulnerability evaluations aimed at understanding the impacts of SLR on coastal communities. The analysis of tidal elevations is conducted through the collection and examination of high tide data spanning at least 19 years, a period that encompasses the full Metonic cycle, from specific NOAA tide gauges, such as the Virginia Key Tide Gauge (Table 5-4). The objective is to extrapolate current high tide values from historical data, project them forward using the observed sea level trend, and then assess the potential frequency of increasing high tide elevations in the future. Section 380.093(3)(d)2.a. provides that to

the extent practicable; the analysis should also geographically display the number of tidal flood days expected for each scenario and planning horizon. That representation is provided below.

Table 5-4. Statistical Analysis of Historical High Tide Record

2005-2023 (feet NAVD 88)	Approximate Days Tide Reached This Height
2.25	1
2	5
1.6	10
1.4	20
1.25	30
1.15	40
0.85	50
0.7	100
0.65	≥150

Note: This table calculates the number of days where water elevations surpass a "critical elevation", which is the elevation where flooding is expected to occur for a certain number of days per year.

The analysis utilized to develop Table 5-4 summarizes the number of days historic tide records surpassed flooding above MHHW (i.e., experienced tidal flooding). It reveals the changes in tide elevations over the 2005-2023 time period and associates these elevations with the observed frequency of tidal flooding events. "Critical elevations" above are defined by the number of tidal days. All elevations from MHHW forward, in increments of 0.1 foot, were evaluated for the number of flooding days. When a threshold of tidal days was reached (i.e., 1 day, 5 days, 10 days, etc.), the elevation that experienced that level of flooding was deemed critical.

Future frequencies in HTF can be estimated using the NOAA 2017 intermediate high and low projections. These methods are similar to those used for future SLR exposure, but instead of adding a static value of 2 feet MHHW to a digital surface model, they are added to the historic high tide values in the 2005-2023 time period. The results are summarized in Table 5-5. A key observation is the trend of increasing tide elevations over time, indicating rising sea levels and, consequently, an increased risk of tidal flooding.

Table 5-5 shows flooding trends continuing to increase in magnitude and frequency. They provide valuable insights for planning and adaptation strategies. For instance, the NIH scenario estimates that by 2040, HTF for 150 or more days out of the year will increase from 1.80 foot to 2.40 feet, escalating to 4.25 feet by 2070 and 7.00 feet by 2100. Viewed differently, in the 2040-NIL scenario, a tide stage of 2.80 feet is reached only one time per year, and 30 years later in the 2070-NIL scenario, an equivalent tide stage of 2.80 feet is reached 20 times per year. Figure 5-6 provides an overview showing which regions will be affected.

Table 5-5. Future Tidal Flooding Frequency

2040-NIL (feet NAVD 88)	2070-NIL (feet NAVD 88)	2100-NIL (feet NAVD 88)	2040-NIH (feet NAVD 88)	2070-NIH (feet NAVD 88)	2100-NIH (feet NAVD 88)	Approximate # of Days Tide Will Reach This Height
3.7	4.45	4.25	6.3	4.8	8.15	1
2.01	2.85	2.7	4.7	3.2	7.95	5
1.85	2.6	2.45	4.45	2.95	7.7	10
1.45	2.2	2.05	4.05	2.55	7.55	15
1.25	2	1.85	3.85	2.35	7.45	20
1.15	1.85	1.7	3.75	2.25	7.35	30
1.05	1.75	1.6	3.65	2.15	7.3	40
0.7	1.45	1.3	3.33	1.8	7.1	50
0.53	1.3	1.15	3.15	1.65	7	100
0.55	1.25	1.1	3.1	1.6	6.95	≥150

Maps displaying flooded conditions for SLC and Municipalities can be found in **Appendix A**. They identify which regions, infrastructure, and natural areas are at increased risk due to multiple days of tidal flooding.

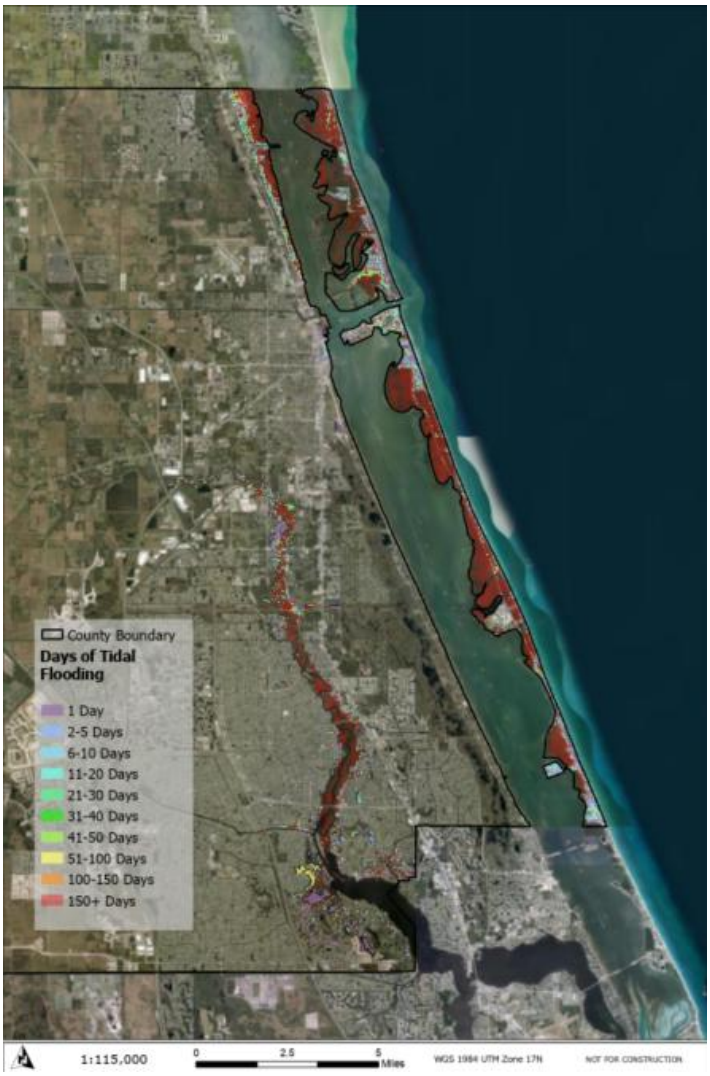


Figure 5-6. NIH 2070 Days of Tidal Flooding

5.1.2.3 Exposure: Storm Surge

Storm surge modeling uses NOAA's already created storm surge inundation grids for various intensities of storms (FEMA 2022). NOAA has run the hydrodynamic Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model to simulate storm surge for various categories of storms and made the resulting 2022 inundation depths available for federal, state, and local partners for planning, risk assessment, and decision making. Category 3 and Category 5 storms were downloaded and formatted for this RVA. Unlike SLR and high tide flooding, storm surge is a less permanent condition, but due to the force of fast-moving water and depth of flooding, it can be extremely destructive and debilitating to a community. A table of mean flood depths for each storm intensity is presented in Table 5-6.

Table 5-6. Storm Surge Inundation Depth

Storm Intensity	Mean Inundation (feet NAVD 88)	Max Inundation (feet NAVD 88)
Category 3	4.76	9
Category 5	6.94	10.80

5.1.2.4 Exposure: Depth of Current and Future Storm Surge Flooding

Figure 5-7 and Figure 5-8 identify the areas at increased risk from the combined effects of storm surges for Category 3 and Category 5 storms (see The Project Team conducted the RVA by modeling multiple future scenarios within a spatial context. The goal of the assessment is to provide results that assist the County and municipalities in making decisions to enhance resilience to the impacts of flooding. The scenarios analyzed represent conditions that can be reasonably expected to occur in the future.

The RVA followed the Resilient Florida guidelines and utilized GIS-based methods to assess SLC and municipal assets with respect to the flood hazards identified. The modeling encompassed present-day conditions and planning horizons of scenarios for the years 2040, 2070 and 2100, incorporating assessments of 25- and 100-year storm events. A total of 54 scenarios were run for this assessment. SLR scenarios included the 2017 NOAA intermediate-low (NIL) and intermediate-high (NIH) SLR projections as required by Section 380.093, F.S. at the time of the analysis. To achieve the goal of accurate predictions of future conditions, a comprehensive strategy was employed, reviewing various data sources (Table 5-1). All analyses were conducted in the North American Vertical Datum of 1988 (NAVD 88).

Table 5-1 for more information). In Figure 5-7 and Figure 5-8 below, the increased impact from storm surge can be seen, with even the Category 3 storm inundating the northern portion of the intracoastal waterway at a depth of 2 to 4 feet, more in areas of mangrove trees. Storm surge modeling focused exclusively on coastal regions as this is where the primary impacts would occur.

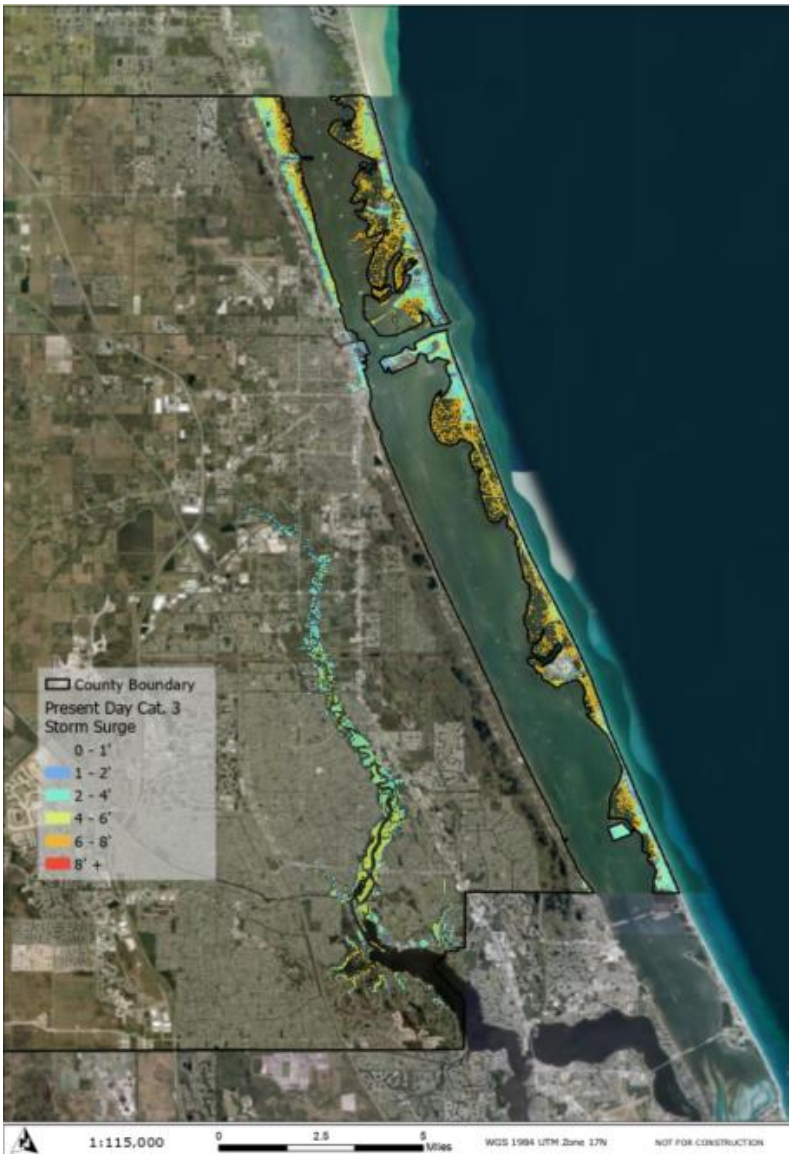


Figure 5-7. Category 3 Storm Surge

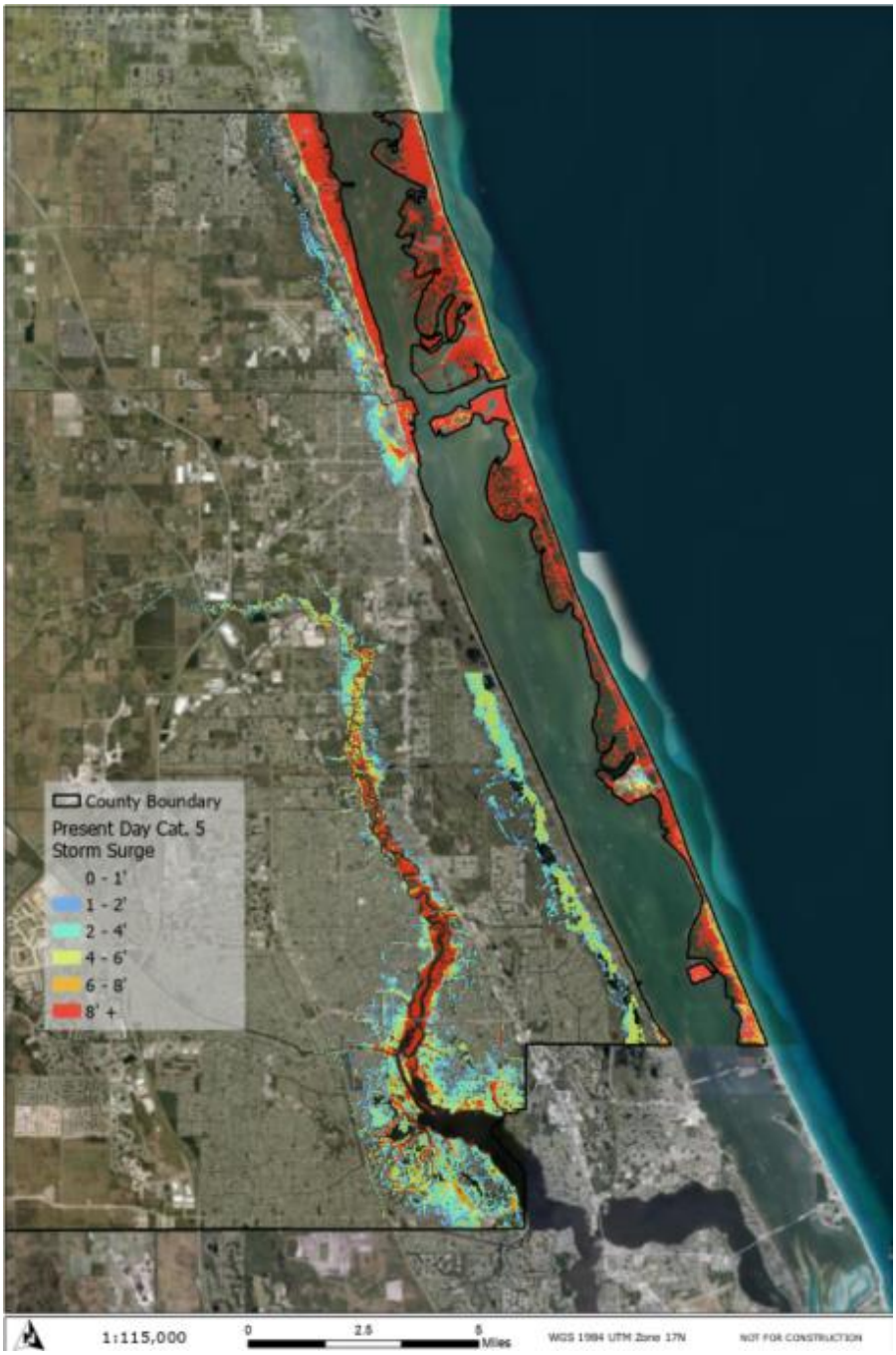


Figure 5-8. Category 5 Storm Surge

5.1.2.5 Exposure: Rainfall Induced Flooding

The rainfall analysis within the RVA employs HEC-HMS and HEC-RAS software for rainfall simulation and runoff computation. Modeling efforts related to rainfall-induced flooding integrate NOAA's Atlas 14 data and South Florida Water Management District (SFWMD) change factors to create baseline rainfall depth grids, aligning with legislative requirements to conduct such analyses (SFWMD 2022; NOAA 2023). The comprehensive modeling approach produces maps to help users understand and

prepare for future flood risks. The rainfall-induced flood modeling approach meets the statutory requirements for rainfall evaluation in VAs, modeling the 25-year and 100-year rainfall events required. NOAA Atlas 14 provides high-quality data based on ongoing investigations of historical rainfall patterns across the United States. It offers site-specific rainfall distributions, which are essential for accurate hydrologic modeling. Compared to previous volumes, Atlas 14 estimates have longer periods of record and greater station density. NOAA Atlas 14 defines standard design rainfall distributions based on integrating high-intensity short duration events within longer, lower-intensity precipitation. These distributions are used in hydrologic models to estimate rainfall intensity for specified durations and annual exceedance probabilities (Figure 5-9). The NOAA Atlas 14 serves as a guideline to assess flood potential in watersheds and design stormwater infrastructure. The accuracy of rainfall data provided by NOAA Atlas 14 allows engineers and planners to make informed decisions when designing and managing infrastructure (NOAA 2023).

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.561 (0.493-0.664)	0.641 (0.562-0.759)	0.774 (0.675-0.921)	0.888 (0.769-1.06)	1.05 (0.870-1.33)	1.18 (0.946-1.53)	1.31 (1.00-1.77)	1.45 (1.05-2.05)	1.64 (1.12-2.42)	1.79 (1.18-2.70)
10-min	0.822 (0.722-0.972)	0.938 (0.822-1.11)	1.13 (0.989-1.35)	1.30 (1.13-1.56)	1.54 (1.27-1.95)	1.73 (1.39-2.24)	1.92 (1.47-2.60)	2.12 (1.53-3.00)	2.40 (1.65-3.55)	2.62 (1.73-3.96)
15-min	1.00 (0.880-1.18)	1.14 (1.00-1.36)	1.38 (1.21-1.64)	1.59 (1.37-1.90)	1.88 (1.55-2.37)	2.11 (1.69-2.73)	2.34 (1.79-3.17)	2.59 (1.87-3.66)	2.93 (2.01-4.33)	3.19 (2.11-4.83)
30-min	1.42 (1.24-1.68)	1.63 (1.43-1.92)	1.98 (1.72-2.35)	2.28 (1.97-2.73)	2.70 (2.24-3.42)	3.04 (2.44-3.94)	3.38 (2.59-4.57)	3.74 (2.70-5.29)	4.23 (2.90-6.25)	4.62 (3.05-6.98)
60-min	1.92 (1.69-2.27)	2.16 (1.89-2.56)	2.58 (2.25-3.07)	2.96 (2.57-3.55)	3.54 (2.95-4.53)	4.03 (3.24-5.26)	4.55 (3.49-6.19)	5.11 (3.70-7.27)	5.92 (4.06-8.78)	6.56 (4.34-9.93)
2-hr	2.43 (2.14-2.85)	2.69 (2.37-3.16)	3.18 (2.79-3.76)	3.65 (3.18-4.35)	4.38 (3.69-5.60)	5.02 (4.07-6.55)	5.71 (4.42-7.76)	6.48 (4.73-9.20)	7.60 (5.26-11.2)	8.51 (5.66-12.8)
3-hr	2.77 (2.45-3.25)	3.04 (2.68-3.56)	3.57 (3.14-4.20)	4.11 (3.58-4.87)	4.98 (4.23-6.40)	5.77 (4.71-7.55)	6.65 (5.18-9.05)	7.65 (5.62-10.9)	9.11 (6.35-13.5)	10.3 (6.90-15.5)
6-hr	3.29 (2.92-3.82)	3.62 (3.21-4.21)	4.32 (3.81-5.05)	5.05 (4.43-5.95)	6.28 (5.38-8.09)	7.42 (6.10-9.70)	8.70 (6.82-11.8)	10.2 (7.53-14.4)	12.4 (8.67-18.2)	14.2 (9.54-21.1)
12-hr	3.67 (3.28-4.24)	4.17 (3.72-4.82)	5.20 (4.61-6.04)	6.25 (5.50-7.32)	7.99 (6.87-10.2)	9.56 (7.91-12.4)	11.3 (8.94-15.3)	13.4 (9.94-18.8)	16.3 (11.5-24.0)	18.8 (12.7-27.8)
24-hr	4.06 (3.64-4.66)	4.78 (4.28-5.49)	6.19 (5.53-7.15)	7.59 (6.72-8.83)	9.86 (8.50-12.5)	11.9 (9.84-15.3)	14.1 (11.2-18.9)	16.6 (12.4-23.2)	20.3 (14.4-29.5)	23.4 (15.9-34.3)
2-day	4.63 (4.18-5.28)	5.50 (4.95-6.28)	7.18 (6.44-8.23)	8.81 (7.84-10.2)	11.4 (9.88-14.4)	13.7 (11.4-17.6)	16.3 (12.9-21.6)	19.1 (14.4-26.5)	23.2 (16.6-33.5)	26.7 (18.3-38.9)
3-day	5.10 (4.62-5.79)	5.94 (5.37-6.76)	7.60 (6.83-8.68)	9.24 (8.24-10.6)	11.9 (10.3-14.9)	14.3 (11.9-18.2)	16.9 (13.5-22.4)	19.8 (15.0-27.4)	24.2 (17.3-34.8)	27.8 (19.1-40.4)
4-day	5.53 (5.01-6.26)	6.32 (5.72-7.17)	7.92 (7.14-9.02)	9.53 (8.52-10.9)	12.2 (10.6-15.3)	14.5 (12.2-18.5)	17.2 (13.8-22.8)	20.2 (15.3-27.9)	24.6 (17.7-35.4)	28.3 (19.6-41.1)
7-day	6.66 (6.06-7.50)	7.37 (6.70-8.32)	8.86 (8.02-10.0)	10.4 (9.34-11.9)	13.0 (11.4-16.2)	15.3 (13.0-19.4)	18.0 (14.5-23.7)	21.0 (16.0-28.9)	25.5 (18.5-36.5)	29.3 (20.3-42.3)
10-day	7.58 (6.92-8.51)	8.24 (7.51-9.27)	9.66 (8.76-10.9)	11.2 (10.0-12.7)	13.7 (12.0-16.9)	16.0 (13.5-20.1)	18.6 (15.0-24.4)	21.6 (16.5-29.5)	26.1 (18.9-37.1)	29.8 (20.8-42.8)
20-day	9.84 (9.02-11.0)	10.5 (9.60-11.7)	11.8 (10.8-13.3)	13.3 (12.0-15.0)	15.6 (13.8-19.1)	17.8 (15.2-22.2)	20.3 (16.5-26.2)	23.1 (17.7-31.2)	27.2 (19.9-38.4)	30.7 (21.5-43.8)
30-day	11.5 (10.6-12.8)	12.4 (11.4-13.8)	14.0 (12.8-15.7)	15.6 (14.1-17.5)	18.0 (15.8-21.6)	20.1 (17.1-24.7)	22.4 (18.2-28.7)	25.0 (19.2-33.4)	28.7 (21.0-40.1)	31.8 (22.4-45.1)
45-day	13.6 (12.6-15.1)	15.0 (13.8-16.6)	17.3 (15.9-19.3)	19.3 (17.5-21.6)	22.0 (19.2-25.9)	24.1 (20.4-29.1)	26.3 (21.3-33.0)	28.5 (21.9-37.5)	31.4 (23.0-43.3)	33.7 (23.8-47.7)
60-day	15.4 (14.2-17.0)	17.4 (16.1-19.2)	20.5 (18.9-22.8)	23.0 (20.9-25.7)	26.1 (22.6-30.2)	28.3 (23.9-33.7)	30.3 (24.5-37.6)	32.2 (24.6-41.8)	34.4 (25.1-46.8)	35.9 (25.4-50.6)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Figure 5-9. NOAA Atlas 14 Rainfall Time Series Table for St Lucie County

To accurately capture the nuances of the terrain's elevation and slope, a model was constructed utilizing digital elevation models (DEMs). These DEMs serve as the basis for mapping and understanding the area's physical characteristics. The elevation data within these models are based on the NAVD 88 datum. Figure 5-10 represents the outline of the two-dimensional DEM (Figure 5-11)

area and the boundary condition lines used in conjunction with the DEM as terrain inputs in the modeling environment. A 1-mile buffer is used to prevent artifacts in rainfall calculations at the edges of the County boundary.

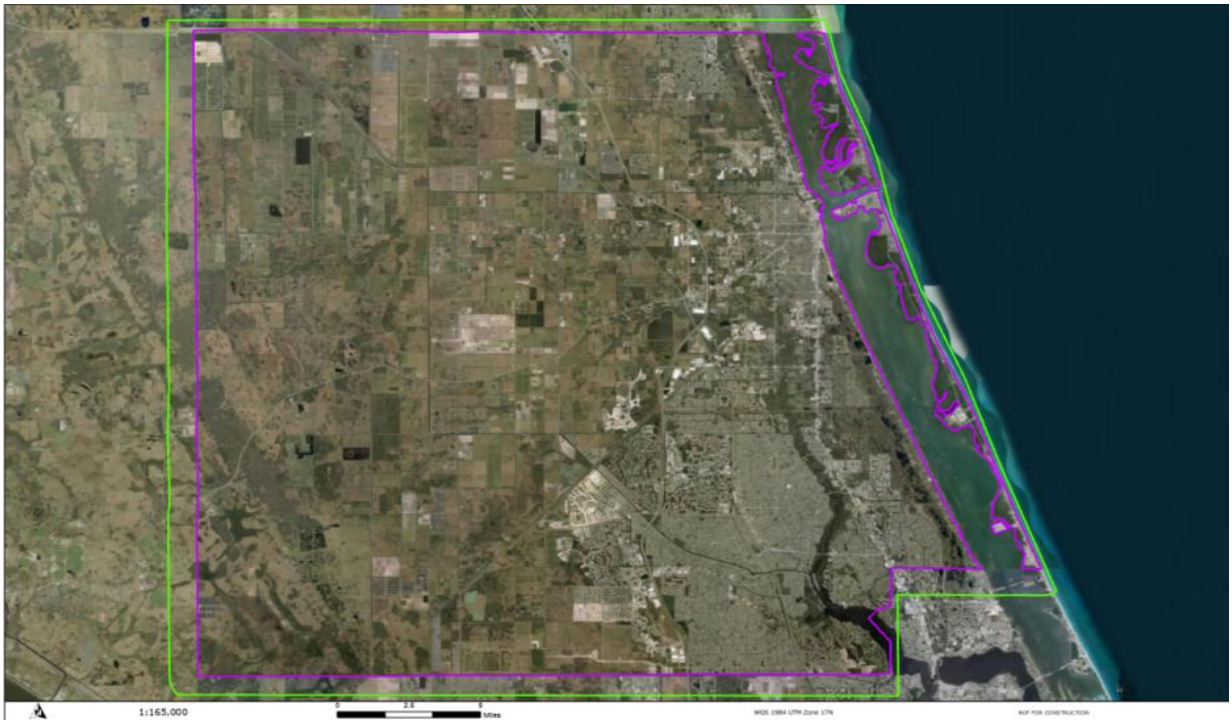


Figure 5-10. County Extent and Boundary Condition Lines for Northern, Southern, Eastern, and Western Boundaries

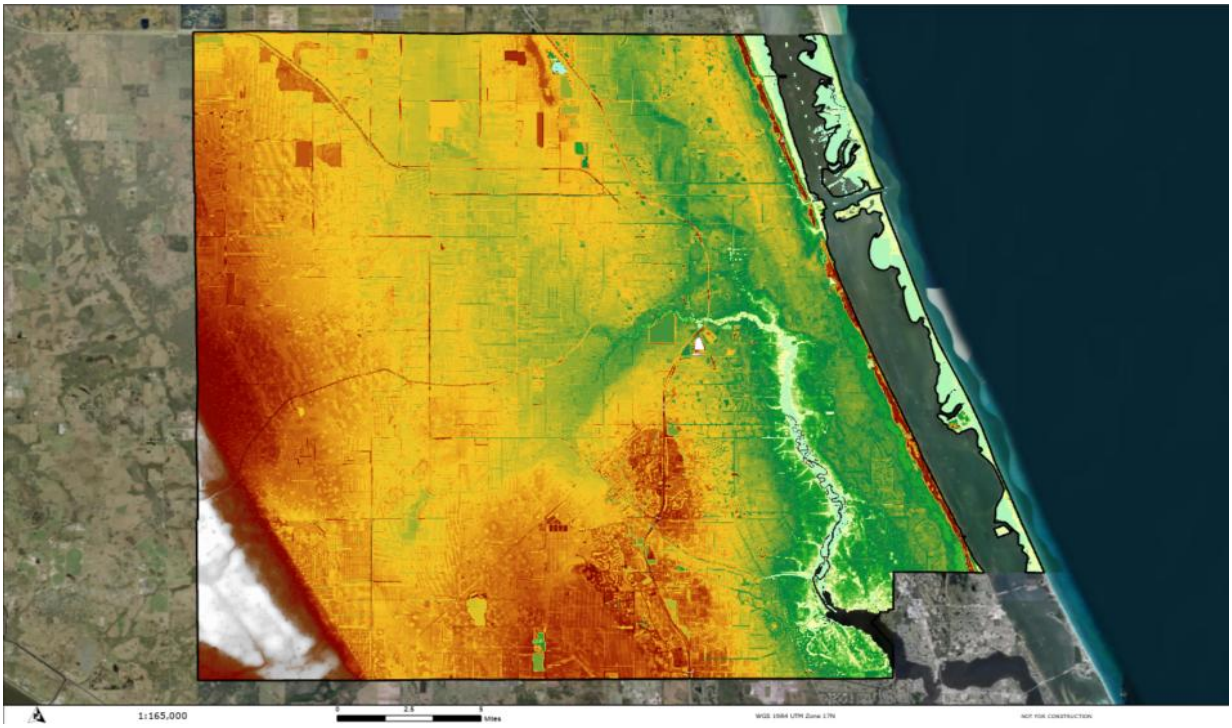


Figure 5-11. 2D Digital Elevation Model (DEM)

The NOAA Atlas 14 precipitation frequency grids were transformed into HEC-RAS-compatible grids using HEC-HMS. A "dummy" basin was set up with no assumptions related to water flow. Instead, the precipitation grids were modified by a hypothetical storm (i.e., 25-year 24-hour storm) using the Intensity/Precipitation (I/P) curves derived from the Florida Department of Transportation Drainage manual for 24-hour design storms. The design storms represent current (2024) rainfall patterns for 25- and 100-year return interval, 24-hour rainfall events (NOAA 2023). Future rainfall depths were computed using the current precipitation depths in Table 5-7 and deriving the intensity for the respective future conditions by using the SFWMD's SERDP change factors to arrive at the future-projected precipitation in Table 5-8, Figure 5-12, and Figure 5-13. These predict approximately 1.11 times more rain in 2040 than today (2024), 1.24 times more rain in 2070, and 1.37 times more rain in 2100. The
current and projected precipitation depths are then applied to the storm design criteria in Table 5-9 to arrive at a storm design that is suitable for varying present and future conditions. These storm designs are input with the precipitation frequency grids to obtain spatially varying rainfall depths county-wide that are HEC-RAS compatible.

Table 5-7. Precipitation in Inches for 24-Hour Storm Duration – Present Day

Year	Scenario	Precipitation (inches)
Present Day	25-Year	8.71
Present Day	100-Year	11.77

Table 5-8. Projected Precipitation in Inches for 24-Hour Storm Duration

Year	Scenario	Precipitation (inches)
2040	25-Year	9.66
2040	100-Year	13.30
2070	25-Year	10.01
2070	100-Year	14.24
2100	25-Year	10.19
2100	100-Year	15.42

Table 5-9. Rainfall Design Storm Criteria for Varying Storm Events

Design Storms			
T hours	I/P Total	25 yr Accumulation	100 yr Accumulation
0	0	0	0
1	0.01	0.0871	0.118
2	0.02	0.1744	0.235
3	0.03	0.261	0.353
4	0.03	0.261	0.353
5	0.03	0.261	0.353
6	0.04	0.348	0.471
7	0.04	0.348	0.471

Design Storms			
T hours	I/P Total	25 yr Accumulation	100 yr Accumulation
8	0.04	0.348	0.471
9	0.06	0.523	0.706
10	0.06	0.523	0.706
11	0.08	0.697	0.942
12	0.1	0.871	1.177
13	0.07	0.610	0.824
14	0.06	0.523	0.706
15	0.06	0.523	0.706
16	0.05	0.436	0.6589
17	0.04	0.348	0.471
18	0.04	0.348	0.471
19	0.04	0.348	0.471
20	0.03	0.261	0.353
21	0.03	0.261	0.353
22	0.02	0.1174	0.235
23	0.01	0.087	0.117
24	0	0	0

Source: FDOT n.d.

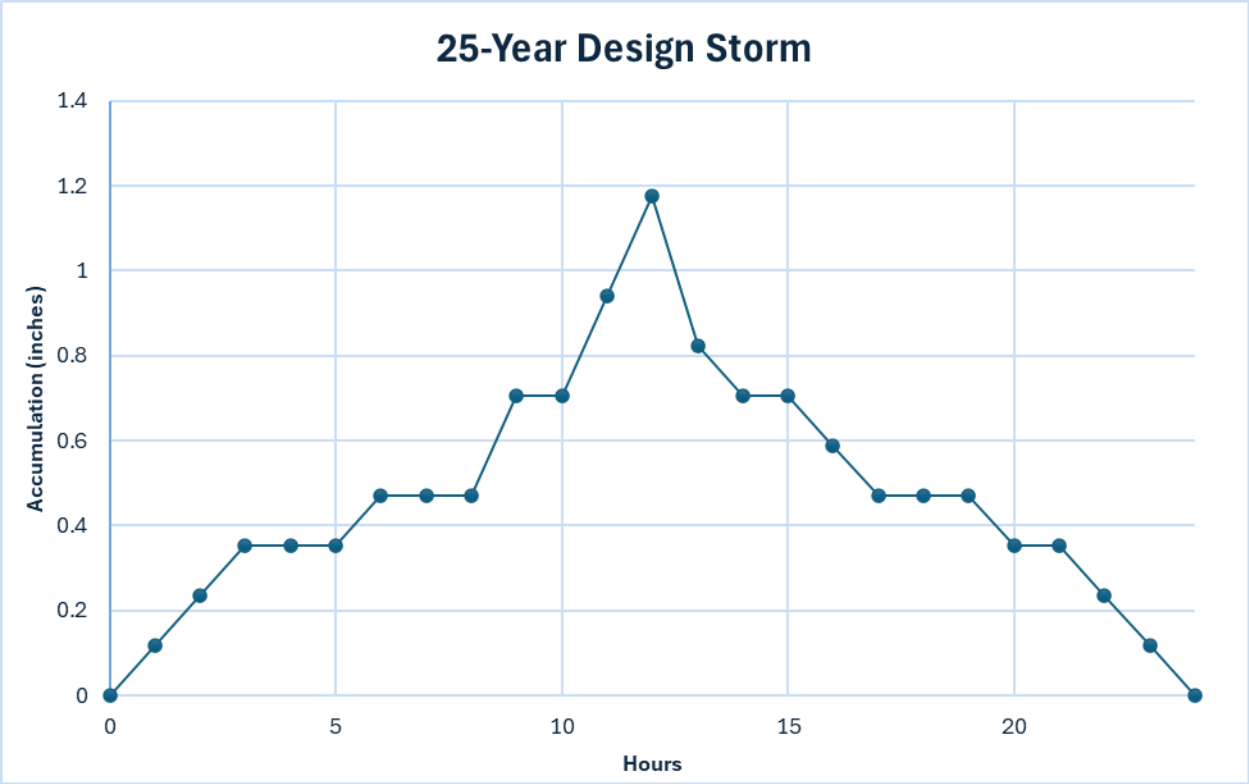


Figure 5-12. 25-Year Design Storm Criteria for St Lucie County

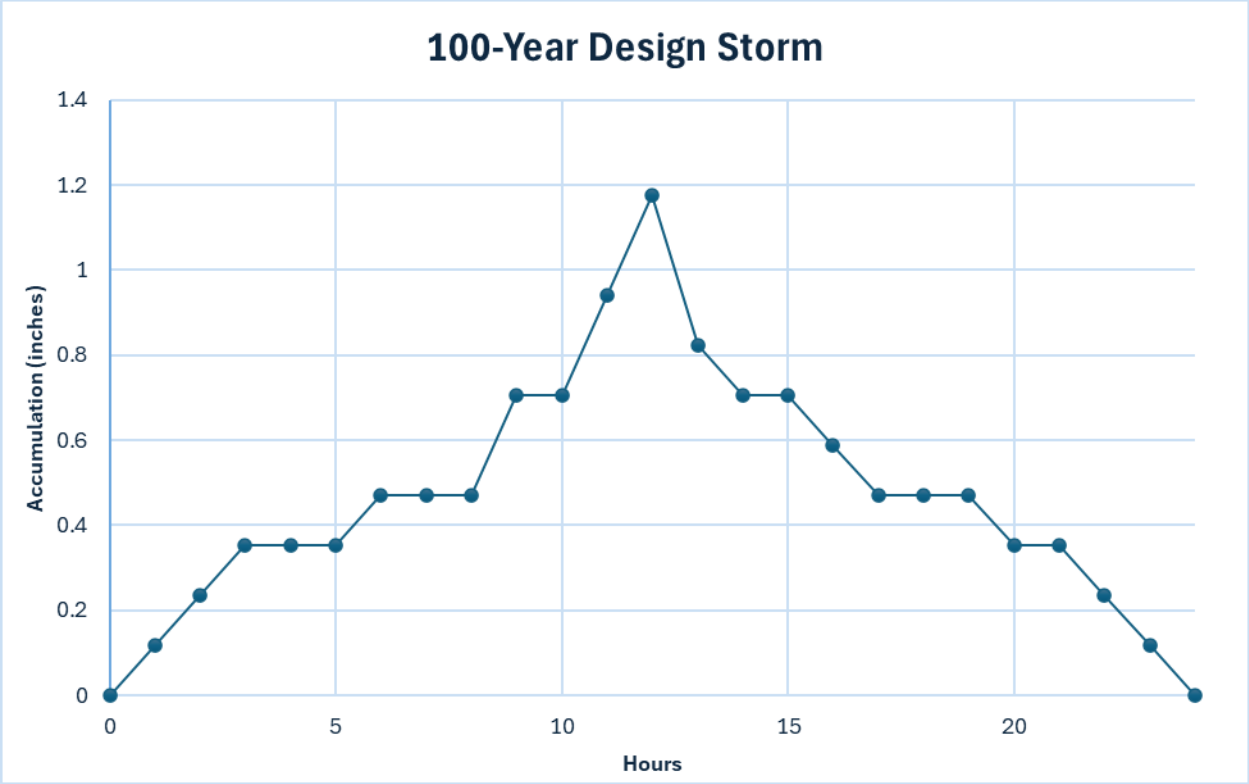


Figure 5-13. 100-Year Design Storm Criteria for St Lucie County

The infiltration method employed in this HEC-RAS model utilizes the Soil Conservation Service curve number method, designed to estimate direct runoff and infiltration rates from rainfall events. This approach is particularly suitable for varying soil conditions (Figure 5-14) and land use over a large area, offering a comprehensive understanding of how different terrains respond to precipitation.

The Soil Conservation Service curve number method is based on empirical data, correlating soil type and land use to a curve number that represents the potential for runoff. This method simplifies the calculation of effective rainfall (precipitation that contributes to runoff) by considering the initial abstraction and potential maximum retention after runoff begins.

Manning's n roughness and percent impervious values were assigned to each USGS National Land Cover Database land cover category representing 2021 conditions (USGS 2023). Manning's n roughness ranges, coefficients that represents the resistance to flow in channels and floodplains, were taken from the HEC-RAS technical reference guide (USACE 2021).

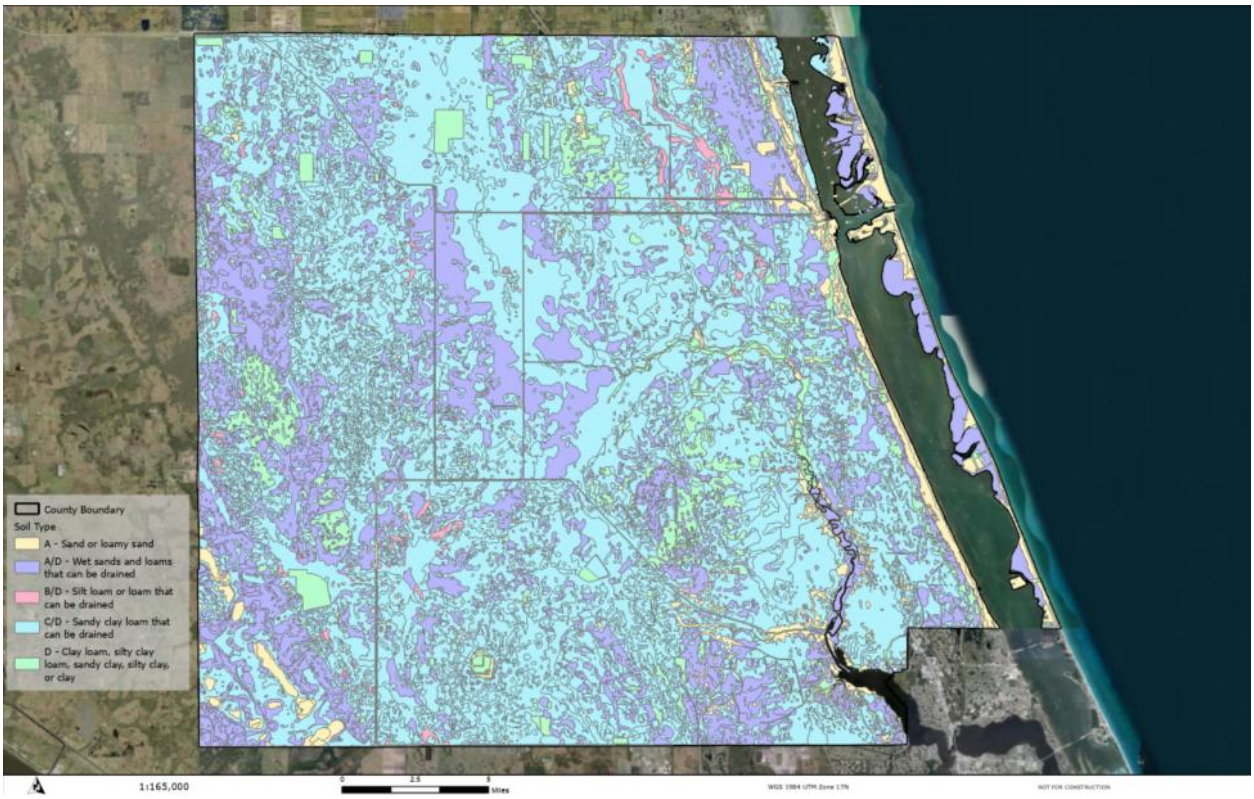


Figure 5-14. St Lucie County Soil Types

Table 5-10 shows the land cover categories (Figure 5-15), Manning's n roughness (Table 5-10), percent impervious, and area within the modeled two-dimensional flow area.

Table 5-10. Land Cover Category Manning's n Roughness and Percent Impervious

ID	Name	Manning's n Range[1/]	Manning's n	Impervious %
11	Open Water	0.025-0.05	0.038	100
21	Developed, Open Space	0.03-0.05	0.04	8
22	Developed, Low Intensity	0.06-0.12	0.09	33
23	Developed, Medium Intensity	0.08-0.16	0.12	64
24	Developed, High Intensity	0.12-0.20	0.16	86
31	Barren Land Rock-Sand-Clay	0.023-0.03	0.27	0
41	Deciduous Forest	0.10-0.20	0.15	0
42	Evergreen Forest	0.08-0.16	0.12	0
43	Mixed Forest	0.08-0.20	0.14	0
52	Shrub-Scrub	0.07-0.16	0.12	0
71	Grassland - Herbaceous	0.025-0.05	0.038	0
81	Pasture-Hay	0.025-0.05	0.038	0
82	Cultivated Crops	0.02-0.05	0.038	0
90	Woody Wetlands	0.045-0.15	0.098	80
95	Emergent Herbaceous Wetlands	0.05-0.085	0.07	80

1/ Ranges are from USACE Creating Land Cover, Manning's n Values, and % Impervious Layers (USACE 2021)

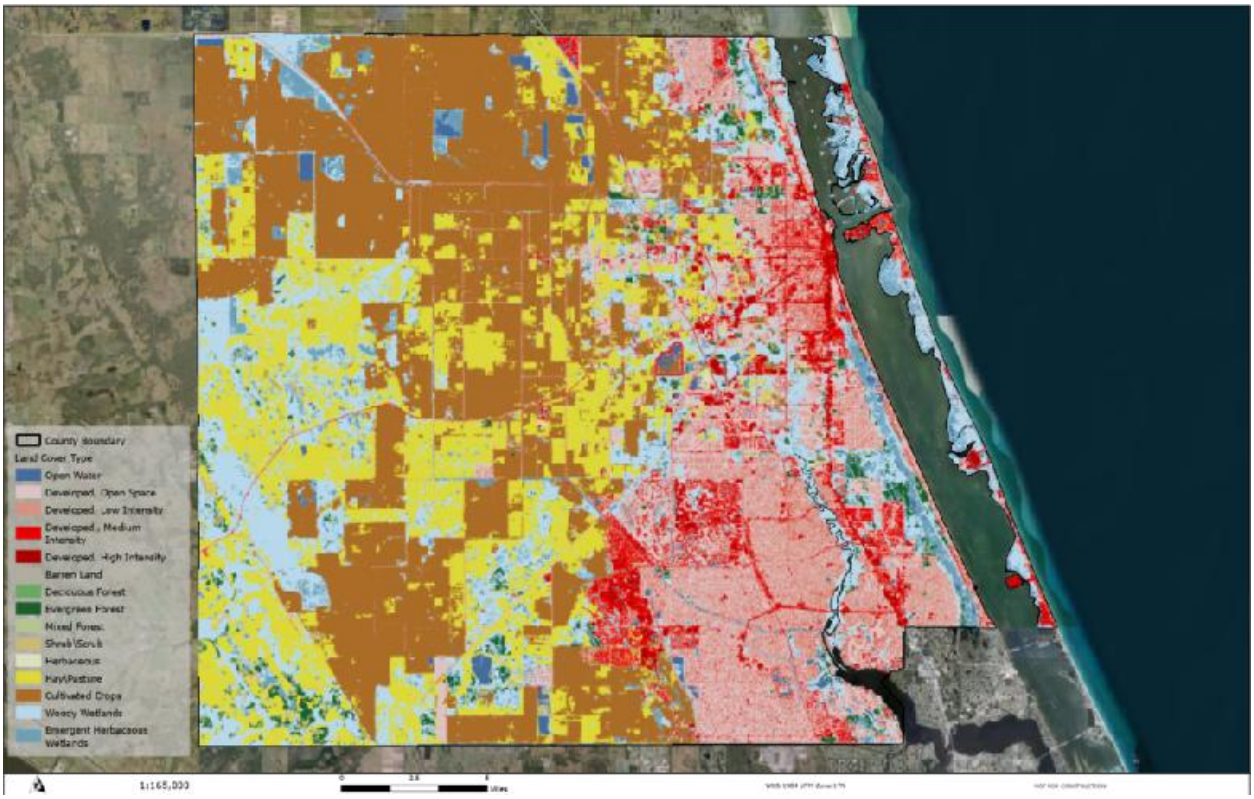


Figure 5-15. St Lucie County Land Cover

Table 5-11. Area of Land Cover Classifications

Soil Texture	Acres
A-Sands	21,937.58
A/D-Saturated Sands	109,942.54
B/D-Saturated Silts	9,152.62
C/D-Saturated Clays	252,598.87
D-Clays	164,192.0

The Gridded Soil Survey Geographic (gSSURGO) Database, provided by the U.S. Department of Agriculture-National Resource Conservation Service in 2023, provided the foundation for identifying both the soil texture and the Hydrologic Soil Groups (HSGs) of soils within the designated two-dimensional flow area. As illustrated in Figure 5-14, the gSSURGO soil map units reveal a diverse range of soil textures within the County.

A majority of the County's area is characterized by C/D, wet sands, and other saturated soils less than 24 inches from the water table (A/D, B/D), as detailed in

Table 5-11. Due to the shallow depth of their water table, A/D, B/D, and C/D soils have a limited ability to transmit water, as they generally exhibit a lower infiltration rate and a greater capacity to retain water, which results in a higher potential for runoff (NRCS 2023).

Including A/D Saturated Sand, several other soil textures are present and warrant consideration:

- **A-Sands:** This category includes extremely gravelly sand and fine sand. These soils are characterized by high infiltration rates and excellent drainage, making them ideal for rapid water infiltration and reducing surface runoff. However, they may have low water and nutrient-holding capacities, requiring frequent irrigation and fertilization to support plant growth. Fine sand, in particular, can be prone to quick drying and may need careful water management, especially in arid conditions.
- **A/D-Saturated Sands:** This texture consists of organic-rich muck mixed with significant amounts of gravel. These soils have moderate drainage and are often classified in HSG C or D due to their high organic content and lower infiltration rates. Gravelly muck can hold a substantial amount of water and nutrients, making it beneficial for plant growth, but it also has an increased potential for surface runoff.
- **B/D-Saturated Silts:** This texture consists of silt loam mixed with marl, a calcium carbonate-rich material. Marly silt loam offers moderate drainage and water-holding capacity, typically classified in HSG B or C. The presence of marl can enhance soil fertility but may also affect pH levels. These soils balance water infiltration and retention, making them suitable for areas needing both drainage and moisture conservation.
- **C/D-Saturated Clays:** These soils are classified as Group C when drained (unsaturated), and Group D when undrained (saturated). Drained soils in this group have slow infiltration rates and moderately high runoff potential. When undrained, they exhibit very high runoff potential due to their clayey texture and saturation.
- **D-Clays:** Group D soils have high runoff potential and very low infiltration rates when thoroughly wetted. These soils are typically composed of clayey textures with high swelling potential, a high permanent water table, or a claypan or clay layer at or near the surface.

These varied soil textures contribute to the hydrologic dynamics of the two-dimensional flow area. Understanding the distribution and characteristics of these soils helps in predicting water movement and managing flood risks effectively. The distinct properties of each soil type necessitate tailored approaches to land use planning, agricultural practices, and hydrologic modeling to optimize water absorption, minimize erosion, and manage runoff. The resulting rainfall depth grids are then adjusted by the SLR projection data based on NOAA's NIL and NIH projections for the respective time horizons.

Figure 5-16 through Figure 5-18 provide an overview showing which regions, infrastructure, and natural areas are at increased risk due to flooding because of extreme rainfall in the present day and under future conditions.

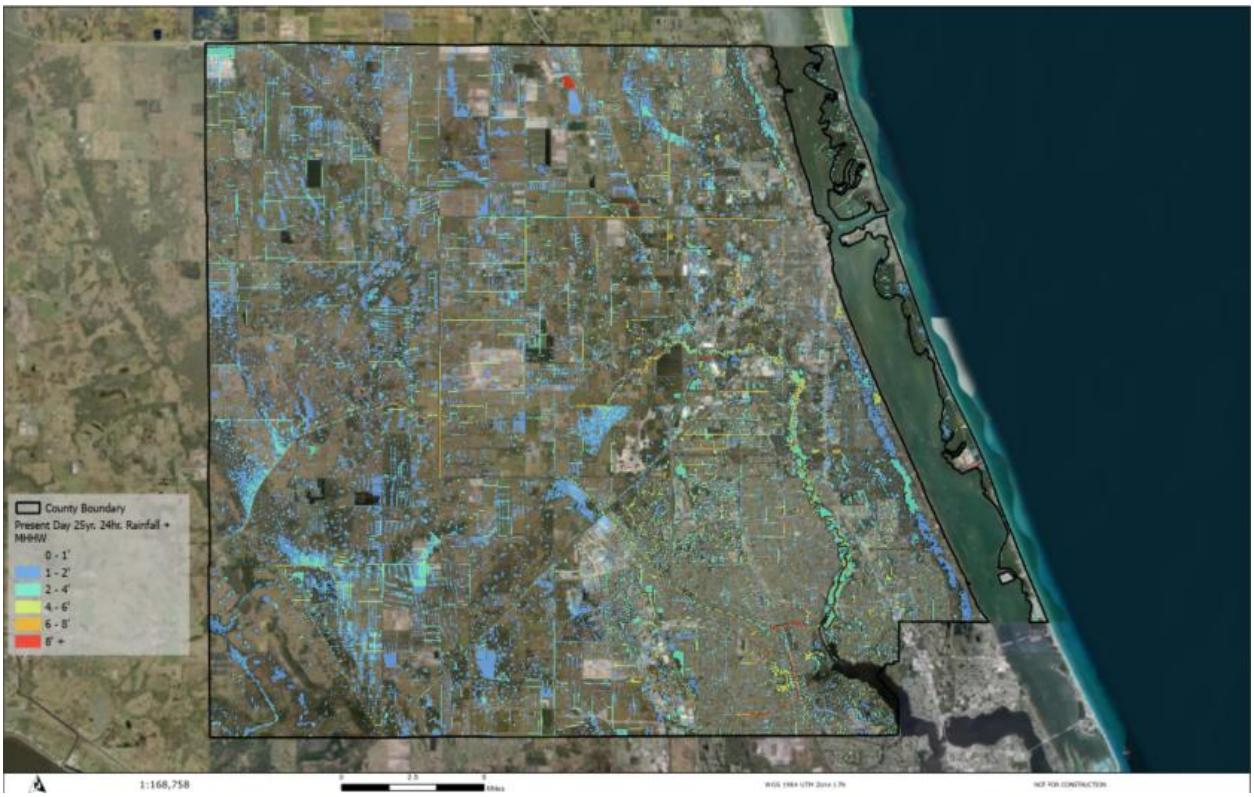


Figure 5-16. 25-Year 24 Hour Rainfall-Induced Flooding Depths – Present Day

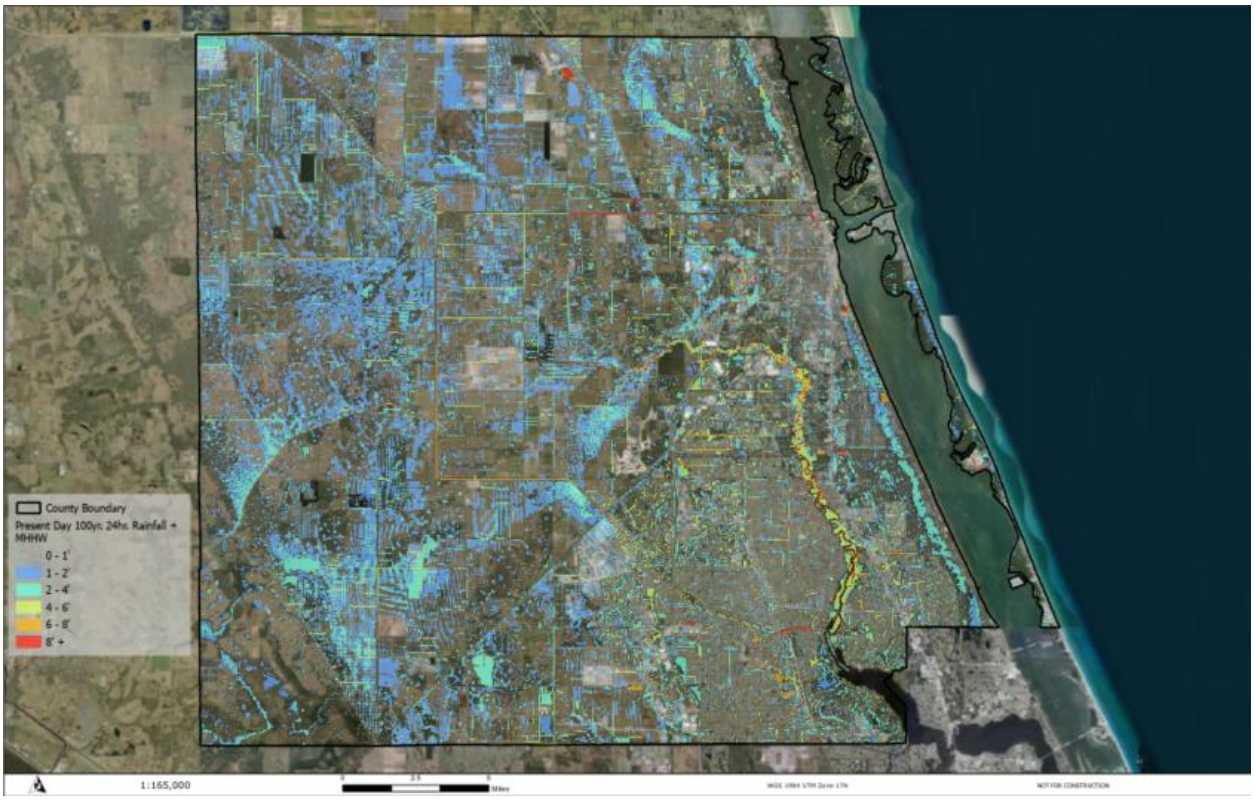


Figure 5-17. 100-Year 24 Hour Rainfall-Induced Flooding Depths - Present Day

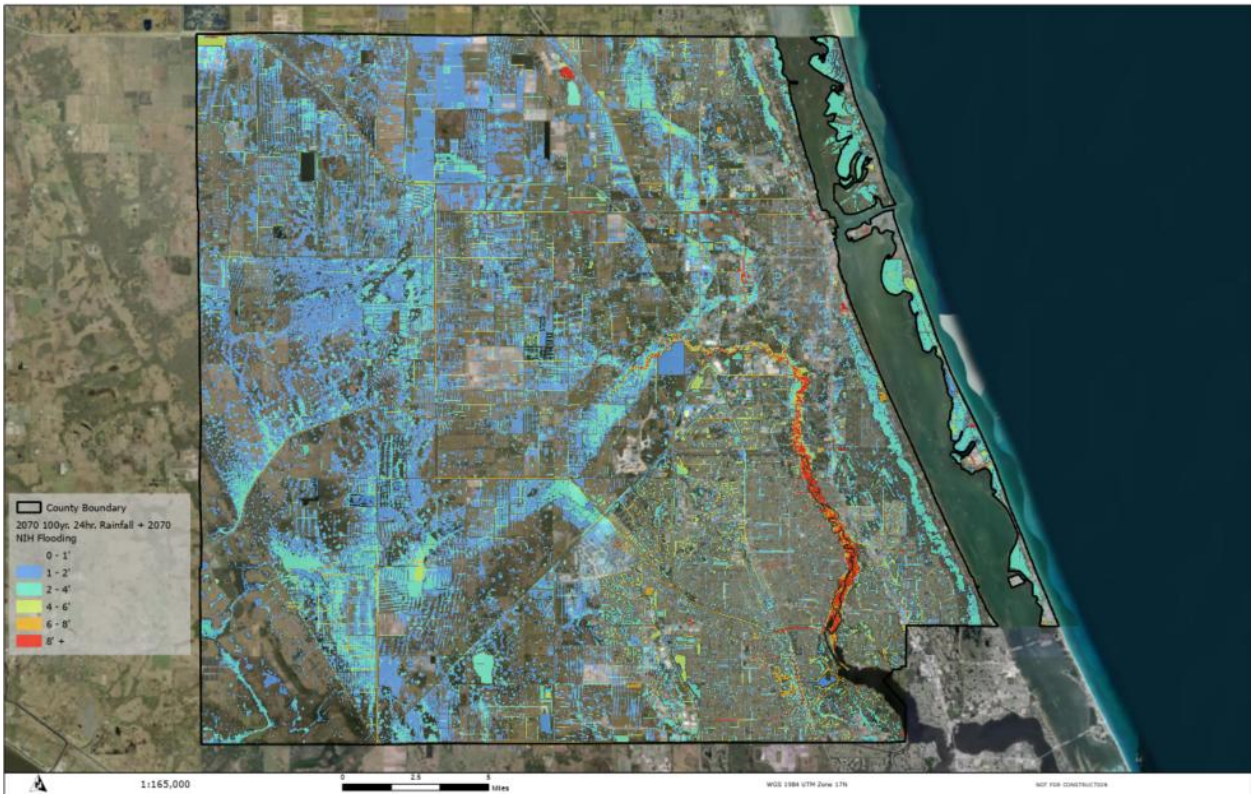


Figure 5-18. 100-Year 24 Hour Rainfall-Induced Flooding Depths – 2070 NIH

5.1.2.6 Exposure: Compound Modeling

The compound modeling within the RVA focuses on assessing the combined impacts of various flooding scenarios (see results within Table 5-12 and Figure 5-19). Modeling efforts combine sea level rise, high tide, storm surge, and rainfall-induced flooding. The methodology involves overlaying depth grids from each scenario to identify the aggregate flood heights. Exposure to compound flood modeling is designed to provide a comprehensive understanding of the potential cumulative impacts of different flooding events occurring simultaneously or quick succession, aiding in effective planning and mitigation strategies. This modeling does not simulate the hydrologic interactions between these events or the stormwater management system's effect on flooded conditions. In circumstances where this more precise information is required, complex engineering-based models should be considered.

SLR inundation modifies the "coastline" with a net landward movement of that tidal interface boundary. Stormwater drains may lose their functionality as sea level rises and be incapable of draining water that accumulates during rains storms. Storm surge impacts are large but temporary in nature, caused by the force of storm pushing water onto the terrain. The devastation caused by storm surge is typically a combination of extreme, transient flooding and the power of extreme water currents pushing the water inland. When two or more of these events coincide, which is occurring with increasing frequency, the results can be devastating.

Table 5-12. NOAA Intermediate Low and Intermediate High Projections Combined Flood Scenario Water Rise Impacts

Sea Level Rise Scenario	Surge Scenario	Rainfall Scenario	Combined Water Rise (ft)
Present Day	Category 3	25 Year 24 Hour	18.99 (All seem high!)
Present Day	Category 3	100 Year 24 Hour	19.70 (All seem inconsistent with Figure 5-19).
Present Day	Category 5	25 Year 24 Hour	26.59
Present Day	Category 5	100 Year 24 Hour	27.14
NIL 2040	Category 3	25 Year 24 Hour	21.26
NIL 2040	Category 3	100 Year 24 Hour	26.06
NIL 2040	Category 5	25 Year 24 Hour	26.63
NIL 2040	Category 5	100 Year 24 Hour	27.42
NIH 2040	Category 3	25 Year 24 Hour	21.98
NIH 2040	Category 3	100 Year 24 Hour	27.78
NIH 2040	Category 5	25 Year 24 Hour	27.35
NIH 2040	Category 5	100 Year 24 Hour	28.14
NIL 2070	Category 3	25 Year 24 Hour	21.97
NIL 2070	Category 3	100 Year 24 Hour	22.76
NIL 2070	Category 5	25 Year 24 Hour	27.24
NIL 2070	Category 5	100 Year 24 Hour	28.27
NIH 2070	Category 3	25 Year 24 Hour	23.97
NIH 2070	Category 3	100 Year 24 Hour	24.79
NIH 2070	Category 5	25 Year 24 Hour	29.27
NIH 2070	Category 5	100 Year 24 Hour	30.30
NIL 2100	Category 3	25 Year 24 Hour	22.53
NIL 2100	Category 3	100 Year 24 Hour	23.46
NIL 2100	Category 5	25 Year 24 Hour	27.79
NIL 2100	Category 5	100 Year 24 Hour	29.11
NIH 2100	Category 3	25 Year 24 Hour	26.76
NIH 2100	Category 3	100 Year 24 Hour	27.69
NIH 2100	Category 5	25 Year 24 Hour	32.02
NIH 2100	Category 5	100 Year 24 Hour	33.34



Figure 5-19. Present Day Sea Level Rise + Category 3 Storm Surge + 25-Year Rainfall Flooding Depths

5.2 Sensitivity Analysis

In this RVA, sensitivity refers to the degree to which a system or resource is or might be affected by hazards. In conjunction with the exposure analysis, a sensitivity analysis was performed on critical assets examining all flooding scenarios. The sensitivity analysis helps prioritize resilience adaptation efforts based on the level and way various flood scenarios affect critical assets within key geographic areas in SLC and Municipalities. The prioritization was accomplished using the following process (also depicted in Figure 5-20):

- **Conduct an assessment of risk** for critical assets located within the County and municipalities based on scores from flood risk (risk index), immediacy of impact (horizon index), average flooding depths (impact index), and significance of critical assets to disaster recovery efforts (asset criticality index).
- **Calculate a composite vulnerability score (CVS)** for each asset based on the risk assessment scoring.
- **Develop ranked list of** critical assets based on CVS scores.

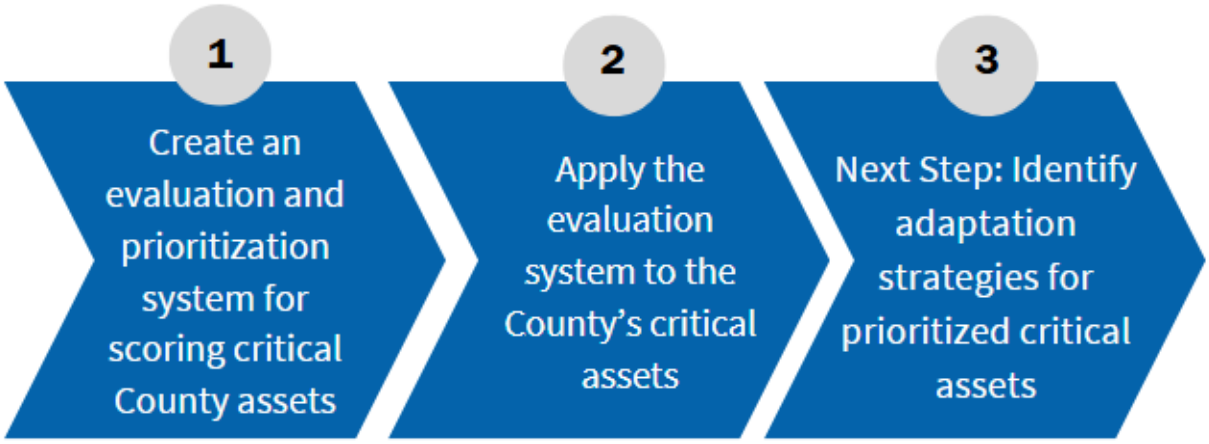


Figure 5-20. Three-Step Sensitivity Analysis Process

By assigning priorities to these assets, decision-makers can allocate resources effectively, focusing on the most vulnerable assets while also maintaining a holistic approach to enhancing overall community resilience against flooding and SLR. The Critical Asset Map Series, displays the results of the sensitivity analysis for the primary tier level of critical assets, are provided as **Appendix C**. Please note that certain asset data are classified as sensitive and may not be displayed on maps.

5.2.1 Risk Assessment

The first phase of the sensitivity analysis involved conducting a risk assessment. During this stage, an evaluation and ranking system was developed to assess the County and municipalities' critical assets. The risk assessment comprises the following four indexes:

- Horizon index (Section 5.2.1.1)
- Risk index (Section 5.2.2.2)
- Impact index (Section 5.2.1.3)
- Asset Criticality Index (Section 5.2.1.3)

Each index evaluates distinct aspects of risk and vulnerability and is assigned a specific weight for evaluation and scoring. These indexes collectively contribute to a final metric known as the Composite Vulnerability Score (CVS) (Section 5.2.1.5), which provides a comprehensive measure of flood-related risk by integrating these four weighted components.

5.2.1.1 Horizon Index

The planning horizons for this RVA are categorized into three temporal categories: near-term (approximately zero to 15 years), mid-term (approximately 15 to 45 years), and long-term (approximately 45 to 75 years). The Horizon Index is utilized to reflect these temporal segments, with a multiplier system that underscores the critical nature of impacts, as illustrated in Table 5-13.

Table 5-13. Horizon Index Metrics

Risk Level	Time Horizon	Flooding Exposure Year	Weight
High	Near Term	Present Day	0.45
	Near Term	2040	0.30
Moderate	Mid Term	2070	0.20
Low	Long Term	2100	0.05
		Total	**1.00**

Understanding the expected timeframe when flooding is anticipated to become problematic is pivotal for making informed decisions regarding near-term and long-term planning, adaptation measures, and risk management. This information aids in prioritizing investments in infrastructure, ensuring that resources are allocated efficiently and effectively to address the most pressing challenges.

Additionally, this temporal segmentation serves as a guide for formulating policy responses to flood hazards By having a clear understanding of the timeline for potential impacts, policymakers can develop and implement strategies that enhance the resilience of communities and ecosystems. This approach ensures that both immediate and long-term actions are aligned with the overarching goal of sustainable water resource management and resilience adaptation.

Ultimately, this structured planning horizon allows for a proactive and strategic response to the evolving challenges, fostering a resilient and adaptive framework for future generations.

5.2.1.2 Risk Index

SLC and the municipalities assets were evaluated and ranked based on their Flood Risk Index scores, employing a tiered system to identify assets facing the highest risks (Table 5-14). This index considers all aspects of flooding by assessing various flood scenarios and assigning a weight to each one.

The assessment methodology takes into account the frequency and severity of different flooding events. The combination of rainfall and SLR, deemed the most likely scenario to cause widespread impacts, was given the highest weight in the scoring system. This is followed by SLR alone and the combination of rainfall, SLR, and storm surge.

By using a weighted approach, the Risk Index provides a nuanced understanding of the vulnerabilities faced by SLC and municipal critical assets. This enables more effective prioritization of adaptation measures, resource allocation, and long-term planning to mitigate the impacts of flooding and enhance overall resilience.

Table 5-14. Risk Index Metrics

Risk Level	Flooding Hazard	Weight
High	Rainfall and Sea Level Rise	0.45
	Rainfall	0.30
Moderate	Sea Level Rise	0.15
Low	Rainfall, Sea Level Rise, and Storm Surge (Compound Flooding)	0.10
	Total	**1.00**

5.2.1.3 Impact Index

The Impact Index provides as assessment of flood depth impacts on the County's and municipalities' critical assets (Table 5-15). This index ensures an equitable approach to flood risk assessment by prioritizing assets most at risk of flood damage.

This approach helps identify and prioritize intervention areas where significant flood depths pose a higher risk to critical assets. The Impact Index creates a weighted sum that helps identify and prioritize intervention areas where there are significant flood depths. This tool is particularly useful for policy makers and planners to direct resources and efforts to improve the resilience and support of communities that are most at risk.

Table 5-15. Impact Index Metrics

Risk Level	Average Flooding Depth (feet)	Weight
High	>3	0.50
Moderate	2-3	0.35
Low	1-<2	0.15
	Total	**1.00**

5.2.1.4 Asset Criticality Index

The Asset Criticality Index considers the necessity and role of the different critical asset categories during and immediately after a storm event. Assets deemed vital to remain operational during crisis events were given the highest weight in the scoring system. This is followed by assets critical to immediate post-disaster recovery, then those critical to short- and long-term recovery efforts, and finally, public/private assets of special consideration during short- and long-term recovery (see Table 4-1 for additional detail).

1. **Primary**: Vital assets to remain operational during crisis events.
2. **Secondary**: Vital assets that are critical to immediate post-disaster recovery.
3. **Tertiary**: Critical to short- and long-term recovery efforts.
4. **Quaternary**: Special consideration - public/private assets of special consideration during short- and long-term recovery.

By using a weighted approach (Table 5-16), the Asset Criticality Index provides a nuanced understanding of the importance of SLC and municipal critical assets. This enables more effective prioritization of adaptation measures, resource allocation, and long-term planning to enhance overall resilience and ensure continuity during and after crisis events.

Table 5-16. Asset Criticality Index Metrics

Risk Level	Critical Asset Tier	Weight
High	Primary	0.45
	Secondary	0.35
Moderate	Tertiary	0.15
Low	Quaternary	0.05

Risk Level	Critical Asset Tier	Weight
	Total	1.00

5.2.1.5 Composite Vulnerability Score

Each of the components described above assesses different aspects of risk and vulnerability and is assigned a specific weight to determine the CVS.

1. **Horizon Index:** This metric measures the potential future impact of flooding, considering the planning horizon or the timeframe within which the impacts are expected. The Horizon Index score is given a weight of 0.4 of the overall CVS ranking. This weight reflects the importance of long-term flood risk projections in overall risk assessment but focusing on the immediacy of near-term impacts.
2. **Risk Index:** This metric evaluates the current exposure to flood risks, including the frequency of asset exposure to each potential flooding event. The Flood Index score has a weight of 0.15 of the overall CVS ranking, suggesting that immediate flood risks are also a significant factor in the overall assessment but less so than long-term projections.
3. **Impact Index:** This metric assesses the impact of potential flooding events by considering the depth of flooding. The Impact Index score has a weight of 0.15 of the overall CVS ranking, recognizing the heightened risk posed by significant levels of flooding, particularly to the community's most vulnerable areas.
4. **Asset Criticality Index:** This metric considers asset importance during and immediately after crisis events. Vital operational assets during crises get the highest weight, followed by those critical to immediate recovery, then short- and long-term recovery, and finally, special consideration assets. The Asset Criticality Index score has a weight of 0.3 of the overall CVS ranking, helping to prioritize adaptation, resource allocation, and resilience planning.

The resulting CVS score offers a holistic measure of flood-related risk by combining these weighted components. It can guide decision-making in urban planning, emergency preparedness, resource allocation, and other critical areas of public policy and infrastructure development. The CVS is an essential tool in the toolkit, allowing various risk factors to be overlaid and identify where they converge to create heightened risk profiles. It is not just a measure but a strategic guide to direct efforts effectively. By factoring in both the likelihood and potential severity of flood events, as well as the criticality of various assets, the CVS serves as a robust tool for prioritizing actions and investments to mitigate flood risks.

5.2.2 Critical Asset Prioritization

The third step within the sensitivity analysis is to apply the evaluation system described above to analyze and prioritize critical assets in the County for adaptation measures (Table 5-17). The assets prioritized were limited to those deemed to be of high and moderate priority by the Project Team (see Table 5-18). This methodology is outlined in Figure 5-21.

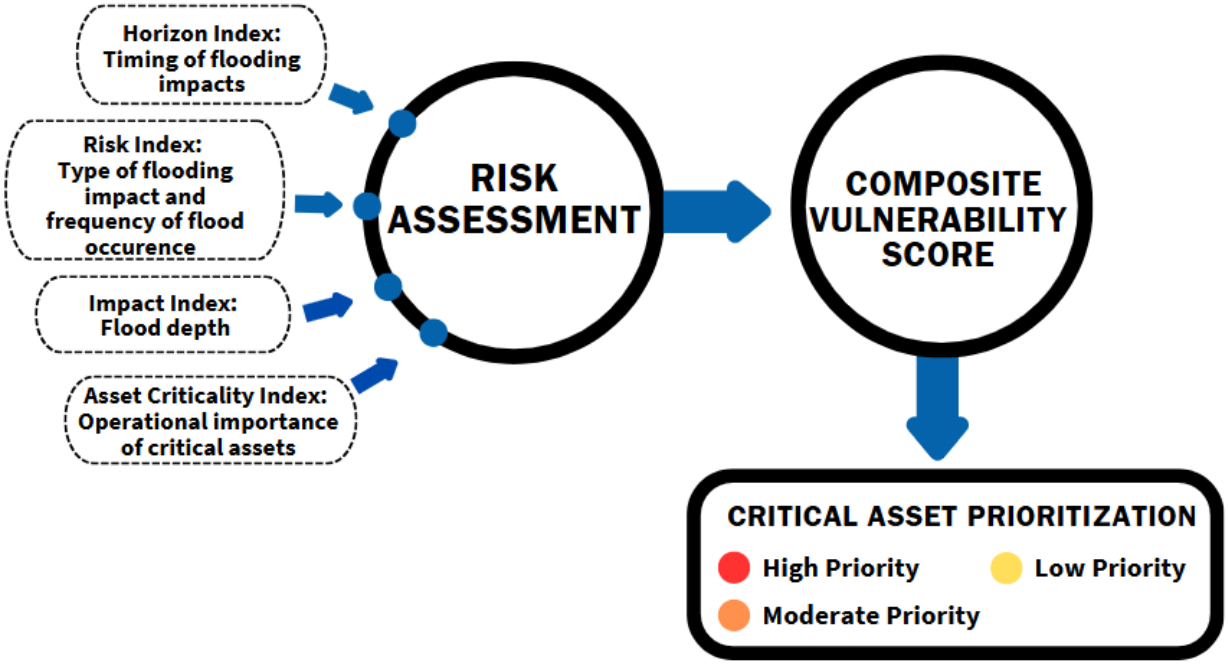


Figure 5-21. Critical Asset Prioritization Methodology

Employing the index described above, the analysis assigned a priority of 1 through 5 ranking based on the indexed score. Assets that fell below the top 50% of scores were assigned a 0. Table 5-17 provides the index thresholds used to assign the priorities.

Table 5-17. Composite Risk Assessment Scores and Prioritization

Risk Assessment Score Threshold	Assigned Priority
Top 5% Highest Values	1 (High)
5-10%	2 (High)
10-15%	3 (Moderate)
15-25%	4 (Moderate)
25-50%	5 (Low)
Below 50%/Median Value - Not Prioritized	0 (not prioritized)

Table 5-18. Sensitivity Analysis Scoring Methodology

Risk Assessment				Composite Vulnerability Score	Critical Asset Prioritization
Horizon Index (weight 0.4)	Asset Criticality Index(weight 0.3)	Impact Index (weight 0.15)	Risk Index (weight 0.15)		
High Risk – Near Term (Present day and 2040 Exposure)	**High Risk** – Primary and Secondary level critical assets	**High Risk** – Average flood depth >3 feet	**High Risk** – Rainfall and SLR Combo; and Rainfall only	**High** – Top 10% of highest risk assessment values	**High** – Priority 1 & 2
Moderate Risk – Mid Term (2070 Exposure)	**Moderate Risk** – Tertiary level critical assets	**Moderate Risk** – Average flood depth 2-3 feet	**Moderate Risk** – SLR only	**Moderate** – ranked in top 25% but not top 10% of risk assessment values	**Moderate** – Priority 3 & 4
Low Risk – Long Term (2100 Exposure)	**Low Risk –**Quaternary level critical assets	**Low Risk** – Average flood depth 1-<2 feet	**Low Risk –** Compound flooding	**Low** – ranked in top 50% but not top 25% of risk assessment values	**Low** – Priority 5

The Sensitivity Analysis Scoring approach is based on a methodology developed by Clearview Geographic LLC (CVG 2024) and Erin L. Deady PA.

6.0 SUMMARY AND ANALYSIS OF RESULTS

Adhering to the FDEP Vulnerability Assessment Checklist, this evaluation incorporates tailored data pertaining to the County and its critical assets. The focus of this Resilient Florida VA analysis is to identify flood-prone areas that contain a concentration of critical or regionally significant assets, focusing on the impacts of flooding scenarios outlined in Section 380.093, F.S. [2023]. This report focuses on days of tidal flooding, sea level rise, precipitation, and storm surge as causes of flooding impacts. In the year 2070 using the NOAA Intermediate High projection, SLR drives the majority of flood impacts, with much of the intracoastal barrier island and northern intracoastal shoreline of the county expected to experience over 150 days per year of tidal flooding (Figure 6-1). In contrast, the western portion of the County experiences rainfall-induced flooding that is concentrated in low-lying areas as shown in Figure 6-2.

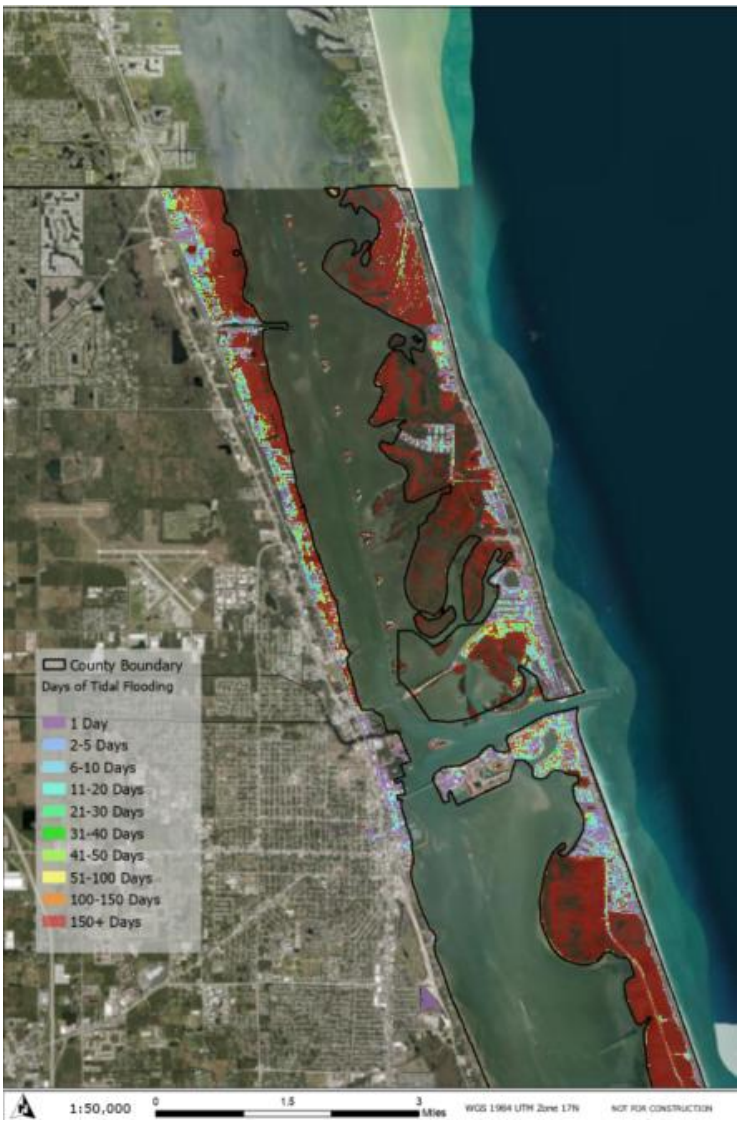


Figure 6-1. NIH 2070 - Days of Tidal Flooding

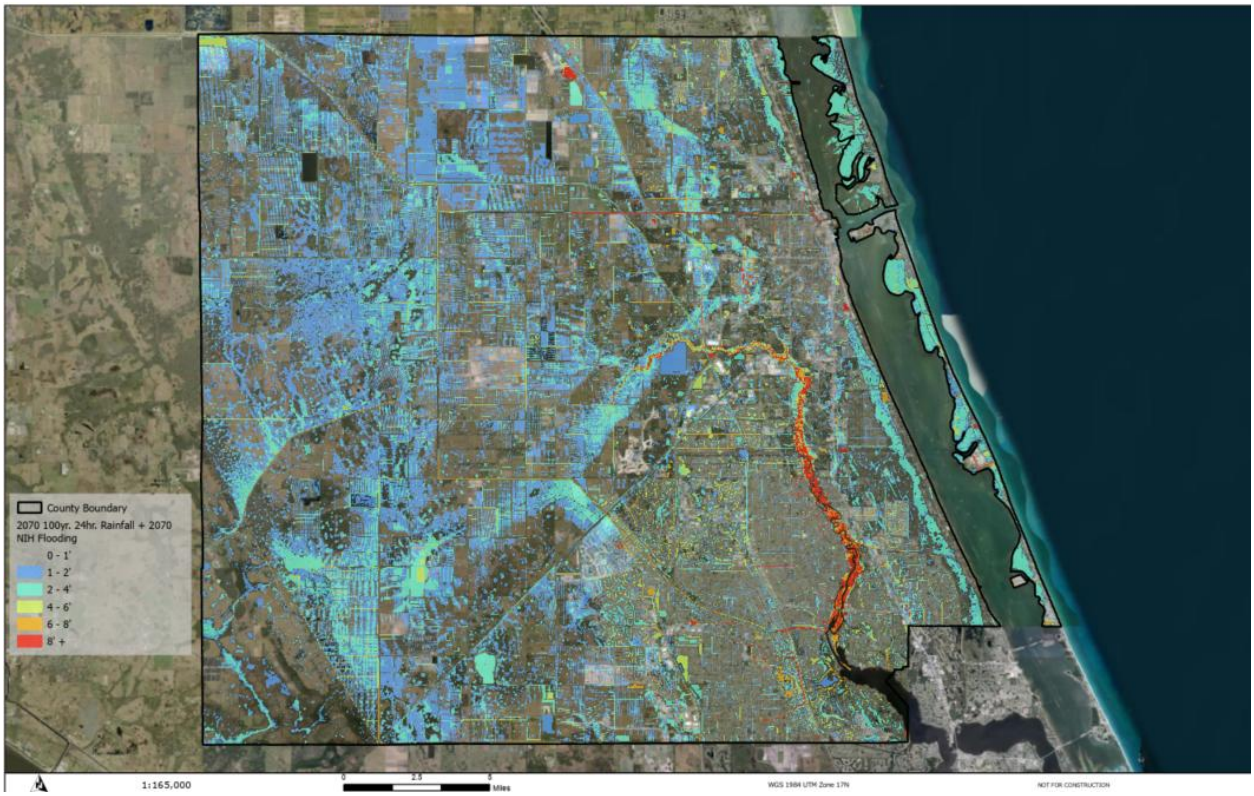


Figure 6-2. 2070 100 Year 24 Hr. Rainfall Flooding + NIH 2070 SLR

Storm surge presents a serious threat to the coastal and intracoastal parts of the County, even under the present day conditions (Figure 6-3). The northern portion of the County above the Fort Pierce inlet of these regions will experience 4 to 6 feet of storm surge flooding from a Category 3 storm as early as 2040, though areas south of the inlet are more protected with the barrier island experiencing most of the inundation. By 2070, inundation from the same category storm rises to 6 to 8 feet or more in the northern intracoastal regions, with the southern coastal areas experiencing a rise of 4 to 8 feet.

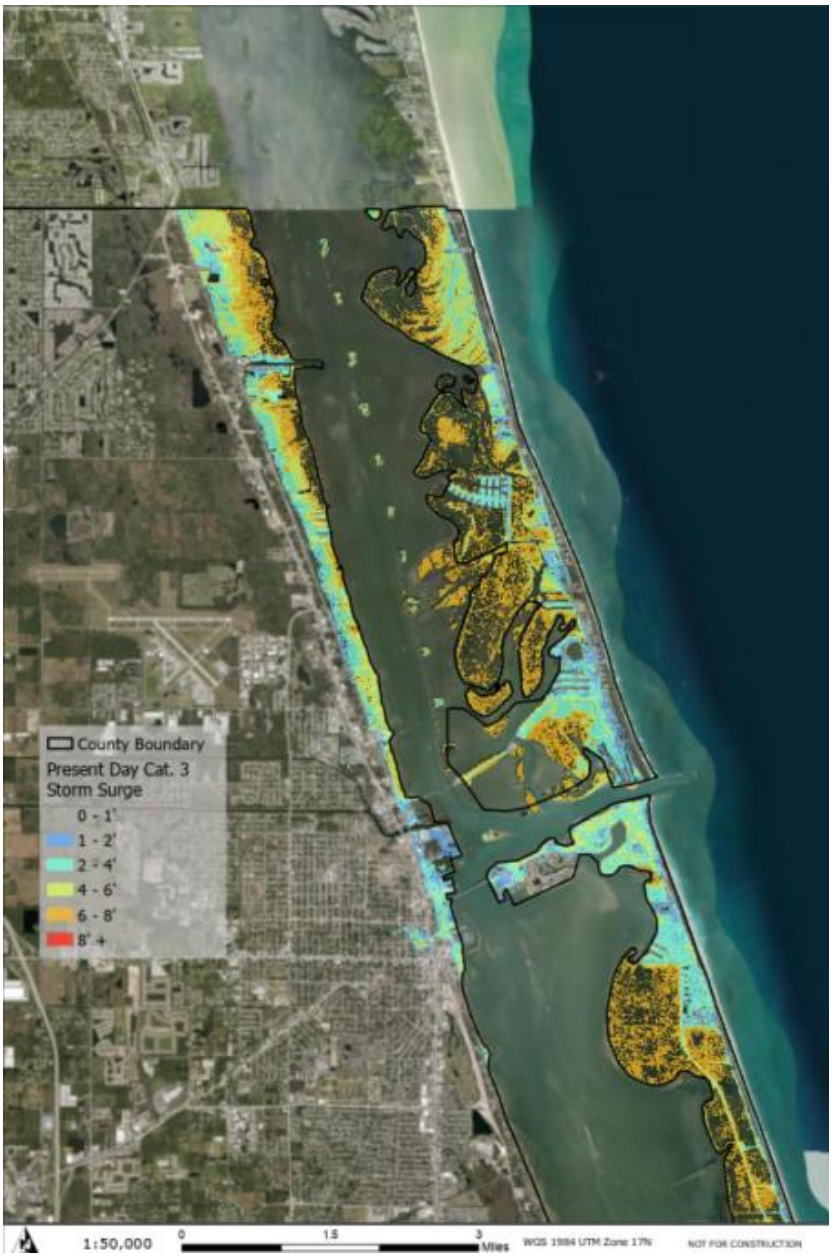


Figure 6-3. Present Day Category 3 Storm Surge

Rainfall presents a widespread but much milder impact than high tide and storm surge flooding, even when layered on top of SLR. Pockets of rain collect in lower lying areas and near water or wetlands across the County, as seen in Figure 6-4.

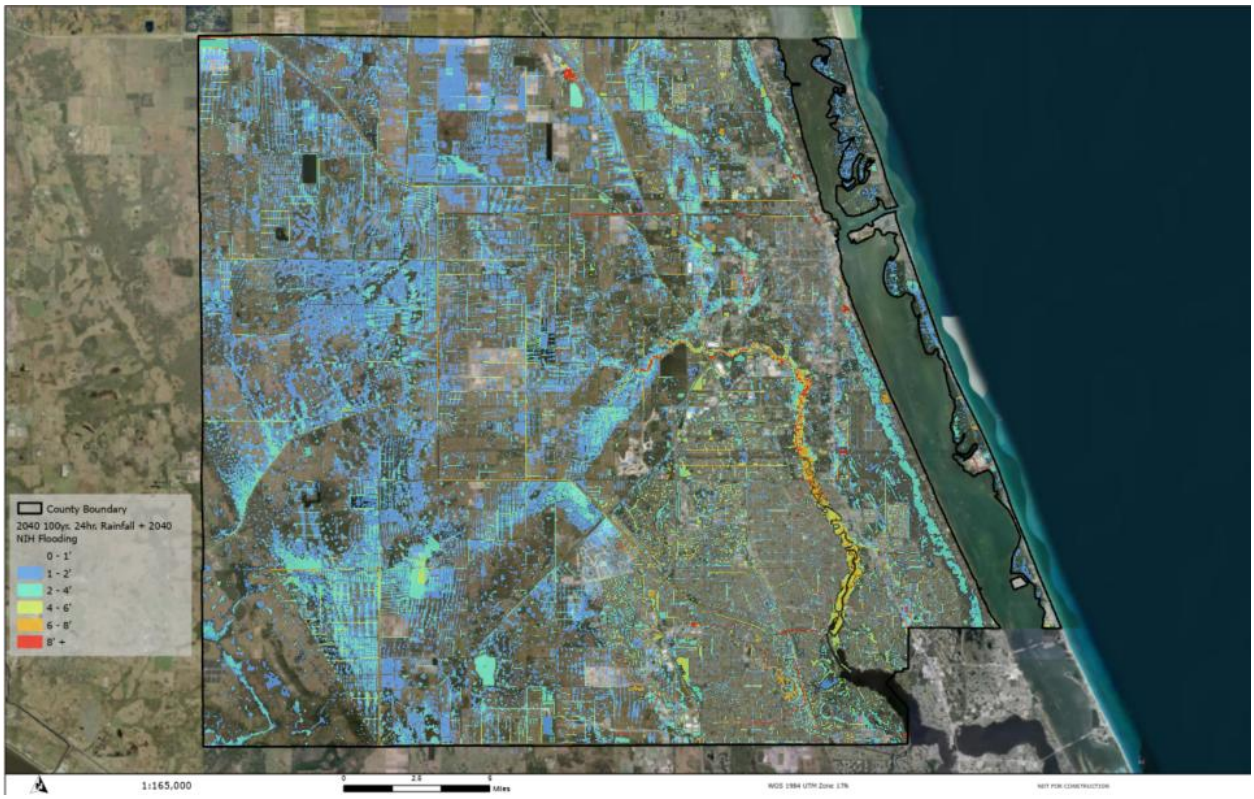


Figure 6-4. 100-Year 24 Hour Rainfall + 2040 NIH SLR

The conditions do not always occur in isolation. Flooding is expected to worsen as two or more of these conditions coincide as might be expected during a hurricane but could also happen during high tide flooding any time of the year.

Within the analysis, 3,014 assets owned or maintained by the County and municipalities were classified as critical assets. Of these, 1,503 at-risk critical assets were prioritized for adaptation considerations throughout the County. The asset types include emergency facilities, healthcare facilities, community support buildings, water infrastructure, schools, historic structures, and similar resources. Table 6-1 displays the number of prioritized critical assets within each critical asset tier.

Table 6-1. Critical Asset Prioritization Level by Asset Tier

Critical Asset Priority Level	Primary	Secondary	Tertiary	Quaternary
Priority 1 (High)	107	29	60	5
Priority 2 (High)	21	63	11	6
Priority 3 (Moderate)	56	74	22	8
Priority 4 (Moderate)	112	153	24	12
Priority 5 (low)	248	377	81	42
Priority 0 – not prioritized (Low)	724	475	117	187

6.1 Flooding Implications

Absent any adaptation measures, SLC and the municipalities will experience the impact of SLR as its coastline recedes over time. Water levels in canals will rise, overflowing banks and threatening the integrity of seawalls. Saltwater intrusion will compromise the integrity of roads and underground utilities and turn freshwater ponds brackish. Twice a day, as the high tide returns, these impacts will be amplified with flooding encompassing an increasing percentage of the land. Even if storm surge heights do not increase, they will ride in on higher water levels and reach further and further inland. The analyses performed for this RVA update provides SLC and the municipalities with information about potential future challenges to aid in development of adaptations to reduce risks to residents, businesses and the environment.

SLR and HTF are both related to flooding and its impact on coastal and low-lying areas. They are interrelated and build on each other:

- **Sea Level Rise** is a gradual increase in the average level of oceans water. It can intensify coastal erosion; increase the risk of coastal flooding; result in saltwater intrusion; and lead to the loss of habitat for plants, animals, and even humans.
- **High Tide Flooding**, sometimes referred to as "nuisance flooding" or "sunny day flooding," occurs when, absent storms or rainfall, tides reach 2 feet above the current MHHW (a FDEP threshold) and may begin to flood onto streets or other areas that are historically dry. While often associated with natural high-tide events, HTF is becoming more frequent with SLR and provides a glimpse into the future when these water levels will be increasingly common, disrupting daily life by flooding roads, overwhelming drainage systems, and damaging property.

Table 6-2 focuses on two key elements of tidal flooding analysis (flood indicators): 1) SLR/HTF, which is an inundation scenario capturing the extent of levels tied to the average of the highest of the high tides (MHHW), and 2) Days of Tidal Flooding, which incorporates a duration component. Land inundation represents the physical area (in acres) that will be submerged by each type of flood impact. Viewing the two indicators together, Table 6-2 provides a snapshot of the tide range that will impact the landscape of SLC and the municipalities under the 2040, 2070, and 2100 planning horizons.

Table 6-2. Future Land Inundation from Flood Indicators

Projection (Year)	NIL SLR + HTF (acres / percentage)	NIH SLR + HTF (acres / percentage)
2040	5568.63 / 1.51%	8261.30 / 2.24%
2070	7690.55 / 2.09%	11280.84 / 3.06%
2100	9206.17 / 2.50%	14996.21 / 4.07%

6.2 Critical Assets Prioritized by Asset Class

By identifying various at-risk critical assets, each with unique inherent risks, appropriate adaptation strategies can be developed for assets in five critical domains as defined by statute: 1) transportation infrastructure; 2) critical infrastructure; 3) critical community and emergency facilities; 4) the preservation of natural, cultural, and historic resources; and 5) regionally significant assets.

Numerous adaptation strategies can be evaluated for the prioritized critical assets including, but not limited to, the following:

- Physical modification
- Green and Nature Based Solutions
- Planning, Management, and Policy
- Community Education, Programs, and Readiness

6.2.1 Transportation Assets and Evacuation Routes

The transportation systems in SLC and the municipalities serve many purposes: connecting neighborhoods and business centers, serving as evacuation routes, moving economically important goods and services, providing main routes to hospitals, and allowing efficient movement for emergency vehicles. Included in this category are airports, bridges, evacuation routes, and similar transportation infrastructure. The critical transportation assets that are affected by most flood scenarios evaluated in the exposure analysis, including SLR, HTF, storm surge, and compound flooding. Table 6-3 showcases a range of noteworthy transportation assets in this category.

Table 6-3. Transportation Assets within St. Lucie County

Asset Type	Asset Name	Address
Aviation Facility	Treasure Coast International Airport	3000 Curtis King Blvd, Fort Pierce, FL 34946
Boat Ramps	Boat Ramp	Multiple
Evacuation Route	Delaware/Okeechobee Road – State Road 70	-
Evacuation Route	State Road 68	-
Evacuation Route	State Road 60	-
Evacuation Route	US Highway 1	-
Evacuation Route	A1A	-
Evacuation Route	Dixie Highway	-
Port	Port of Fort Pierce	1000 Harbor St, Fort Pierce, FL 34950

6.2.2 Critical Infrastructure

This category includes public assets, networks, and essential systems that were identified within the RVA. These are assets that are critical to maintain County and municipal functionality. Included in this category are lift stations, water and wastewater treatment facilities, pump stations, electric production and supply facilities, microwave service towers, cellular towers, and similar assets. The critical infrastructure assets are affected by most flood scenarios evaluated in the exposure analysis including SLR, HTF, storm surge, and compound flooding, while rainfall had a minimal effect. Table 6-4 showcases a range of noteworthy infrastructure assets in this category.

Table 6-4. Critical Infrastructure within St. Lucie County

Asset Type	Asset Name	Address
Water Treatment Plant	Fort Pierce Water Treatment Facility	715 S 25th St, Fort Pierce, FL 34947

Asset Type	Asset Name	Address
Wastewater Treatment Plant	Fort Pierce Wastewater Treatment Facility	403 Seaway Dr, Fort Pierce, FL 34949
Water Infrastructure	Pump Stations, Water Control Valves, Catch Basins, Outfalls, Drainage Wells, Injection Wells	Multiple
Communication	Microwave Service Towers, Transmission Towers, and Cellular Towers	Multiple
Water, Wastewater, Stormwater Management	St Lucie West Services District	450 SW Utility Dr, Port St Lucie, FL 34986
Power/Water/Wastewater	FPUA Administration Building	206 S 6th St, Fort Pierce, FL 34950

6.2.3 Critical Community and Emergency Facilities

This category includes educational and community centers, emergency operation centers, relief centers, fire stations, hospitals, law enforcement facilities, local government facilities, affordable public housing, and similar facilities. In all cases, the loss of service from these assets would be catastrophic to the community, and all such facilities were identified and prioritized. Assets in this category most frequently experience flooding impacts from extreme rain events; however, storm surge was also shown to impact some assets. Table 6-5 showcases a range of noteworthy critical community and emergency assets in SLC and Municipalities.

Table 6-5. St Lucie County Critical Community and Emergency Facilities

Asset Type	Asset Name	Address
Local Law Enforcement	Fort Pierce Police Department	920 S US Highway 1, Fort Pierce, FL 34950
Local Law Enforcement	Port St Lucie Police Department	121 SW Port St Lucie Blvd S, Port St Lucie, FL 34984
Local Law Enforcement	St Lucie County Sheriff Office	4700 Midway Rd, Fort Pierce, FL 34981
College	Indian River State College Massey Campus	3209 Virginia Avenue, Fort Pierce, FL 34950
Hospital	Lawnwood Medical Center	1700 S 23rd St, Fort Pierce, FL 34950
Hospital	HCA Florida St Lucie Hospital	1800 Tiffany Ave, Port St Lucie, FL 34952
Hospital	Cleveland Clinic Tradition Hospital	10000 SW Innovation Way, Port St Lucie, FL 34987
Community Center	Riverwalk Center	600 Indian River Drive, Fort Pierce, FL 34950
Community Center	Port St Lucie Community Center	2195 Airoso Blvd, Port St Lucie, FL 34984
Government Facility	St Lucie County Administration Building	2300 Virginia Ave, Fort Pierce, FL 34982
Government Facility	City of Fort Pierce Administration Building	100 N US Hwy 1, Fort Pierce, FL 34950
Government Facility	City of Port St Lucie Administration Building	121 SW Port St Lucie Blvd, Port St Lucie, FL 34984
Government Facility	Town of St Lucie Village Town Hall	2841 N. Old Dixie Hwy, Fort Pierce, FL 34946
Government Facility	St Lucie County Emergency Operations Center	15305 W. Midway Rd, Fort Pierce, FL 34945
Government Facility	St Lucie County School Board	9461 Brandywine Ln, Port St Lucie, FL 34986

6.2.4 Natural, Cultural, and Historic Resources

This category includes assets such as conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets. These resources enhance the quality of life and provide a sense of place for those who call St. Lucie County home. SLC and Municipalities' natural resources play a vital role in its identity, characterized by its diverse ecosystems and landscapes. These resources reflect the

County's natural heritage, contributing to the County's aesthetic appeal and serving vital ecological functions. They provide habitat for wildlife species, from nesting sea turtles to migratory birds. Additionally, these ecosystems can act as natural buffers, offering mitigation against flood hazards such as flooding. Moreover, natural areas the County offer abundant recreational opportunities for residents and visitors alike. As stewards of these invaluable resources, SLC and the municipalities are committed to preserving and protecting this natural heritage for future generations to enjoy.

6.2.4.1 Natural Resources

The natural resources of SLC and the municipalities contribute to community aesthetics, serve vital ecological functions, and support abundant commercial and recreational activities. They provide habitat for wildlife species from nesting sea turtles, manatees, alligators, gopher tortoises, and eastern indigo snakes to bats, wading birds, and migratory birds. Additionally, the inland and coastal ecosystems act as natural buffers, offer stormwater protection during extreme rain events, helping mitigate hazards. The County and municipalities are committed to preserving, protecting, and restoring these natural areas and systems for the benefit of current and future generations.

Categories of natural resources throughout the County include:

- Conservation lands, preserves, and greenways
- Local parks, recreation areas, and community green spaces:
- Waterways, creeks and canals
- Wetlands
- Ranch lands and Cypress hammocks
- Beaches
- Marine habitat (lagoons, mangroves, tidal flats, and marshes)
- Coastal surface waters
- Nearshore benthic habitat (seagrass beds and hardbottom habitat)

Figure 6-5 provides a more detailed view of these various land cover types throughout SLC and Table 6-6 summarizes the acreage of the most notable land cover areas. Of the nearly 400,000 acres of land cover (including state-owned intercoastal waters), over 20 percent, or approximately 90,000 acres, are built-up urban, utilities, or transportation areas (i.e., Class 1000 and 8000). By comparison, nearly 7 percent of land is deemed conservation area, as shown in Table 6-7, which summarizes conservation lands throughout the County by lead management agency. These conservation areas provide essential ecosystem services including natural processes for managing nutrient flows and buffering against flooding and storm surge inundation.

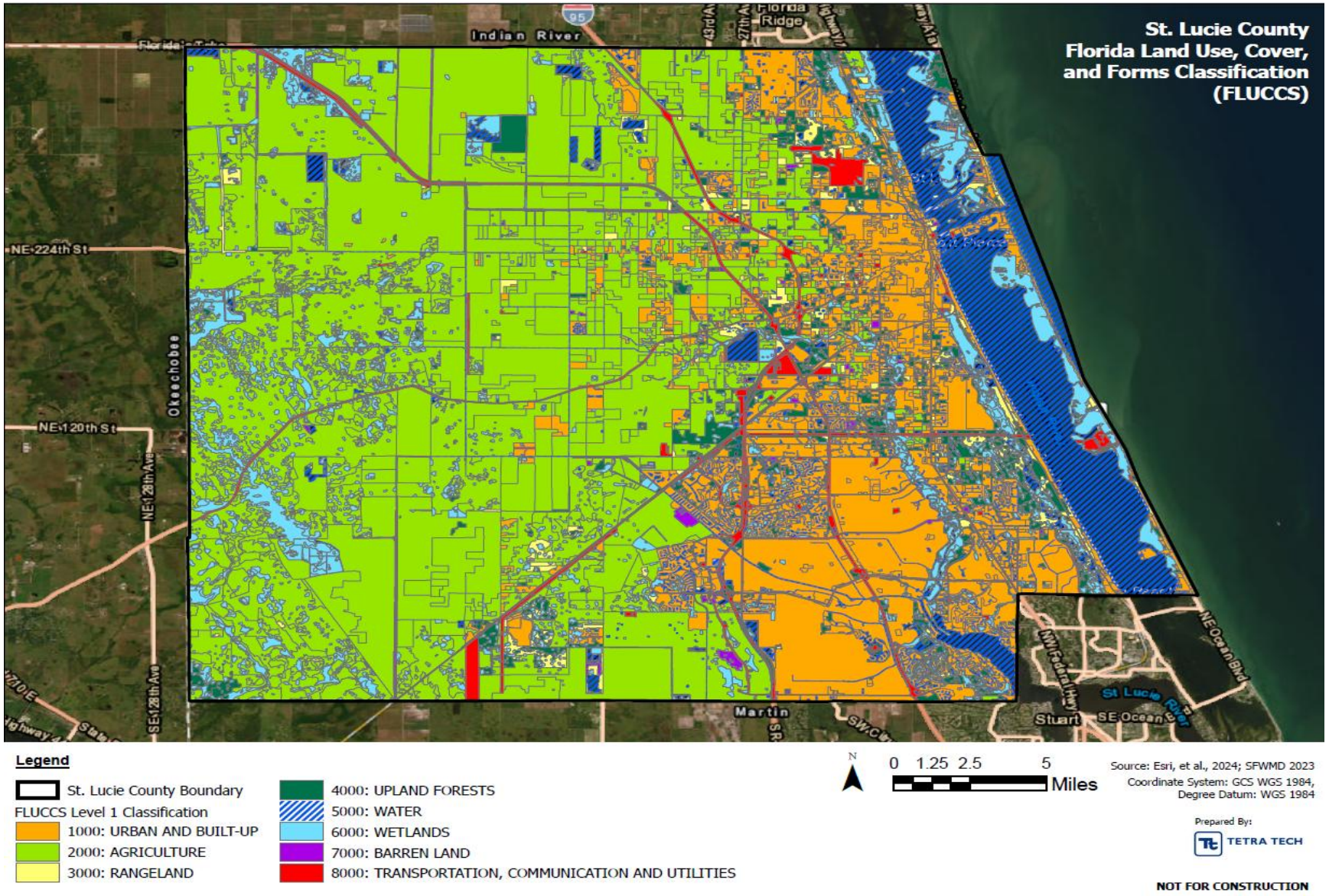


Figure 6-5. Figure 65: Map of Natural Resources (Florida Land Use, Cover, and Forms Classification)

Table 6-6. Land Use Land Cover Summary within St. Lucie County

Class	Class Description / Category	Acres
1000	Urban And Built-Up	79,440
2000	Agriculture	205,404
3000	Rangeland	7,405
4000	Upland Forests	16,198
5000	Water	36,977
6000	Wetlands	35,097
7000	Barren Land	2,638
8000	Transportation, Communication, and Utilities	10,479
	Total	**393,637**

Level 3 FLUCCS categories larger than 5,000 acres are itemized and rounded.

Table 6-7. Acres of Conservation Lands in St Lucie County by Lead Management Agency

Lead Managing Agency	Acres
Local	11,050.17
State	17,815.53
Federal	79.45
Private	23.7
Total SLC and Municipal Conservation Lands	28,968.85
Total SLC Area	440,320
Percent of IRC Area that is Conservation Lands	6.58%

Data as of January 2024
Source: Florida Natural Areas Inventory 2024

The habitats within SLC and the municipalities support biological diversity, including many federally threatened and endangered species. Table 6-8 lists the 26 threatened and endangered species believed or known to occur in the County.

Table 6-8. Federal Listed Threatened and Endangered Species for St Lucie County

Common Name	Scientific Name	Status
American crocodile	*Crocodylus acutus*	Threatened
Audubon's crested caracara	*Polyborus plancus audubonii*	Threatened
Carter's mustard	*Warea carteri*	Endangered
Crested caracara	*Caracara plancus audubonii*	Threatened
Eastern Black rail	*Laterallus jamaicensis* ssp. *jamaicensis*	Threatened
Eastern diamondback rattlesnake	*Crotalus adamanteus*	Under Review
Eastern indigo snake	*Drymarchon couperi*	Threatened
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	Endangered
Florida panther	*Puma (=Felis) concolor coryi*	Endangered
Florida scrub-jay	*Aphelocoma coerulescens*	Threatened
Fragrant prickly-apple	*Cereus eriophorus var. fragrans*	Endangered

Common Name	Scientific Name	Status
Green sea turtle	*Chelonia mydas*	Threatened
Gulf sturgeon	*Acipenser oxyrinchus (=oxyrhynchus) desotoi*	Threatened
Hawksbill sea turtle	*Eretmochelys imbricata*	Endangered
Lakela's mint	*Dicerandra immaculata*	Endangered
Leatherback sea turtle	*Dermochelys coriacea*	Endangered
Loggerhead sea turtle	*Caretta caretta*	Threatened
Monarch butterfly	*Danaus plexippus*	Proposed Threatened
Piping plover	*Charadrius melodus*	Threatened
Puma (=mountain lion)	*Puma (=Felis) concolor* (all subsp. except *coryi*)	Similarity of Appearance (Threatened)
Red-cockaded woodpecker	*Leuconotopicus borealis*	Threatened
Rufa red knot	*Calidris canutus rufa*	Threatened
Southeastern beach mouse	*Peromyscus polionotus niveiventris*	Threatened
Tiny polygala	*Polygala smallii*	Endangered
Tricolored bat	*Perimyotis subflavus*	Proposed Endangered
West Indian manatee	*Trichechus manatus*	Threatened
Wood stork	*Mycteria americana*	Threatened

Source: USFWS 2025

Nearly 30,000 acres of land within the County are designated as conservations lands, accounting for 6.6 percent of the overall County landscape (Table 6-6). These conservation lands protect diverse habitats including prairie, hammock, pine flatwoods, tributaries, rivers, estuaries, wetlands, savannas, and scrub habitat.

In 1994, SLC, PSL, FP and SLV worked together on a ballot initiative to protect Environmentally Significant Lands (ESL) throughout the County. SLC citizens overwhelmingly passed this $20 million bond referendum, resulting in the acquisition of dozens of preserves, totaling more than 11,000 acres (Table 6-9). In addition to preserves, other conservation lands include parks, green spaces, beaches, and beach access areas (Table 6-10 and Figure 6-6).

Table 6-9. St Lucie County Environmentally Significant Lands (ESL)

Asset Name	Maintenance Agency	Acreage	Address (if applicable)
Ancient Oaks Preserve/ Weldon B. Lewis Park	St Lucie County	38	4650 Oleander Ave, Fort Pierce, FL 34982
Bluefield Ranch Preserve	St Lucie County	3,285	30501 Bluefield Rd, Port St Lucie, FL 34987
Captain Hammond's Hammock Preserve	St Lucie County	18	N/A
Citrus Hammock Preserve	St Lucie County	64	6511 Citrus Ave, Fort Pierce, FL 34982
D.J. Wilcox Preserve	St Lucie County	50	300 Michigan St, Fort Pierce, FL 34946
Indrio Savannahs Preserve	St Lucie County	297	5275 Tozour Rd, Fort Pierce, FL 34951
Indrio Scrub Preserve	St Lucie County	13	5187 Old Dixie Hwy, Fort Pierce, FL 34946
John Brooks Park	St Lucie County	226	3300 South Ocean Dr, Fort Pierce, FL 34949
Lake Indrio Preserve	St Lucie County	250	5501 N US Hwy 1., Fort Pierce, FL 34946
George LeStrange Preserve	St Lucie County	94	4911 Ralls Rd, Fort Pierce, FL 34981

Asset Name	Maintenance Agency	Acreage	Address (if applicable)
Gordy Road Preserve	St Lucie County	44	3650 Gordy Rd, Fort Pierce, FL 34945
Ocean Bay Preserve	St Lucie County	53	6851 South Ocean Dr, Jensen Beach, FL 34957
Oxbow Eco-Center & Preserve	St Lucie County	225	5400 NE St James Dr Port St Lucie, FL 34983
Petravice Family Preserve	St Lucie County	35	5445 Palmetto Ave, Fort Pierce, FL 34982
Pinelands Preserve	St Lucie County	750	7601 VPI Grove Rd, Port St Lucie, FL 3498 7
Richard E. Becker Preserve	St Lucie County	13	3398 Selvitz Rd, Fort Pierce, FL 34981
Sheraton Scrub Preserve	St Lucie County	56	2222 North 41st St, Fort Pierce, FL 34946.
Spruce Bluff Preserve	St Lucie County	97	611 SE Dar Ln, Port St Lucie, FL 34984
Donald B. Moore Preserve	St Lucie County	78	305 Torpey Rd, Fort Pierce, FL 34946
Steven J. Fousek Preserve	St Lucie County	494	Includes Hackberry Hammock, Paleo Hammock, and Teague Hammock
Sweetwater Hammock Preserve	St Lucie County	64	4100 South 25th St, Fort Pierce, FL 34981
Ten Mile Creek Preserve	St Lucie County	8	3401 Gordy Rd, Fort Pierce, FL 34945
Walton Scrub	St Lucie County	33	10809 South Indian River Dr, Fort Pierce, FL 34981

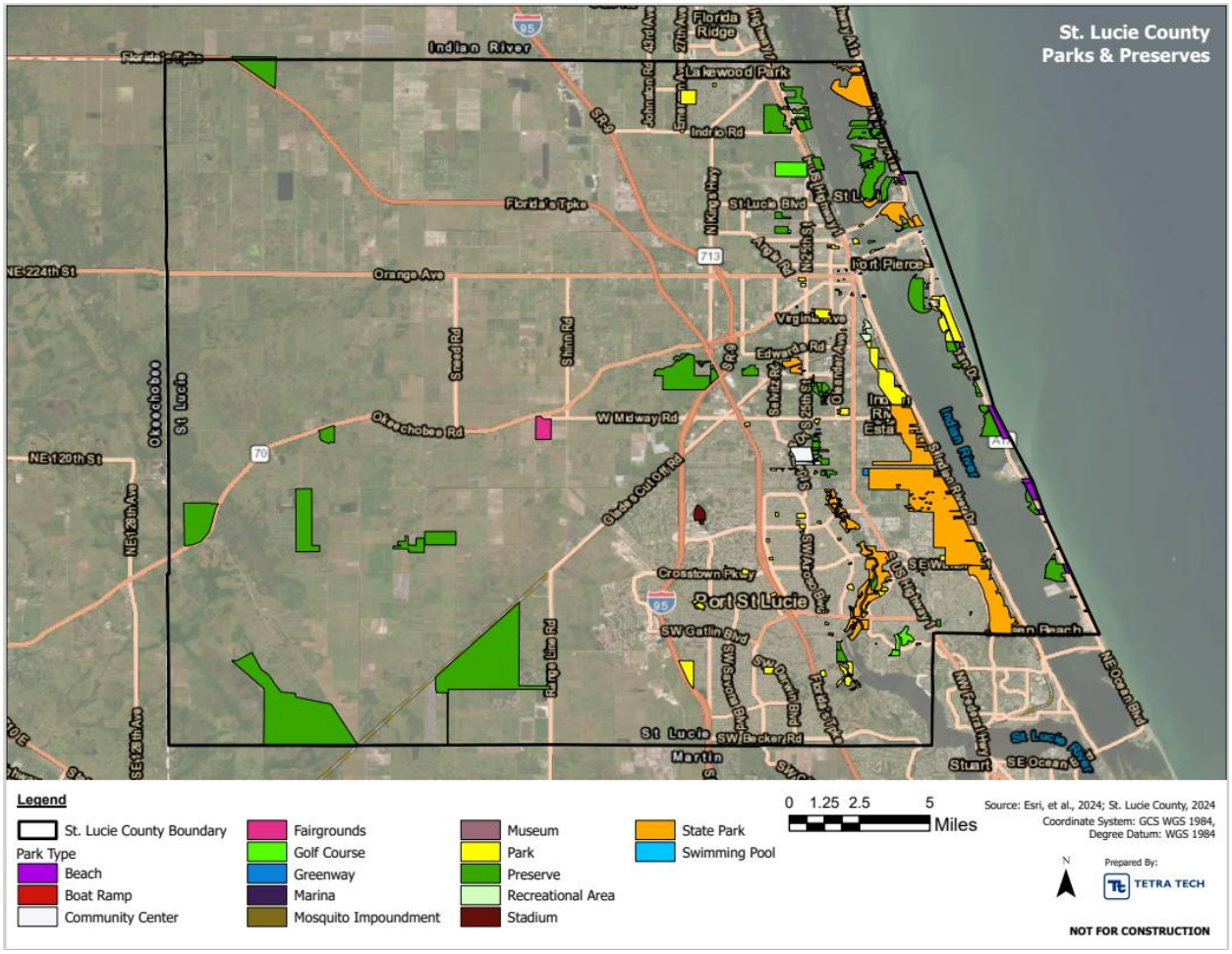


Figure 6-6. Map of Parks, Preserves, Open Spaces, Community Centers, and Museums within St. Lucie County

Table 6-10. Parks and Green Spaces, and Beaches and Beach Access Areas within St. Lucie County

Asset Name	Municipality	Address
Parks and Green Spaces		
Apache Park	City of Port St Lucie	1449 SW Apache Ave, Port St Lucie, 34953
Botanical Gardens	City of Port St Lucie	2410 S.E. Westmoreland Blvd, Port St Lucie, 34952
C-24 Canal Park	City of Port St Lucie	500 SE Oakridge Drive, Port St Lucie, FL 34984
Charles E. Ray Park	City of Port St Lucie	5626 NW Manville Dr, Port St Lucie, 34983
Clover Park	St Lucie County	31 Piazza Dr, Port St Lucie, FL 34986
Coconut Crossing Park	City of Fort Pierce	Surfside Dr and Coconut Dr, Fort Pierce, FL 34947
Doat Street Park	City of Port St Lucie	425 S.E. Doat St, Port St Lucie, 34983
Elks Lodge #2658 Friendship Park	City of Port St Lucie	2264 S.E. West Blackwell Dr, Port St Lucie, 34952
Elks Park	St Lucie County	2501 Delaware Ave, Fort Pierce, FL 34947
Fairwinds Golf Course	St Lucie County	4400 Fairwinds Dr, Fort Pierce, FL 34946
Fenn Park	City of Fort Pierce	N. 23rd St and Ave K, Fort Pierce, FL 34947
Fred Cook Park	City of Port St Lucie	400 S.E. Glenwood Ave, Port St Lucie, 34984
Gazebo Park	City of Fort Pierce	N. Indian River Dr and Ave A Fort Pierce, FL 34947
Girl Scout Friendship Park	City of Port St Lucie	315 N.W. Heather St, Port St Lucie, 34983
Glidden Park (Garden Center)	City of Fort Pierce	S. 10th St and Georgia Ave, Fort Pierce, FL 34947
Goodwin Park	City of Fort Pierce	Florida Ave and S. 10th St, Fort Pierce, FL 34947
Gordy Road Recreation Area	St Lucie County	3650 Gordy Rd, Fort Pierce, FL 34945
Gulf Stream Park	City of Port St Lucie	210 N.E. Ardsley Dr, Port St Lucie, 34983
Harborview Park	City of Port St Lucie	624 S.E. Harborview Dr, Port St Lucie, 34983
Heathcote Botanical Garden	City of Fort Pierce	210 Savannah Rd, Fort Pierce, FL 34947
Horatio Grisby Park	St Lucie County	1506 Ave M, Fort Pierce, FL 34950
Ian T. Zook Park	City of Port St Lucie	4648 NW Manville Dr, Port St Lucie, 34983
Ilous Ellis Park	City of Fort Pierce	1311 Ave M, Fort Pierce, FL 14950
Jaycee Park	City of Port St Lucie	1301 S.W. Bayshore Blvd, Port St Lucie, 34983
Jaycee Park	City of Fort Pierce	S. Ocean Dr and Melaleuca Dr Fort Pierce, FL 34947
Jessica Clinton Park	City of Port St Lucie	3200 S.E. Southbend Blvd, Port St Lucie, 34984
John B. Park Sports Complex	St Lucie County	1302 Virginia Ave, Fort Pierce, FL 34982
Kimberly Bergalis Memorial Park	City of Fort Pierce	S. Ocean Dr and Melaleuca Dr Fort Pierce, FL 34947
Kiwanis Park	City of Port St Lucie	1320 S.E. Floresta Dr, Port St Lucie 34983
Lakewood Park Neighborhood Park	St Lucie County	6102 Kings Hwy, Fort Pierce, FL 34951
Lakewood Park Regional Park	St Lucie County	5990 Emerson Ave, Fort Pierce, FL 34951
Lakewood Tennis Center	St Lucie County	1302 Virginia Ave, Fort Pierce, FL 34982
Lincoln Park Recreation Area	St Lucie County	1306 Ave M, Fort Pierce, FL 34950
Loyalty Park	City of Port St Lucie	2805 S.E. Morningside Blvd, Port St Lucie, 34952
Lyngate Park and Dog Park	City of Port St Lucie	1301 S.E. Lyngate Dr, Port St Lucie, 34952
Maravilla Park / Dog Park	City of Fort Pierce	Oleander Ave and Maple Ave, Fort Pierce, FL 34947
Marina Square	City of Fort Pierce	Melody Ln, Fort Pierce, FL 34947
Mariposa Preserve	City of Port St Lucie	2280 SE Mariposa Ave, Port St Lucie, FL 34952
Mary Ann Cernuto Park Plaza	City of Port St Lucie	2060 S.E. Grand Dr, Port St Lucie, 34952
McCarty Ranch Preserve	City of Port St Lucie	12525 Range Line Road, Port St Lucie, FL 34987
McChesney Park & Dog Park	City of Port St Lucie	1585 S.W. Cashmere Blvd, Port St Lucie, 34986

Asset Name	Municipality	Address
Midport Lake Park	City of Port St Lucie	2010 S.E. Veterans Memorial Pkwy, Port St Lucie, 34952
MLK Jr. Dreamland Park	City of Fort Pierce	S. 25th St and Atlantic Ave, Fort Pierce, FL 34947
Moore's Creek Linear Park / N. 10th St Park	City of Fort Pierce	N. 10th St and Ave C, Fort Pierce, FL 34947
O.L. Peacock Sr. Park & Lake	City of Port St Lucie	1950 S.W. Dreyfuss Blvd, Port St Lucie, 34953
Oak Hammock Park	City of Port St Lucie	1982 S.W. Villanova Rd, Port St Lucie, 34953
Old Fort Park	City of Fort Pierce	800 S. Indian River Dr Fort Pierce, FL 34947
Paradise Park	St Lucie County	2020 Juanita Ave, Fort Pierce, FL 34946
Pinewood Park	City of Fort Pierce	S. U.S. Hwy 1 and Sunrise Blvd, Fort Pierce, FL 34947
Pioneer Park	City of Port St Lucie	2454 SE Westmoreland Blvd, Port St Lucie, 34952
Pioneer Park	City of Fort Pierce	N. 29th St and Ave M, Fort Pierce, FL 34947
Ravenswood Pool	St Lucie County	400 Ravenswood Ln, Fort Pierce, FL 34983
Ravenswood Racquetball Courts	City of Port St Lucie	400 SW Ravenswood Ln, Port St Lucie, 34983
River Park	St Lucie Village	2000 River Park Dr, Fort Pierce, FL 34982
River Place Park	City of Port St Lucie	690 N.W. Bayou Country Ln, Port St Lucie, 34953
Riverland Paseo Park	City of Port St Lucie	12151 SW Community Blvd, Port St Lucie, 34987
Rotary Park	City of Port St Lucie	2101 S.E. Tiffany Ave, Port St Lucie, 34952
Rotary Park	City of Fort Pierce	S. 23rd St and Virginia Ave, Fort Pierce, FL 34947
Roy and Janice McGriff Park	St Lucie County	2508 Juanita Ave, Fort Pierce, FL 34946
Sample Oaks Park	City of Fort Pierce	S. 8th St and Boston Ave, Fort Pierce, FL 34947
Samuel D. Bennett Park (Boys Scouts' Park)	City of Fort Pierce	S. 10th St and Boston Ave, Fort Pierce, FL 34947
Sandhill Crane Park	City of Port St Lucie	2355 S.E. Scenic Park Dr, Port St Lucie, 34952
Sandpiper Bay Park	City of Port St Lucie	1878 SE Westmoreland Blvd, Port St Lucie, 34952
Savannas Recreation Area	St Lucie County	1400 E. Midway Rd, Fort Pierce, FL 34982
South Causeway Park	City of Fort Pierce	S. A1A and South Bridge Fort Pierce, FL 34947
Sportsman's Park	City of Port St Lucie	201 N.W. Prima Vista Blvd, Port St Lucie, 34983
Sportsman's Park West	City of Port St Lucie	220 N.W. Irving St, Port St Lucie, 34983
St Lucie County Fairgrounds	St Lucie County	15601 W. Midway Rd, Fort Pierce, FL 34945
St Lucie County Skate Park	St Lucie County	2100 Virginia Ave, Fort Pierce, FL 34950
St Lucie Village Heritage Park	St Lucie County	305 Torpey Rd, Fort Pierce, FL 34946
St Lucie Village Park	St Lucie Village	2200 E. Midway Rd, Fort Pierce, FL 34982
Swan Park	City of Port St Lucie	700 S.W. Carmelite St, Port St Lucie, 34983
The Boardwalk at The Port District	City of Port St Lucie	2200 SE Veterans Memorial Pkwy, Port St Lucie, 34952
Tom Hooper Park	City of Port St Lucie	2340 S.E. Rivergate Pkwy, Port St Lucie, 34952
Turtle Run Park	City of Port St Lucie	1945 S.W. Cameo Blvd, Port St Lucie, 34953
U.S. Submarine Veterans Park	City of Port St Lucie	801 SE Atlantus Ave, Port St Lucie, 34983
Veterans Memorial Park	City of Port St Lucie	2100 S.E. Veterans Memorial Pkwy, Port St Lucie, 34952
Veterans Memorial Park	City of Fort Pierce	N. Indian River Dr and Seaway Dr Fort Pierce, FL 34947
Veterans Park at Rivergate	City of Port St Lucie	2200 SE Veterans Memorial Pkwy, Port St Lucie, 34952
Whispering Pines Park Racket and Paddle Center	City of Port St Lucie	800 SW Darwin Blvd, Port St Lucie, 34953
Whitmore Park	City of Port St Lucie	474 S.E. Whitmore Dr, Port St Lucie, 34984
Wilderness Park	City of Port St Lucie	2701 SE Westmoreland Blvd, Port St Lucie, 34952

Asset Name	Municipality	Address
Winterlakes Park	City of Port St Lucie	5241 N.W. Jannebo St, Port St Lucie, 34986
Woodland Trails Park & Dog Park	City of Port St Lucie	1485 SW Calmar Ave, Port St Lucie, 34953
Woodstork Trail Park	City of Port St Lucie	1957 S.E. Hillmoor Dr, Port St Lucie, 34952
Beaches and Beach Access		
Avalon Avenue Beach Access Site	City of Fort Pierce	S. A1A and Avalon Ave, Fort Pierce, FL 34947
Blind Creek Beachside North and South	St Lucie County	5460 South Ocean Dr, Fort Pierce, FL34949
Blue Heron Beach	St Lucie County	2101 Blue Heron Blvd, Fort Pierce, FL 34949
Dollman Park Beachside	St Lucie County	9200 South Ocean Dr, Fort Pierce, FL 34957
Frederick Douglass Memorial Park	St Lucie County	3600 South Ocean Dr, Fort Pierce, FL 34949
Gulfstream Beach Access	City of Fort Pierce	S. A1A and Gulfstream Ave, Fort Pierce, FL 34947
Herman's Bay Beach	St Lucie County	7880 South Ocean Dr, Fort Pierce, FL 34957
John Brooks Park Beachside	St Lucie County	3300 South Ocean Dr, Fort Pierce, FL 34949
Middle Cove Beach	St Lucie County	4600 South Ocean Dr, Fort Pierce, FL 34949
Normandy Beach	St Lucie County	8550 South Ocean Dr, Jensen Beach, FL 34957
Ocean Bay Beachside	St Lucie County	7600 South Ocean Dr, Jensen Beach, FL 34957
Pepper Park Beachside	St Lucie County	3302 North SR A1A, Fort Pierce, FL 34949
Porpoise Beach Access	City of Fort Pierce	S A1A and Porpoise Ave Fort Pierce, FL 34947
South Beach Park	City of Fort Pierce	S. A1A and Crestview Dr Fort Pierce, FL 34947
South Jetty Park	City of Fort Pierce	Seaway Drive and S. A1A Fort Pierce, FL 34947
Surfside Park	City of Fort Pierce	S. A1A and Melaleuca Dr Fort Pierce, FL 34947
Walton Rocks Beach / Dog Park	St Lucie County	6700 South Ocean Dr, Jensen Beach, FL 34957
Waveland Beach	St Lucie County	10350 South Ocean Dr, Jensen Beach, FL 34957

The County also benefits from other important coastal natural areas such as mangrove habitat, wetlands and salt marshes, seagrass beds, oyster reefs, and offshore hardbottom habitat. While these other areas may not be under direct management of the County or municipalities, they should factor into ecosystem scale planning efforts to provide the greatest adaptation and resiliency benefits from natural resource projects. The large areas of seagrass beds, unconsolidated rubble, oyster habitat, and offshore hardbottom habitat provide invaluable ecosystem services, including vital habitat for marine species, fisheries, recreation, and enhanced coastal resiliency and storm surge mitigation.

Natural Resource Adaptations & Stormwater Management

The County and municipalities collaborate with the South Florida Water Management District, on various flood protection and flood management strategies to mitigate flooding risks and manage water resources effectively. Key approaches include:

- **Comprehensive Planning:** Both entities engage in comprehensive planning efforts that include floodplain management, land use planning, and infrastructure development to minimize flood risks.
- **Stormwater Management:** The County implements stormwater management systems that include retention and detention ponds, swales, and drainage systems designed to manage runoff and reduce flooding during heavy rainfall events.

- **Water Control Structures:** The SFWMD operates a network of water control structures, such as canals and levees, to regulate water levels in natural and artificial waterways, helping to manage floodwaters and protect communities.
- **Monitoring and Forecasting:** The SFWMD utilizes advanced monitoring systems and forecasting tools to track rainfall, water levels, and potential flood conditions, allowing for timely responses to emerging flood threats.
- **Public Education and Outreach:** The County and municipalities in collaboration with the South Florida Water Management District engage in public education campaigns to inform residents about flood risks, preparedness measures, and the importance of maintaining natural drainage systems.
- **Restoration Projects:** Initiatives to restore natural ecosystems, such as wetlands and floodplains, are implemented to enhance their capacity to absorb excess water and reduce flood impacts.
- **Collaboration with Agencies:** St Lucie County works with the SFWMD and other local, state, and federal agencies to coordinate flood management efforts, share resources, and develop regional strategies.

These strategies aim to enhance flood resilience, protect infrastructure, and safeguard the community from the impacts of flooding while promoting sustainable water management practices. Table 6-11 provides project examples that can serve as a starting point for the natural resource component of the County's future adaptation planning efforts. While some project durations may be short (1 to 3 years), project planning, design, and funding processes typically extend the project lifecycle to 3 years or more.

Table 6-11. Example Natural Resource Adaptation Strategies for St Lucie County

Project Name	Project Description	Location Description	Benefits	Timeline
Living Shoreline	Collaborate with the State to consider projects that protect the County parks and provide submerged habitat in State waters (e.g., creation of offshore hardbottom habitat / oyster reef / seagrass areas)	Coastal areas within the County	• Supports habitat and greater resiliency of sensitive coastline areas • Protect parks, infrastructure and associated recreation opportunities	Medium (5-8 years)
Living Shorelines / Beach Restoration	Erosion District to incorporate nature-based solutions in beach nourishment and restoration projects (e.g., dune nourishment, dune plantings, natural wave attenuation structures, reef balls)	South County Renourishment and Fort Pierce Shore Protection	• Implementation of alternative designs to provide more sustainable coastal habitat offering greater resiliency • Habitat and biodiversity benefits • Recreational benefits	Immediate, Medium, and Long Term
Oyster Restoration	Restoration and monitoring of priority oyster reefs	Fort Pierce Inlet Area (for example, other sites TBD)	• Restoring oyster reefs is important because oysters filter water to improve water clarity, provide habitat, and act as breakwaters to stabilize shorelines and reduce erosion.	Immediate to Medium Term (<10 years)

Project Name	Project Description	Location Description	Benefits	Timeline
Wetland Restoration	Restoring and enhancing wetlands	Agricultural lands within the county	• Improve water quality • Provide habitat • Increase flood storage capacity	Immediate, Medium, and Long Term
Seagrass Restoration	Restoration and monitoring of priority seagrass beds	Conduct preliminary visual ID and scoping to identify areas of key habitat	• Localized benefits in terms of species recovery and fishery enhancement • Storm surge protection • Nutrient management	Immediate to Medium Term (<10 years)
Artificial Reefs	Expansion of the County Artificial Reef Program	Offshore of St Lucie County	• Localized benefits of habitat enhancement and biodiversity • Secondary recreational benefits (fishing, diving)	Immediate to Medium Term (<10 years)
Stormwater Management Improvements	Upgrading and expanding stormwater management systems and creating green infrastructure (bioswales and permeable pavement)	Drainage areas or stormwater management sites	• Better handle increased rainfall and flooding	Immediate, Medium, and Long Term
Invasive Species Removal and Management	Removal of Australian pine, Brazilian pepper trees, and other invasive species, and replacement with mangroves, upland native shrubs, and grasses	Countywide	• Water quality benefits and mitigation of algal blooms • Habitat recovery and species enhancement • Carbon sequestration secondary benefits	Immediate to Medium Term (<10 years)
Urban Forestry Programs	Expanding tree canopy coverage in urban areas	Community parks or other green infrastructure areas	• Reduce heat island effects • Improve air quality • Enhance stormwater absorption	Immediate, Medium, and Long Term
Community Education and Engagement	Initiate outreach programs	N/A	• Educate residents about potential impacts • Promote sustainable practices such as water conservation and native landscaping	Immediate, Medium, and Long Term
Critical Habitat Acquisition	Protect critical habitat through multiple land acquisitions funded with the assistance of Florida Communities Trust, SFWMD, Save our Rivers, and Conservation and Recreational Lands	Critical habitat throughout the County	• Habitat protection • Recreational opportunities	Immediate, Medium, and Long Term

Environmental Land Acquisition and Restoration

The St Lucie County Environmental Lands initiative was launched in 1994 following the approval of a $20 million local bond program. Its goal is to conserve, safeguard, and rehabilitate ecosystems in their natural condition while allowing for appropriate public access. Land acquisitions are supported by partnerships with the Florida Communities Trust, SFWMD, Save Our Rivers, and Conservation and Recreational Lands.

The availability of large funding sources targeting habitat acquisition, protection, enhancement, and restoration should be integral to County and municipal resiliency and adaptation planning and

investment strategy. These programs provide significant funding needed to achieve ecosystem-scale nature-based solutions that can be used to achieve long-term conservation and adaptation goals. Examples include:

- **Florida Forever Program:** This state program provides funding for the acquisition and restoration of conservation lands, including wetlands, forests, and wildlife habitats. Since its inception in July 2001, the state has purchased more than 907,412 acres of land worth approximately $3.3 billion.
- **National Fish and Wildlife Foundation National Coastal Resiliency Fund:** Annual program (established in 2018) that invests in nature-based solutions that protect coastal communities while enhancing habitats for fish and wildlife. The 2024 program awarded $139 million nationally and leveraged another $141 million in matching funds.
- **National Oceanic and Atmospheric Administration Transformational Habitat and Coastal Resilience Grants:** The 2025 program will provide $100 million for projects that will have a transformative impact for coastal communities and tribes, including to help protect coastal communities and ecosystems from the impacts of shifting weather patterns, intensifying storms, and extreme heat and rainfall.
- **Land and Water Conservation Fund:** A federal program established in 1964 that supports the acquisition and development of public outdoor recreation areas and facilities, including habitat protection and restoration projects. The fund is primarily financed through revenues from offshore oil and gas leasing, ensuring that the public has access to outdoor spaces and recreational activities.
- **National Coastal Wetlands Conservation Grant Program:** Administered by the USFWS, this program provides funding (up to $1 million annually for coastal states) for projects that restore and enhance coastal wetlands. The program is funded by revenues collected from excise taxes on sport fishing equipment, electric motors, import duties on fishing tackle, yachts and pleasure craft, a portion of the gasoline tax attributable to motorboats and small engines, and interest on the fund, under the authority of the Dingell-Johnson Sport Fish Restoration Act of 1950.
- **Environmental Protection Agency Grants:** The EPA offers various grant programs that can support habitat restoration and protection projects, particularly those addressing water quality and ecosystem health.
- **USFWS Grants:** Various grant programs from the USFWS, such as the Coastal Program and the Partners for Fish and Wildlife Program, can provide funding for habitat restoration and conservation efforts.
- **Community Development Block Grant Program:** This federal program provides funding to local governments for community development projects, which can include habitat restoration and enhancement initiatives.
- **The Nature Conservancy and Other Nonprofit Organizations:** Various nonprofit organizations, including The Nature Conservancy, offer grants and funding opportunities for habitat protection and restoration projects.

- **Private Foundations and Philanthropic Organizations:** Many private foundations provide funding for environmental conservation and restoration projects, including habitat acquisition and enhancement efforts.

By leveraging these funding sources, SLC and the municipalities can enhance its resiliency and adaptation planning efforts, ensuring the protection and restoration of vital habitats in the face of changing conditions locally.

6.2.4.2 Cultural and Historic Resources

St Lucie County is rich in cultural and historical assets that reflect its diverse heritage and community. These cultural and historical assets play a vital role in preserving the community's heritage, fostering a sense of identity, and promoting tourism. These assets include museums, historical landmarks, cultural centers, and heritage sites (Table 6-12).

This RVA included 60 archeological sites and also analyzed 47 historic structures and two historic bridges. There are no eligible or listed historic cemeteries within SLC. Additionally, there are 16 resources listed on the National Register of Historic Places. The listings, including the Fort Pierce Old Post Office and the Sunrise Theatre, highlight the importance of these sites in the broader context of national heritage. These landmarks attract tourists and contribute to the local economy, emphasizing the need for their protection. Flooding poses a threat to many of the County's historic and cultural structures. The critical cultural and historical assets are vulnerable to various flood scenarios evaluated in the exposure analysis, including SLR, HTF, storm surge, and compound flooding. These assets are important for maintaining the cultural fabric and historical continuity of the County and municipalities. Table 6-12 highlights a range of significant cultural and historical assets.

Table 6-12. St Lucie County Historic and Cultural Assets

Asset Name	Municipality	Address (if applicable)	Year Built (if applicable)
Historic Structures			
Ft Pierce Post Office	Fort Pierce	500 Orange Ave	1935
Casa Caprona/Markent Apartments	Unincorporated SLC	2605 St. Lucie Blvd	1926
Hammond, Captain House	Unincorporated SLC	5775 S Citrus Ave	1901
St Lucie High School	Fort Pierce	1200 Delaware Ave	1914
Cresthaven	Fort Pierce	239 S Indian River Dr	1909
Shadetree Studio	Saint Lucie Village	2900 Old Dixie Hwy	1950
Fairmont Manor	Unincorporated SLC	5707 S Indian River Dr	1896
3755 Mccarty Road	Unincorporated SLC	3755 Mccarty RD	c1929
Fort Pierce Farms School	Unincorporated SLC	8850 Indrio Rd	1915
Ringdahl, Gustav House	Unincorporated SLC	1203 W 1st ST	c1898
Jorgensen, Nels C House	Unincorporated SLC	5006 Citrus Ave	1925
Covenant Tabernacle Church	Unincorporated SLC	1104 W Midway Rd	1914
White City Mercantile Building	Unincorporated SLC	1000 W Midway Rd	1900
Christensen House	Unincorporated SLC	511 W Midway Rd	1895
Miller, Capt John House	Unincorporated SLC	12387 S Indian River Dr	1885
Ankeny, R V House	Unincorporated SLC	8205 S Indian River Dr	1904
Russell House	Unincorporated SLC	8103 S Indian River Dr	1900

Asset Name	Municipality	Address (if applicable)	Year Built (if applicable)
7901 S Indian River Drive	Unincorporated SLC	7901 S Indian River Dr	1910
5703 S Indian River Drive	Unincorporated SLC	5703 S Indian River Dr	1915
Gardner House, St. Lucie Hist	Fort Pierce	414 Seaway Dr	1907
Rasmussen, Romer House	Fort Pierce	1400 E Midway Rd	1894
Riverhill	Unincorporated SLC	4625 S Indian River Dr	1903
Reed Residence	Fort Pierce	604 Beach Ct	1928
Old Fort Pierce City Hall	Fort Pierce	315 A Ave	c1925
Hurston, Zora Neal House	Fort Pierce	1734 Ave L	1957
St. Anastasia Catholic School, Old	Fort Pierce	910 Orange Ave	1914
Arcade Building	Fort Pierce	101 Us 1 Hwy N	1926
Sunrise Theater	Fort Pierce	117 S 2nd ST	c1923
Britt House	Unincorporated SLC	4511 S Indian River Dr	1908
Card, N E House	Unincorporated SLC	3915-17 S Indian River Dr	1914
Taylor, Horton House 1	Fort Pierce	607 S Indian River Dr	1901
Tyler, Frank House	Fort Pierce	519 2nd ST S	c1924
803 Indian River Dr	Fort Pierce	803 S Indian River Dr	1915
Banyon Belle Manor	Fort Pierce	1001 S Indian River Dr	1905
1009 S Indian River Dr	Fort Pierce	1009 S Indian River Dr	1925
Lesher, Stephen House	Fort Pierce	2501 S Indian River Dr	1920
Sagy's House	Unincorporated SLC	4343 N Us Highway 1 Hwy	1925
Immokolee	Unincorporated SLC	8431 Immokolee Rd	1931
Carlton-Vest House	Fort Pierce	2507 S Indian River Dr	1920
Casa Del Rio	Fort Pierce	2513 S Indian River Dr	1920
2796 North Us Hwy 1	Unincorporated SLC	2796 N Us 1 Hwy	1946
Phelps, Babe House	Fort Pierce	2521 S Indian River Dr	1935
Frere, Jules House	Fort Pierce	2404 Sunrise Blvd	1931
East Coast Packers	Fort Pierce	2103 Old Dixie Hwy	c1948
Red Barn Produce	Unincorporated SLC	2001 N Kings Hwy	1939
Garage	Unincorporated SLC	5006 Citrus Ave	c1925
National Register of Historic Structures			
Fort Pierce Site	Fort Pierce	South Indian River Dr.	-
Fort Pierce Old Post Office	Fort Pierce	500 Orange Ave.	-
St. Lucie High School	Fort Pierce	1100 Delaware Ave.	-
Cresthaven	Fort Pierce	239 S. Indian River Dr.	-
Fort Pierce City Hall, Old	Fort Pierce	315 Avenue A	-
Hurston, Zora Neale, House	Fort Pierce	1734 School Ct.	-
St. Anastasia Catholic School, Old	Fort Pierce	910 Orange Ave.	-
Arcade Building	Fort Pierce	101 US 1, N	-
Sunrise Theatre	Fort Pierce	117 S. 2nd St.	-
Frere, Jules, House	Fort Pierce	2404 Sunrise Blvd.	-
Moores Creek Bridge	Fort Pierce	N. 2nd St. between Aves. B and C	-
St. Lucie Village Historic District	St. Lucie Village, Unincorporated SLC	2505--3305 N. Indian River Dr.	-
URCA DE LIMA (shipwreck)	Unincorporated SLC	200 yds offshore Jack Island Park, N of Ft. Pierce Inlet	-
Casa Caprona	Unincorporated SLC	2605 St. Lucie Blvd.	-
Hammond, Captain, House	Unincorporated SLC	5775 Citrus Ave.	-
Immokolee	Unincorporated SLC	8431 Immokolee Rd.	-

The St. Lucie Village Historic District is a historic district is located within a residential neighborhood. The district runs along North Indian River Drive. Out of the 50 structures lining Indian River Drive, 35 are of historical interest with the contributing structures of unique architecture. On December 1, 1989, the historic district was added to the National Register of Historic Places for its architectural and historical significance. The 14 structures listed within the district are provided in Table 6-13. These structures are historic homes that are privately owned. In addition, the marker for Fort Capron is also located within the Historic District. Fort Capron was a military fortification located in St. Lucie Village which was established during the Second Seminole War in the 1830s.

Table 6-13. St. Lucie Village Historic Structures

Asset Name	Address	Year Built
Quay House	2515 N Indian River Dr	1894
St Lucie Club	2601 N Indian River Dr	1902
Peed House	2805 N Indian River Dr	1904
Padrick House	2817 N Indian River Dr	1875
Harrington House	2821 N Indian River Dr	1922
Terry House	2825 N Indian River Dr	1922
Hoskins House	2929 N Indian River Dr	1911
Glatz House	2933 N Indian River Dr	1912
Greist House	3101 N Indian River Dr	1905
Allen House	3109 N Indian River Dr	1911
Stetson House	3305 N Indian River Dr	1910
H. Chamberlin House/Bryan House	473 Chamberlin Blvd	1926
Howard House	451 Chamberlin Blvd	1926
Lounibos House	3001 N Indian River Dr	1900

6.3 Regionally Significant Assets

Regionally significant assets are crucial facilities that serve a broad geographic area, extending beyond individual communities and not typically owned or maintained by the County or municipalities. These assets cater to the needs of various communities across different geopolitical boundaries and include water resource facilities, regional medical centers, emergency operation centers, regional utilities, power plants, major transportation hubs, airports, and seaports. Recognizing and safeguarding these assets enhances regional resilience and response capabilities.

Statutorily, these assets include Commercial and Strategic Intermodal System ports, spaceports, waterways, railroad crossings, railroads, rail terminals, rail bridges, bus terminals, evacuation routes, electric power plants, electric power transmission lines, dams, and drainage systems managed by water management districts. Additionally, essential facilities such as stormwater ponds, wastewater treatment plants, public water supply tanks, public water supply facilities (excluding federal ones), emergency medical services centers, emergency operations centers, general population risk shelters, and special needs risk shelters are crucial for meeting the infrastructure and safety needs of multiple regions. Figure 6-7 and Table 6-14 showcase a range of noteworthy regionally significant assets in SLC.

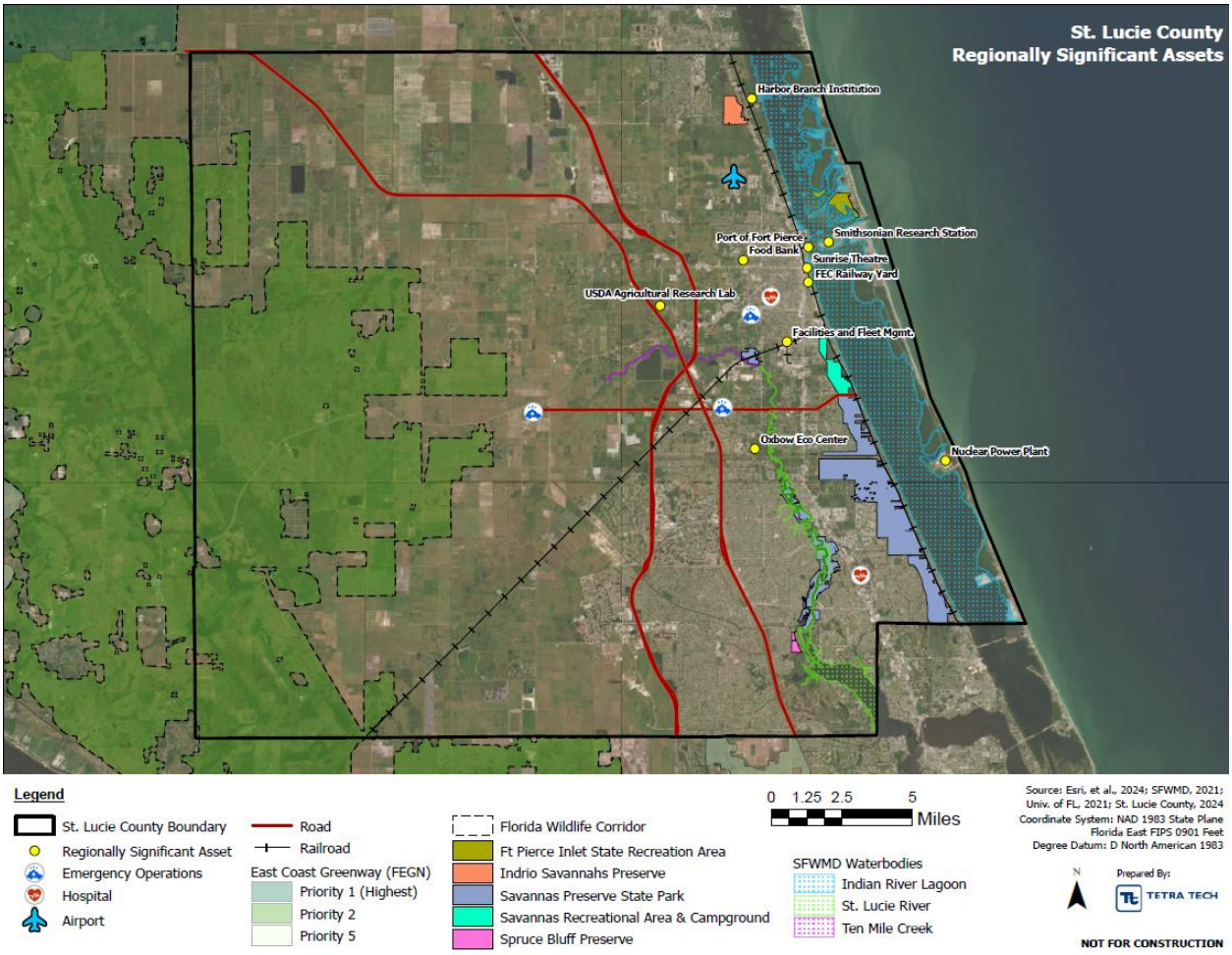


Figure 6-7. Regionally Significant Assets within St. Lucie County

Table 6-14. Regionally Significant Assets within St Lucie County

Asset Type	Asset Name	Address (if applicable)
Critical Infrastructure	St Lucie Nuclear Power Plant	6501 S Ocean Dr, Jensen Beach, FL 34957
Critical Community and Emergency Facility	St Lucie County Emergency Operations Center	15305 W Midway Rd, Fort Pierce, FL 34945
Critical Community and Emergency Facility	St Lucie County Facilities and Fleet Management	3158 Will Fee Rd, Fort Pierce, FL 34982
Critical Community and Emergency Facility	St Lucie County Sheriff's Office	4700 W Midway Rd, Fort Pierce, FL 34981
Critical Community and Emergency Facility	Emergency Broadcast Radio station at Indian River State College	3209 Virginia Ave, Fort Pierce, FL 34981
Critical Community and Emergency Facility	HCA Florida Lawnwood Hospital	1700 S 23rd St, Fort Pierce, FL 34950
Critical Community and Emergency Facility	HCA Florida St Lucie Hospital	1800 SE Tiffany Ave, Port Saint Lucie, FL 34952

Asset Type	Asset Name	Address (if applicable)
Critical Community and Emergency Facility	Treasure Coast Food Bank	401 Angle Rd, Fort Pierce, FL 34947
Critical Community and Emergency Facility	Indian River State College	3209 Virginia Ave, Fort Pierce, FL 34981
Critical Community and Emergency Facility	Harbor Branch Institution / FAU	5600 US 1 North, Fort Pierce, FL 34946
Natural Asset	USDA Agricultural Research Lab	2001 S Rock Rd, Fort Pierce, FL 34945
Natural Asset	Indian River Lagoon	-
Natural Asset	St Lucie River / 10-Mile Creek	-
Natural Asset	Florida Wildlife Corridor	-
Natural Asset	East Coast Greenway	-
Natural Asset	Savannas Preserve State Park	2541 SE Walton Rd, Port Saint Lucie, FL 34952
Natural Asset	Savannas Recreational Area	1400 E Midway Rd, Fort Pierce, FL 34982
Natural Asset	Indrio Savannas Preserve	5275 Tozour Rd, Fort Pierce, FL 34946
Natural Asset	Atlantic Ridge	-
Natural Asset	Fort Pierce Inlet State Park	905 Shorewinds Dr, Hutchinson Island, FL 34949
Natural Asset	Oxbow Eco Center	5400 NE Saint James Dr, Port Saint Lucie, FL 34983
Natural, Cultural, Historical Asset	Smithsonian Research Station	701 Seaway Dr, Fort Pierce, FL 34949
Natural, Cultural, Historical Asset	Spruce Bluff Preserve	611 SE Dar Ln, Port Saint Lucie, FL 34984
Cultural/Historical Asset	Sunrise Theatre	117 S 2nd St, Fort Pierce, FL 34950
Transportation Asset	Treasure Coast International Airport	3000 Curtis King Blvd Fort Pierce, FL 34946
Transportation Asset	Port of Fort Pierce	(near) 100 Port Avenue, Fort Pierce, FL 34950
Transportation Asset	Florida East Coast Rail Corridor	Railway Yard, 253 Florida Ave, Fort Pierce, FL 34950
Transportation Asset	I-95	-
Transportation Asset	Midway Rd	-
Transportation Asset	Fl Turnpike	-
Transportation Asset	SR 70	-
Transportation Asset	SR 68	-
Transportation Asset	A1A	-
Transportation Asset	US1	-

7.0 CONCLUSION

The overarching objectives of this RVA include the comprehensive acquisition of data and the evaluation of the timing and impact from flood-related hazards. Critical assets throughout the County and municipalities were identified and ranked for criticality and flooding inundation was mapped (**Appendix A**). Within these areas, modeling of multiple flooding scenarios was conducted, both individually and in combinations. These hazards include storm surge, tidal flooding, rainfall-induced flooding, and compound flooding. Present day and future hazard scenarios overlaid with County assets were mapped to determine risk. Characteristics were then identified to determine vulnerability levels to the flood hazards. Throughout the process, community engagement and education fostered an awareness and understanding of the relevant topics. SLC's RVA update revealed the County's and municipalities' potential susceptibility to the adverse impacts of flood-related hazards.

The assessment should be used to guide land use regulations, building codes, land development policies, and emergency response strategies, as well as potential asset adaptation projects. In the future, SLC and the municipalities may integrate these components into a broader resilience framework. The information provided by this assessment allows decision-makers to implement measures that reduce vulnerability and mitigate future harms in a staged manner. The RVA also aims to facilitate collaboration between communities surrounding the long-term goals of sustainable coastal management and environmental conservation. The project process, guided by data, best-available science and technology, community engagement, and expert input, lays the groundwork for a resilient County.

7.1 Next Steps

St. Lucie County also received grant funding from the Florida Department of Commerce Community Development Block Grant Mitigation Program, on behalf of the U.S. Department of Housing and Urban Development (HUD), to complete a RVA and Regional Resilience Plan (RRP). The CDBG RVA will align with Florida Statute Section 380.093(3) [2023] requirements for conducting vulnerability assessments but will also incorporate additional related risks in the evaluation process. The additional risks to be evaluated for the CDBG RVA include coastal erosion, drought, extreme heat, wildfires, and wind (extreme weather events).

The County and municipalities will use the results of the Resilient Florida RVA and the CDBG RVA to develop a County-wide Regional Resilience Plan. The RRP will serve as an implementation roadmap for adaptation and mitigation strategies. The RRP will provide a comprehensive framework for increasing the County and municipalities' capacity to adapt to potential impacts, prioritizing needs, and outlining strategy, land use and investment considerations based on the vulnerabilities identified in the RVAs. Specifically addressing threats highlighted in the RVAs, the RRP will set out a series of adaptation goals and actions. These initiatives will be developed with input from County and municipal leadership and staff in collaboration with community stakeholders, ensuring alignment with the needs and priorities of residents. Decision matrices will standardize future analysis and responses, facilitating efficient decision-making. The RRP will include a list of implementable projects, along with analyses of funding options and policy recommendations. These projects aim to enhance

the adaptive capacity of County and municipal assets, reducing exposure to costly disruptions and repairs while allowing the community to recover more swiftly from flood-related events. Together, the RVAs and RRP ensure a cohesive approach to long-term resilience planning.

The County also received grant funding from the Florida Department of Commerce Community Development Block Grant Mitigation Program, on behalf of the U.S. Department of Housing and Urban Development (HUD), to complete a RVA and Regional Resilience Plan (RRP). The HUD-funded RVA aligns with the Resilient Florida Grant Program's Section 380.093(3), F.S. requirements for conducting vulnerability assessments, but also incorporates additional related risks in the evaluation process. The additional risks to be evaluated beyond flood risk for HUD included coastal erosion, drought, extreme heat, wildfires, and wind (extreme weather events). The Resilient Florida RVA has built upon, and is complementary to, SLC's Florida Department of Commerce Community Development Block Grant Mitigation Program-funded RVA.

Together, both RVAs and the RRP will provide a roadmap for SLC and the municipalities to enhance its resilience through informed decision-making and community involvement. By addressing current and future challenges, these initiatives safeguard the County's regional quality of life, health, and assets against the impacts of unpredictable weather patterns and extreme weather events. Both RVAs will serve as the foundation for the RRP. The RRP will evaluate the County's needs and capacity to adapt and outline adaptation strategies and policy updates. It will provide County operations and County-wide community resilience targets, a strategy to achieve these targets, and a public engagement program that ensures social equity in evaluating, prioritizing, and implementing solutions. Each strategy will include key information such as estimated timelines, level of cost and effort required, and proposed lead agency or organization. The RRP will examine current and future conditions that impact the sustainability and resilience of SLC and the municipalities. Hazard mitigation efforts, emergency preparedness, land use planning, code and policy development, infrastructure investment, and public health policies and programs will be considered. Together, the work products will form the blueprint of the County's proactive planning to reduce or mitigate hazards countywide.

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APPENDIX A: EXPOSURE ANALYSIS MAP SERIES

Please note: provided under separate cover.

APPENDIX B: PRIORITIZED PRIMARY CRITICAL ASSET MAP SERIES

APPENDIX C: REGIONAL VULNERABILITY ASSESSMENT WORKSHOP RESULTS (APRIL/MAY 2025)

APPENDIX D: REGIONAL VULNERABILITY ASSESSMENT PUBLIC WORKSHOP QUESTION RESULTS

City Commission Day Meeting **8. d.**

Meeting Date: 04/14/2025

Re: FPUA Presentation

SUBJECT:

2025 Annual FPUA Update by Javier Cisneros, FPUA Director of Utilities

Attachments

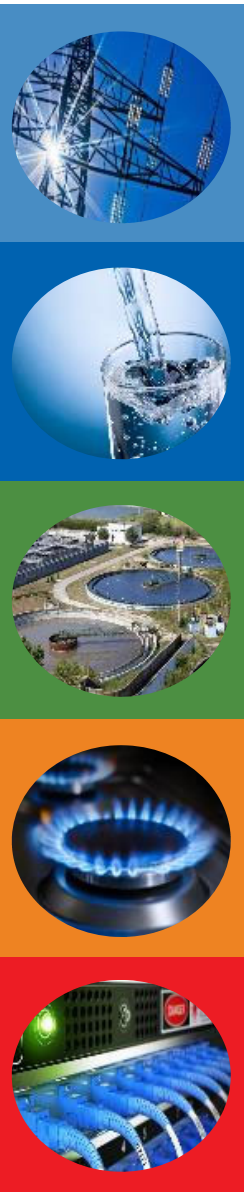
Presentation

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	01/21/2025 04:40 PM

Form Started By: Jennifer Robinson Started On: 01/21/2025 08:29 AM

Final Approval Date: 01/21/2025



FPUA
COMMUNITY PROUD

FPUA 2025 Update

Utility Overview

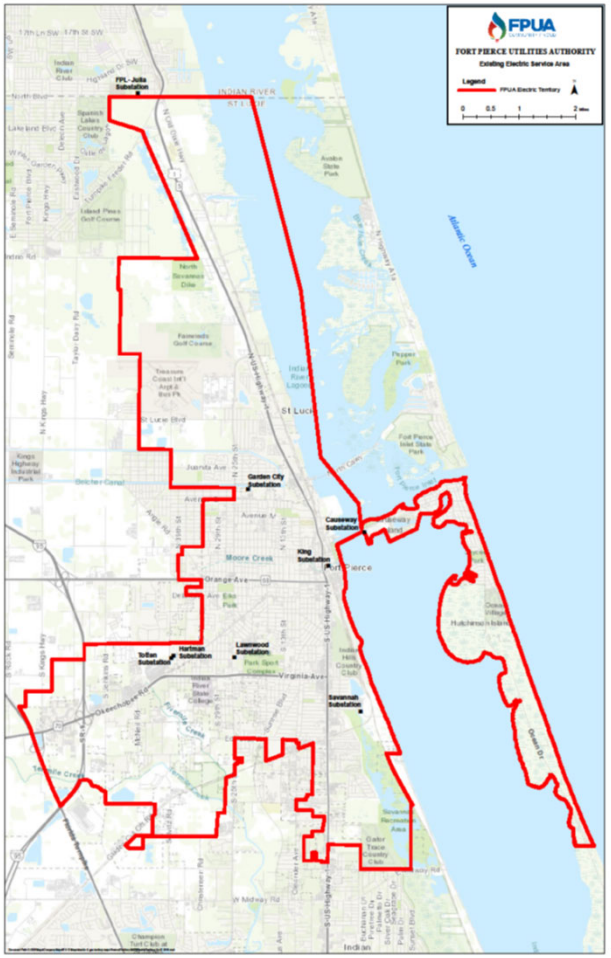
System Capacity
Expansion Projects
Modernization & Hardening
Project Highlights
WRF Relocation
Your Hometown Utility

Electric Capacity

- FPUA's Electric Service Territory: 37.9 square miles
  - City of Fort Pierce, St. Lucie Village & Unincorporated St. Lucie

- Fun Fact: North American Power Grid is the world's largest machine

- Electric Grid:
  - 7.6 miles of 138 kV feeding At Hartman & Garden City
    - 4 Ties to State Grid
    - 167 MVA Capacity
      - Two 100 MVA at Hartman
      - One 167 MVA at Garden City
      - 123 MW - 2024 Peak
  - 15.6 miles of 69 kV loop between 6 substations
  - 434 miles of 13.2 KV serving 29,874 customers

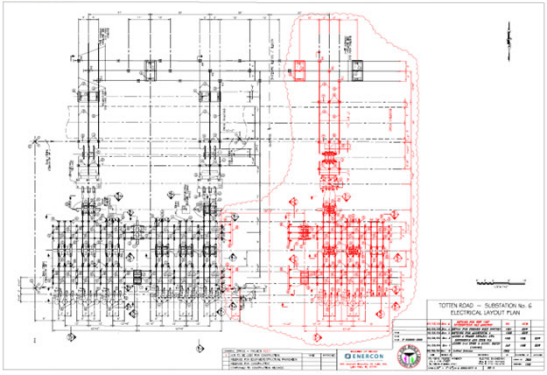


Electric Expansion Overview

- Hartman Substation – Transmission
  - Upgrading Existing 100 MVA to 120 MVA
  - $1 M (75% Grant Funded)
- Lawnwood, Savannah & King Substations
  - Replacing 4 Transformers from 20 MVA to 25 MVA
  - 2 Lawnwood, 1 Savannah & 1 King
  - $4.2 M (50% Match)
- Totten Ring Bus
  - Design & Material Covered by Grant
  - $1M plus labor cost (pending)
- Totten Substation – New Distribution Transformer
  - Adding 20 MVA or ~7500 New Residential
  - Started In 2Q Of FY24
  - Completion In 3Q Of FY27
  - ~$4.5 M (100% Rates)
- New Substation in Southern Corridor in ~2030

Adding Capacity For First Time In 30+ years





Electric Modernization & Hardening

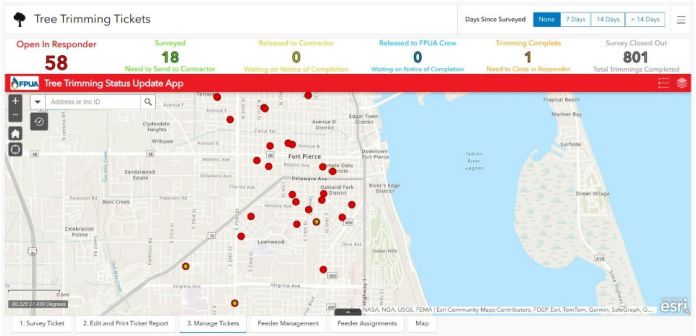
- AMI is 100% Deployed (2019-2025)
  - Remote Reconnect Capabilities, Faster Outage & Foundation for future (SMART GRID)

- SMART Grid
  - 263 Trip savers
    - $1.4 M (100% Grant)
    - Focus on poor performing laterals (areas)

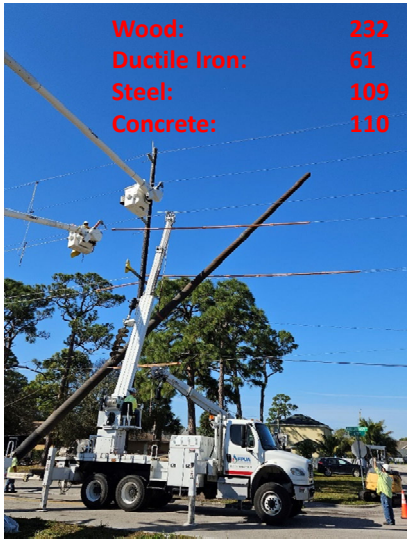
- Tree Trimming has been streamlined
  - ~67.8 OH miles in Backlots/Wooded Areas
  - 37.4 Tree Trimming Tickets per month
  - In-house Crews in 2023

- Transmission Wood Poles Replaced w/ Ductile Iron
  - ~80 year service life
  - Deflect & return to shape, strong performance in severe storm conditions









Weatherization Education Outreach Program

- WEOP V_3 - 2023 Data Driven (Kwh/SF) most inefficient homes
  - First Come, First Served
  - Single One Page Waiver
  - Homes with no Insulation
  - Ceiling space must be accessible
  - Must be a FPUA Electric Customer

- FY26: 2 Applications pending funding
- FY25: 16 Scheduled ($27K)
- FY24: 26 Completed ($49K)

Electrifying Work!!

- FPUA: 1 of 33 Municipal Electric Cities
- Reliability Comparison
  - 4 Of 5 Key Metrics For Large Utility
  - SAIDI, SAIFI, CAIDI, MAIFI & L-Bar

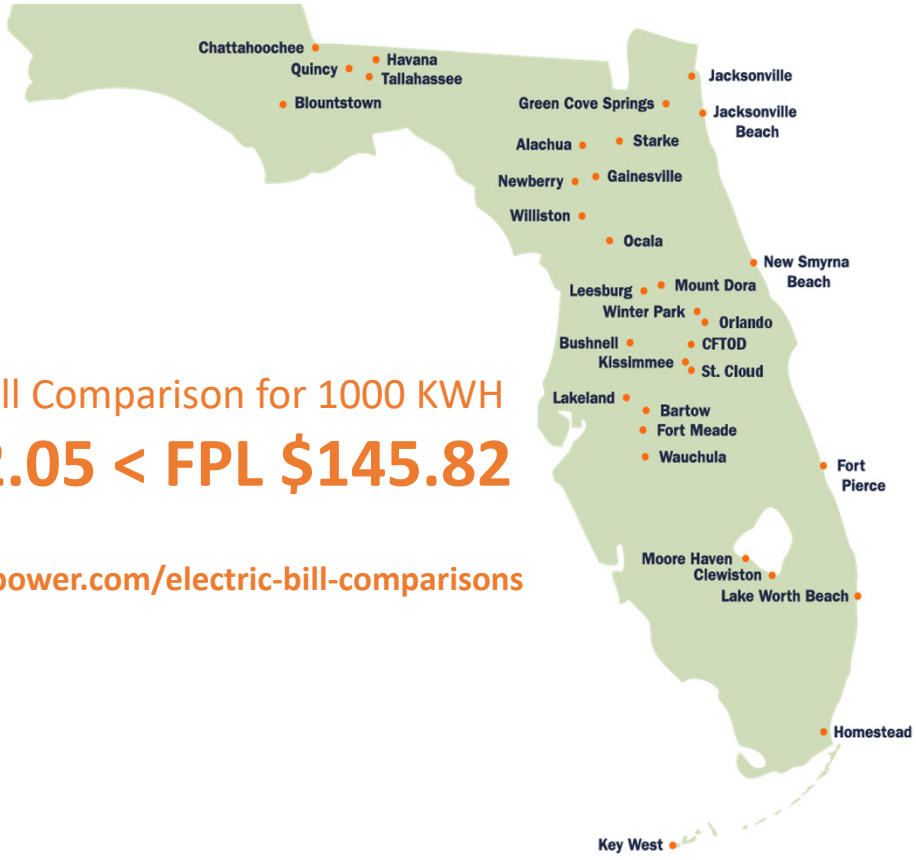
Metric	FPUA	Large (Avg)
SAIDI	27.87	38.31
SAIFI	0.57	0.77
CAIDI	48.56	49.64
MAIFI	4.2	2.57
L-Bar	78.33	93.82

SAIDI: System Average Interruption Duration Index
SAIFI: System Average Interruption Frequency Index
CAIDI: Customer Average Interruption Duration Index
MAIFI: Momentary Average Interruption Frequency Index
L-Bar: Average Length of a single outage

2025 February Bill Comparison for 1000 KWH

FPUA $132.05 < FPL $145.82

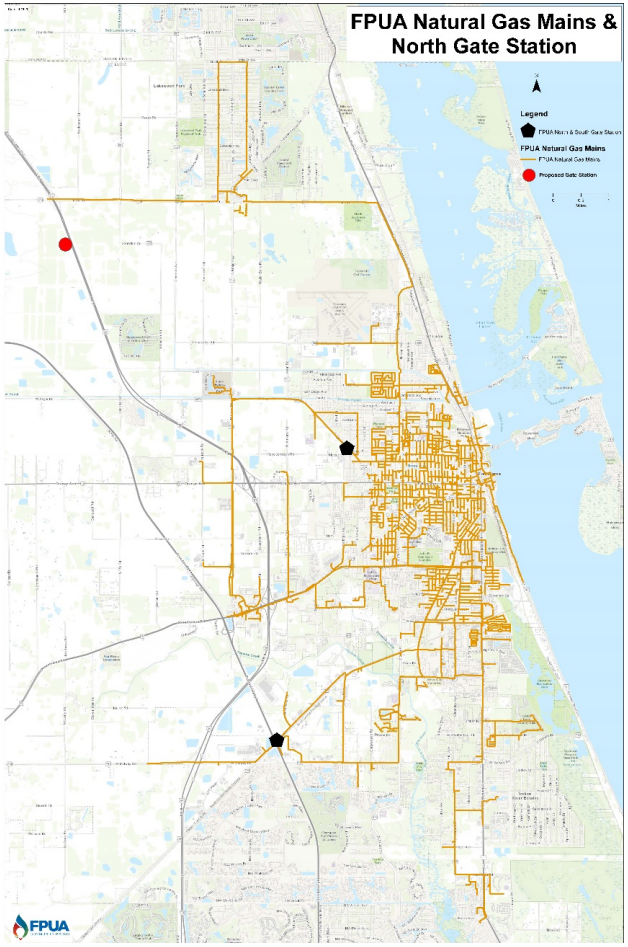
https://www.flpublicpower.com/electric-bill-comparisons



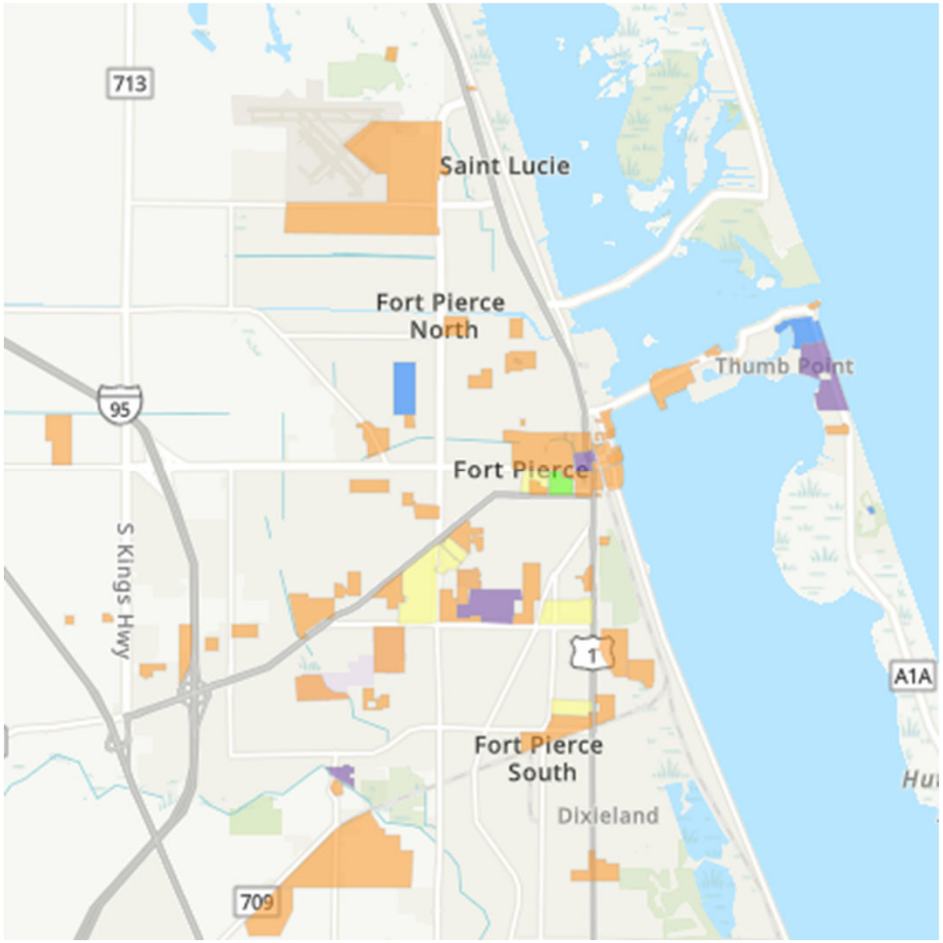
Gas Overview

- New Gate Station at Indrio Rd & I95
  - Under Construction (Late Summer)
  - 3 Ties to Grid
- 30K feet of New Gas Main (North County)

- Projects:
  - Cabo Rio: 146
  - Pineapple Grove: 395
  - Beach Pine: 76
  - Sunrise (95/Midway): *2000



FPUAnet Overview



- 2119 Parcels Now (65 Zones)
- 541 Parcels In Construction (3 Zones)
- 538 Parcels in Design (5 Zones)

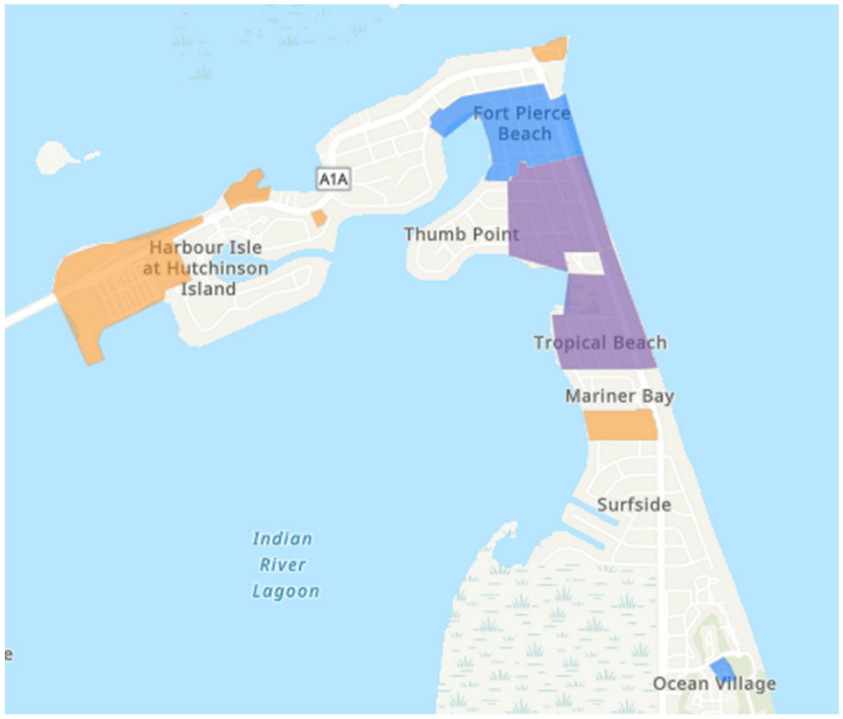
Locations include: Jaycee Park, Jetty Park, Marina Square (Downtown), FPUA Complex, Fort Pierce Intermodal Center, Moore's Creek Linear Park, Lincoln Park Community Center, Means Court, Manatee Center, Ellis Park



FPUAnet Highlights

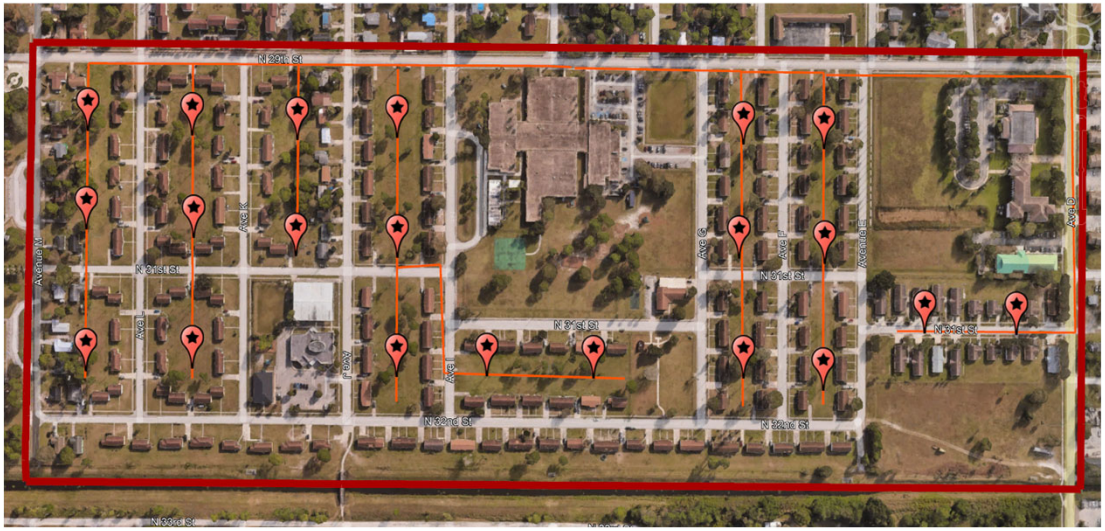
South Beach Expansion

- OLT Installation at Jaycee Park
- Binney to Avalon Fiber Zone
- Ocean Village Villa's I



Garden Terrace Free Public Wi-Fi

- 29th & Ave D
- $120K Grant Funded in Partnership with IRSC
- 23 Access Points to 303 Residents



Water Capacity

- Henry Gahn Water Plant
  - 23 MDG Water Production Capacity
    - 10 MGD Reverse Osmosis
    - 13 MGD Lime Softening
  - 11 MGD Average Day Flow
  - Control Room Rehab Complete
  - Future RO Expansion +2 MGD
  - Lime Softening Replacement to Mitigate PFAS
  - Ongoing Litigation May Provide Funding





MWRF Update

- MWRF - December 2025
- Conveyance System PH 1A Construction Underway
  - Jenkins Road to Edwards Road – Under Construction
  - Lift Station A: Early 2025 Summer
  - Moore's Creek Booster Station: Early 2026
  - Jenkins Road: Late Summer 2026





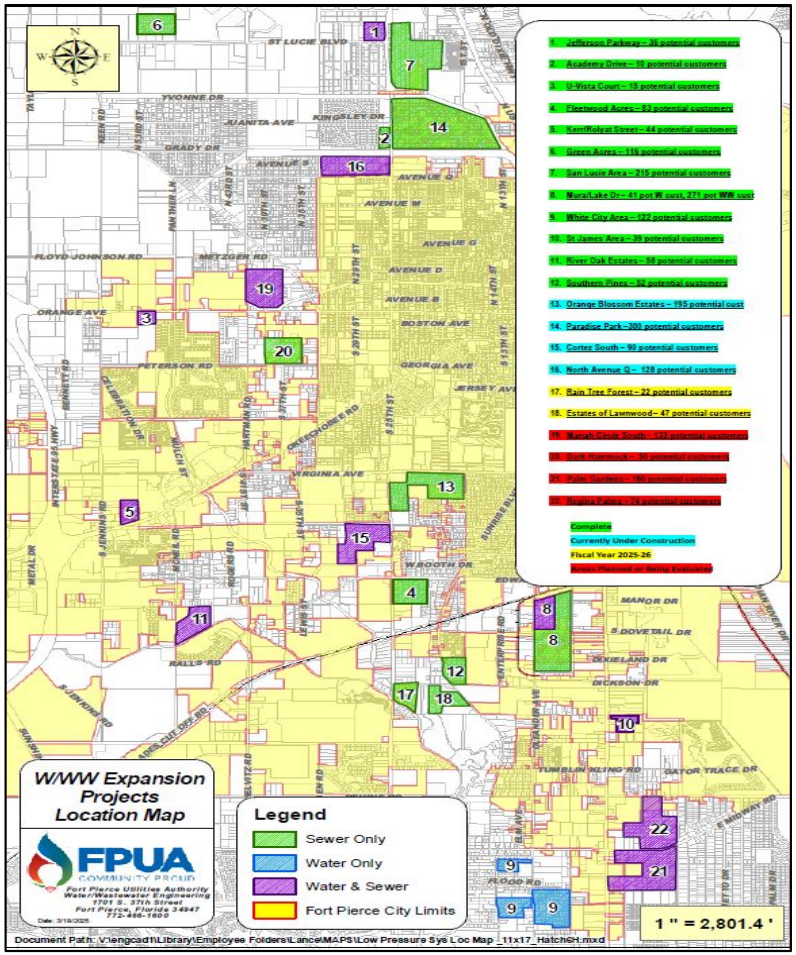
WWW.SustainableSewer.net
#Wastewater Wednesdays

W/WW Expansion Projects

- Completed
  - Jefferson Parkway: 36
  - Academy Drive: 10
  - U-Vista Court: 15
  - Fleetwood Acres: 83
  - Kerr/Rolyat Street: 44
  - Green Acres: 116
  - San Lucie Area: 215
  - Mura/Lake Drive: 271
  - White City Area: 122
  - St James Area: 39
  - River Oak Estates: 58
  - Southern Pines: 52

- Under Construction
  - Orange Blossom: 195
  - Paradise Park: 300
  - Cortez South: 9
  - North Ave Q: 128

- FY2026
  - Rain Tree Forest: 22
  - Estates of Lawnwood: 47
  - Mariah Circle South: 133
  - Dark Hammock: 50
  - Palm Gardens: 160
  - Regina Palms: 74

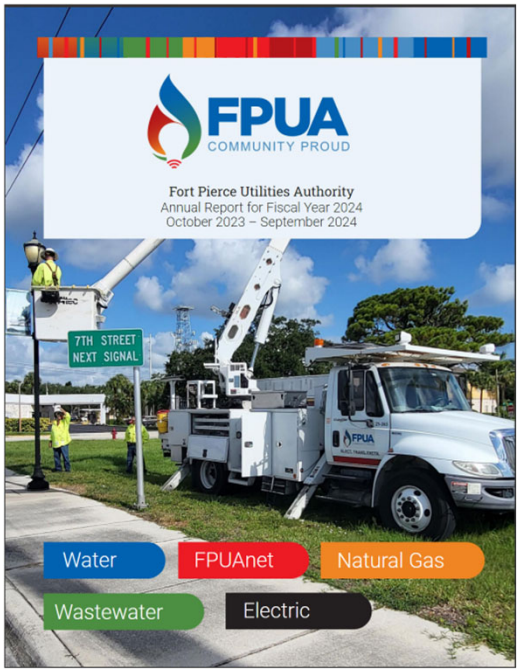


Grants Update

- **Active & Onboarding Grants: $77,392,289**
  1. Mainland Wastewater Plant: $35,381,561
  2. Wastewater Conveyance System: $34,061,359
  3. Electric System: $5,828,993
  4. Security: $2,000,000
  5. FPUAnet: $120,376
- **Pending Grants/Appropriations: $5,117,750**
  1. Septic to Sewer Conversion: $1,357,750
  2. Wastewater Conveyance System: $2,500,000
  3. Electric System (initial approval rec'd): $1,260,000
- **Completed Grants: $8,534,462**
  1. Sewer Lining: $5,592,768
  2. Septic to Sewer Conversion: $2,787,481
  3. Outreach (MC, Seagrass, Intern): $ 154,213

Community Engagement

Customer Facing Annual Report Released



Scan here for online report

View the digital report online:
https://issuu.com/fpua/docs/annual_report_fy24



Administration Update

1. New General Counsel - Stefanie Beskovoyne
2. New Chief Financial Officer - Michele Harris
3. New Director of Electric & Gas - Keith Stephens
4. 2026 Budget Workshop (May 20th)
5. 2025 Strategic Planning Session
6. Street Lighting MOU Coming Soon

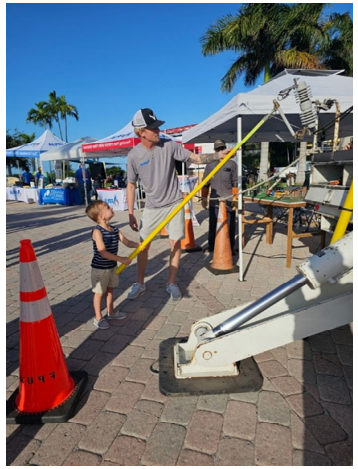


Your Hometown Utility











City Commission Day Meeting **8. e.**

Meeting Date: 04/14/2025

Re: Award RFP No. 2025-013 for General Contractor Services for the Historic Seven Gables House Exterior Rehabilitation and Authorize Staff to Enter into Negotiations with the Highest Ranked Respondent, The Tradesmen Group, LLC.

Submitted For: Jason Atkinson, Director of Public Works, Public Works

SUBJECT:

Discussion and direction regarding Seven Gables House Exterior Rehabilitation; RFP No. 2025-013 for General Contractor Services.

SUMMARY:

The City owns the Historic Seven Gables House (SGH), situated at 482 N. Indian River Drive, Fort Pierce, FL 34950. Currently, it is being operated by the St. Lucie County Chamber of Commerce, serving as a Visitor Center. Originally constructed in 1905, the SGH became City property in 1998. Initially located on U.S. Highway 1, it was later relocated to its present site. The SGH is now listed in the City's local registry of historic sites and districts. Although the SGH stands as a historic symbol in the community, it has faced deterioration over the years and requires improvements. Enhancing the structure will help the City fulfill its goal of beautifying the community and ensuring the building's longevity. In the 2024-2025 Fiscal Year Project-Based Budget, the Fort Pierce Redevelopment Agency (FPRA) has allocated $500,000 for exterior improvements to Historic Seven Gables House, which will serve as the funding source for this project.

RECOMMENDATION:

Award RFP No. 2025-013 for General Contractor Services for the Historic Seven Gables House Exterior Rehabilitation and authorize staff to enter into negotiations with the Highest Ranked Respondent, The Tradesmen Group, LLC.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Marsha Commond, Special Projects Coordinator

COORDINATED WITH:

Gelencia Carter, Purchasing Manager
Madison White, Purchasing Agent
Jack Andrews, Deputy City Manager

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2024-2025

Amount: $500,000

OTHER INFORMATION:

This is being funded by the Fort Pierce Redevelopment Agency.

Attachments

Presentation Slides
RFP No. 2025-013 Proposal Document
Addendum No. 1
Proposal by New World Builders, Inc.
Proposal by The Tradesmen Group, LLC
Reference Check Form for NWB
Reference Check Form for TTG
Cumulative Evaluation Matrix
Expenses

Form Review

Inbox	Reviewed By	Date
City Manager	Devoshay Johnson	04/03/2025 11:20 AM

Form Started By: Marsha Commond
Started On: 03/24/2025 08:04 PM
Final Approval Date: 04/03/2025

EXTERIOR REHABILITATION OF THE HISTORIC SEVEN GABLES HOUSE

REQUEST FOR PROPOSALS (RFP) RESULTS



A joint partnership:

FORT PIERCE, FL · THE SUNRISE CITY

FPRA
FORT PIERCE
REDEVELOPMENT AGENCY

Background





The Seven Gables House was built in 1905 and moved from U.S. 1 to Indian River Drive in 1998, after the City obtained ownership of the structure. Modifications were made to the facility for public accomodations.

Today

Today, The Historic Seven Gables House is being used as a Visitor Center, operated by the St. Lucie County Chamber of Commerce.





Funding

The Fort Pierce Redevelopment Agency (FPRA) is funding the project, with a budget of $500,000 allocated for it.

Request for Proposals - Design Build



Published 12/19/24-2/4/25

Project Objective:

- Achieve the goal to beautify the community and eliminate slum and blight.
- Historic Preservation: Rehabilitation
- Improve the exterior of the building with durable, low maintenance, weather-resistant and impact resistant materials that can resemble the original style.

Respondents

New World Builders, Inc.

Corporate Office:
Deland, FL

Design Subcontractor:
Heritage Architectural Associates
Miami, FL

The Tradesmen Group, LLC

Corporate Office:
Plain City, OH

Regional Offices:
Nashville, TN
Dumfries, VA

Design Subcontractor:
Wiss, Janey, Elstner Associates, Inc.
Located in several states, including FL.

New World Builders, Inc.

1924 Lee-McDonald-Jordan Residence-FL





The Tradesmen Group, LLC

1848 St. Raphael Church - Ohio



RFP NO. 2025-013 - GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION
CUMULATIVE EVALUATION MATRIX

Respondents	Evaluator # 1	Evaluator #2	Evaluator #3	Total Scores
New World Builders, Inc. *(DeLand, FL)*	49	85	79	**213**
The Tradesmen Group *(Plain City, OH)*	88	95	85	**268**

CRITERIA	POINTS
Key Personnel, Credentials, and Qualifications - Outlines the key individuals involved in the project, their affiliations, office locations, relevant experience on similar projects, and their availability to assist with the current project.	**10**
Firm's Experience with the Restoration of Historic Structures - The summary details the firm's experience in constructing and rehabilitating historic structures, includes project examples with dates, client names, firm involvement, project duration, before-and-after photos, and estimated budgets.	**10**
Past Performance and References	**20**
Ability to Meet Project Scope - Provides a project schedule and process that identifies general timeframes for design, permitting, and rehabilitation activities.	**20**
Preliminary Design Concepts - Provides a comprehensive visual illustration and list of all exterior/façade improvements.	**20**
Price - Anticipated cost schedule for this project.	**20**
TOTAL	**100**

The Tradesmen Group, LLC
Pricing & Schedule

Conditions Assessment - 20 days

Design Phase - 159 days

Preconstruction Phase - 85 days

Construction Phase - 85 days

Completion: 349 days

Seven Gables House Exterior Rehabilitation

Seven Gables House Exterior Rehabilitation	
Price Schedule	
Item	**Amount**
Condition Assessment	**$ 45,944.00**
Design & Preconstruction	
Schematic Design	$ 18,143.00
Design Development	$ 14,294.00
Construction Documents	$ 10,210.00
Permitting & Precon Planning	$ 7,219.00
SubTotal - Total Design Cost	**$ 49,866.00**
Construction	
Mobilization	$ 29,020.00
Staging	$ 35,209.00
Access	$ 72,719.00
Construcation Phase A/E Administration	$ 45,676.00
Demolition & Removal - Roof	$ 30,558.00
Demolition & Removal - Siding/Windows/Doors	$ 33,263.00
Framing & Sheathing Repairs	$ 91,381.00
Insulation	$ 23,608.00
Fabricate New Stamped Metal Roof Package	$ 74,668.00
Install New Stamped Metal Roof	$ 78,344.00
Install New Windows & Doors	$ 163,822.00
Install New Hardie Board Siding & Trim	$ 57,640.00
Pressure Wash Deck/Porch & Seal Deck	$ 6,326.00
Porch Carpentry Repairs	$ 28,675.00
Prime/Paint Entire House	$ 26,038.00
Awning Repairs/Painting & Canvas Replacement	$ 11,567.00
Site Restoration	$ 18,538.00
Demobilization	$ 25,792.00
SubTotal - Total Construction Cost	**$ 852,844.00**
Total Project Cost	**$ 948,654.00**

Recommendation

Award RFP No. 2025-013 to the Highest Ranked Respondent and Authorize Staff to Negotiate.



Questions?

DELIVER TO: **City of Fort Pierce, Purchasing Division** **Room 101** **100 North U.S. #1** **Fort Pierce, FL 34950** **MAIL TO:** **City of Fort Pierce Purchasing Division,** **Room 101** **P.O. Box 1480** **Fort Pierce, FL 34954-1480**	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSALS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, 772-467- 3102	**RFP No: 2025-013**
Pre-Proposal Site-Visit Date: **11:00 AM, THURSDAY, JANUARY 9, 2025**	**RFP Title: GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION**
Pre-Proposal Site-Visit Location: **Seven Gables House** **482 North Indian River Drive** **Fort Pierce, FL 34950**	**RFP Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
RFP Due Date & Time: **3:00 PM, TUESDAY, FEBURARY 4, 2025**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Proposer Name: **----------** **Mailing Address:** **----------** **----------** **----------**	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** **X_____** **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:**
Type of Entity (Select one): **Corporation _____** **Partnership _____** **Proprietorship _____**	**Title:**
Incorporated in the State of: Year:	**Delivery in _____days, ARO**
Phone Number:	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address:	**Local Business: ___Y ___N MWBE: ___Y ___N**
Bid Security is attached, when required, in the amount of $ _____ **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS, AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted in accordance with the instructions as outlined in the document will be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER. Proposals which do not comply with the requirements may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSALS

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposal/Proposal Acknowledgment and on the Proposal Response Form. FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by the Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers, and attached to the proposal.

4. NO BID

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer's Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals be delivered after the time specified to be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Division shall serve as the official authority to determine the lateness of any proposal. It is the Proposer's sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, that for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after the opening of the proposals. Proposal tabulations will be furnished on the web sites: https://www.demandstar.com

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for bid evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, bid prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S BIDDER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of additional error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; bid number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

c. The invoice shall contain the Bidder's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the bid specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the bid response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect and are inapplicable to this bid if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this bid and the Proposal authorized signature on the Bid Form attests to this.

12. INTERPRETATION

All Proposer shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposal; failure to do so, on the part of the bidder, will constitute an acceptance by the Bidder of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 12. No person is authorized to give oral interpretations of, or make oral changes to, the bid. Therefore, oral statements given before the bid opening will not be binding. Any interpretation of or changes to the bid will be made in the form of a written Addendum to the bid and will be furnished to all Bidders. Receipt of all addenda shall be acknowledged by the Bidders by signing and enclosing said addenda with their bid. The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City

will send a written addendum to all Proposers who requested a bid directly from the City Purchasing Division. All proposers should contact the City at least seven (7) calendar days before the bid opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the bid as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive bid packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a bid package from the City Purchasing Division. Proposer who obtain Proposal Documents from other sources must officially register with the City Purchasing Division in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Bidder may cause your bid to be rejected as non-responsive if you have failed to submit a bid without an addendum acknowledgment for the most current addendum. Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Bidder's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the bid as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the bid selection or contract award recommendation shall file such dispute according to the bid protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All Proposers must disclose with their bid the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being bid. Lack of knowledge by the bidder shall in no way be a cause for relief from responsibility or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a bid received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY / WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Division for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals or waive any minor irregularity or technicality in bids received, and may, at its sole discretion, request a rebid. Bidders are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Division at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City

reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the bid prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a bid, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Request for Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Division.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her bid meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be borne by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer’s facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer

29. REPRESENTATION

A Proposer must have at the time of the proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposer's Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Division. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from § 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

34. PROPOSER REPRESENTATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

36. CANCELLATION

This request may be canceled and any response, bid, or proposal may be rejected in whole or in part at any time for good cause when in the best interest of the City and/or the Fort Pierce Redevelopment Agency. Section 2-439 (a)(7) of the City Code.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INDEMNIFICATION AND INSURANCE REQUIREMENTS

INDEMNIFICATION

Except for expenses or liabilities arising from the negligence of the Fort Pierce Redevelopment Agency (FPRA) or the CITY, the CONTRACTOR hereby expressly agrees to indemnify and hold the FPRA and the CITY harmless against any and all expenses and liabilities arising out of the performance or default of this Contract as follows:

CONTRACTOR shall indemnify and hold harmless, to the maximum extent permitted by law, FPRA and the CITY and their officials, officers and employees from and against any and all liability, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the CONTRACTOR and persons employed by or utilized by the CONTRACTOR in CONTRACTOR's performance of this Contract.

CONTRACTOR's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon CONTRACTOR whether such injury or damage shall accrue, or may be discovered, before or after termination of this Contract.

CONTRACTOR's failure to comply with this section's provisions shall constitute a material breach upon which FPRA or the CITY may immediately terminate or suspend this Contract.

INSURANCE REQUIREMENTS

The CONTRACTOR shall, at its own expense, procure and maintain, with insurers acceptable to FPRA and the CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein. The CONTRACTOR shall not commence work until the required insurance is in force and evidence of insurance acceptable to FPRA and the CITY has been provided to and approved by FPRA and the CITY. As evidence of compliance with the insurance required herein, CONTRACTOR shall furnish FPRA and the CITY with:

(a) A fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the Fort Pierce Redevelopment Agency and the City of Fort Pierce and their respective members,

officials, officers and employees as additional insureds in the Commercial General Liability coverage;
(b) The original of the policy(ies); or
(c) Other evidence satisfactory to FPRA and the CITY.

Until such insurance is no longer required by this Contract, CONTRACTOR shall provide the FPRA and the CITY with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance.

To the extent CONTRACTOR is permitted to and elects to sub-contract any of the work performed under this Contract, CONTRACTOR will require all subcontractors to provide insurance coverage complying with the requirements set forth herein, and will provide the FPRA and the CITY with evidence of such coverage prior to the commencement of the subcontractor's work.

Workers' Compensation Insurance/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance (NCCI), without restrictive endorsements, other than any endorsement required by NCCI or the State of Florida. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	Statutory
Part Two:	$1,000,000 Each Accident
	$1,000,000 Disease – Policy Limit
	$1,000,000 Disease – Each Employee

The policy must be endorsed to waive the insurer's right to subrogation against FPRA and the CITY, and their respective officials, officers and employees in the manner which would result from the attachment of NCCI's Waiver of Our Right to Recover From Others Endorsement (Advisory Form WC 00 03 13) with FPRA and the CITY, and their respective officials, officers and employees scheduled thereon.

Commercial General Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements other than those which are required by the State of Florida or those which under an ISO filing must be attached to the policy (i.e., mandatory endorsements).

FPRA and the CITY, and their respective officials, officers and employees shall be included as an "Additional Insureds" on a form no more restrictive than ISO Form (CG 20 10, Additional Insured – Owners, Lessees, or Contractors – Scheduled Person or Organization Endorsement) and ISO Form CG 20 37 (Additional Insured – Owners, Lessees or Contractors-Completed Operations). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$2,000,000 General Aggregate
$2,000,000 Products/Completed Operations Aggregate
$1,000,000 Personal and Advertising Injury
$1,000,000 Each Occurrence

Contractor shall continue to maintain products/completed operations coverage in the amounts stated above for a period of three (3) years after the final completion of the Work. The insurance shall be on a form no more restrictive than, and shall cover those sources of liability which would be covered by Coverage A of the latest occurrence form edition of the Commercial General Liability Coverage Form (ISO Form CG 00 01), or of the occurrence Products/Completed Operations Liability Coverage Form (ISO Form CG 00 37), as filed for use in the State of Florida by ISO, without any restrictive endorsements other than those which, under an ISO filing, must be attached to the policy (i.e., mandatory endorsements).

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without restrictive endorsements other than those required by the State of Florida or those under which an ISO filing must be attached to the policy (i.e., mandatory endorsements). The policy shall include coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence – Bodily Injury and Property Damage Combined

Design Professional Liability

Any entity hired to perform professional design services as a part of this Contract shall maintain professional liability coverage. Such coverage must be provided on an Occurrence Form or, if on a Claims Made Form, the retroactive date must be no later than the first date of this Contract and such claims-made coverage must respond to all claims reported within three (3) years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis. The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Per Claim
$1,000,000 Per Aggregate

Pollution Legal Liability

Any entity hired to perform services as part of this contract for environmental or pollution related concerns shall maintain Contractor's Pollution Liability coverage. Such insurance shall cover Contractor for liability resulting from pollution of other environmental impairment arising out of, or in connection with, work performed under this Contract, or which arises out of, or in connection with this Contract, including coverage for clean-up

of pollution conditions and third party bodily injury and property damage claims arising from pollution conditions. Such insurance shall also include transportation coverage and non-owned disposal site coverage.

Coverage must either be on an occurrence basis; or if on a claims-made basis, the coverage must respond to all claims reported with three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

The insurance shall include the FPRA and the CITY, and their respective officials, officers and employees as additional insureds.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Per Loss
$2,000,000 Annual Aggregate

Property Insurance (Builders Risk / Installation Floater)

100% Contract Value. Such insurance shall be on a form acceptable to the CITY's Risk Management Department. The Property policy shall include SPECIAL FORM/ALL RISK COVERAGES. The Property policy shall not be subject to a coinsurance clause. A maximum $10,000 deductible for other than windstorm and hail. For windstorm and hail coverage, the maximum deductible applicable shall be 2% of the completed value of the project. The FPRA and the CITY shall be included as Insureds and as Loss Payees.

Payment Bond and Performance Bond

CONTRACTOR shall execute, deliver to the FPRA and the CITY, in accordance with the performance and payment bond requirement, and record in the public records of the county where the improvement is located, a statutory payment bond and a common law performance bond in the amount of this Agreement. CONTRACTOR shall provide the CITY with a true copy of the recorded bond(s) as evidence of such recording. The payment and performance bonds shall be issued using the Statutory Payment Bond form and the Common Law Performance Bond form provided by the CITY.

Each bond shall be signed on behalf of the CONTRACTOR by an individual who is duly authorized to execute the bond on behalf of the CONTRACTOR. Each executed bond should be accompanied by (a) appropriate acknowledgment of the respective parties, and (b) the Power-of-Attorney for the Attorney-in-Fact who has executed the bond.

All bonds required under this Agreement shall be written with a surety holding a certificate of authority authorizing it to write surety bonds in Florida and the surety bond shall be countersigned by a licensed Florida agent appointed by the surety. The surety shall have a minimum Best's Rating of "A-" according to A.M. Best Company and shall also maintain a current certificate of authority as an acceptable surety on Federal Bonds in accordance with U.S. Department of Treasury Circular 570, current revision.

General Conditions

The insurance provided by Contractor shall apply on a primary basis to any insurance or self-insurance maintained by FPRA or the CITY. Any insurance or self-insurance maintained by FPRA or the CITY shall be excess of, and shall not contribute with, the insurance provided by Contractor.

Except as otherwise specifically authorized in this Agreement, or for which prior written approval has been obtained hereunder, the insurance maintained by Contractor shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, FPRA may permit Contractor to self-insure, in whole or in part, one or more of the insurance coverages required by this Agreement. All applicable deductibles and self-insured retentions must be disclosed to and approved by FPRA and the CITY prior to being used to satisfy any of the insurance requirements contained herein. Contractor shall pay on behalf of FPRA or the CITY, or their respective officials, officers, and employees any deductible or self-insured retention applicable to a claim against FPRA or the CITY, or their respective officials, officers, and employees.

All policies of insurance provided by the CONTRACTOR shall be endorsed to provide that the Insurer waives its rights against FPRA and the City of Fort Pierce and their members, officials, officers, and employees.

Compliance with these insurance requirements shall not limit the liability of CONTRACTOR. Any remedy provided to FPRA and the CITY by the insurance provided by CONTRACTOR or FPRA and the CITY shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of CONTRACTOR) available to FPRA and the CITY under this Agreement or otherwise.
All insurance policies provided by the contractor shall be endorsed to provide the FPRA and the CITY with thirty (30) days' prior written notice of cancellation.

Neither approval nor failure to disapprove insurance furnished by Contractor shall relieve Contractor from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

Certificate Holder
City of Fort Pierce
Attention: Risk Manager
100 N. U.S. Hwy 1
Fort Pierce, FL 34954-1480

Additional Insured for General Liability
Fort Pierce Redevelopment Agency and the City of Fort Pierce and their respective officials, officers, and employees

SECTION III

INSTRUCTIONS TO PROPOSERS

1. PROPOSAL OPENING

Proposals are due on or before **3:00 PM, Tuesday, February 4, 2025**.

2. DELIVERY OF PROPOSALS

Proposal response may be submitted in hard copy or electronically**.** Please see below instructions for submitting your bid response.

2.1 HARD COPY SUBMISSIONS

One (1) original and one (1) USB drive copy of sealed proposals. DO NOT USE RINGED BINDERS OF ANY KIND. All copies will be on 8 ½" x 11" plain, white paper, typed or printed, and signed by the Proposer's contractually binding authority and shall be mailed or delivered to:

2.2 OPTIONS FOR ELECTRONIC SUBMISSIONS

Are as follows:

- Via Demandstar Website, (www.demandstar.com) Electronic Bid (E-Bid). Instructions are provided, see Appendices section of this document.
- By forwarding your response, pdf format to purchasing@cityoffortpierce.com no later than 3:00PM EST. **If you decide to use this submission option, your entire submission must be submitted electronically. Please do not mail hard-copies.**

NOTE: Please ensure that if a third-party carrier (Federal Express, UPS, etc.) is used, that the third party is properly instructed to deliver the Proposal Submittal **only** to Room 101, in the Purchasing Division on the first (1st) floor at the above address.

Proposals mailed to 100 N.US Highway 1 via the United States Postal Services (USPS) are delivered to the Post Office, not to the physical address and, therefore, may not meet the requirements of Selection 2 above. To be considered, a Bid must be received and accepted in the Purchasing Division before the Bid closing date and time.

Delivery Address:
City of Fort Pierce
Attn: Purchasing Division,
Room 101
100 North U.S. #1
Fort Pierce, FL 34950

Mailing Address:
City of Fort Pierce
Attn: Purchasing Division,
Room 101
P.O. Box 1480
Fort Pierce, FL 34954-1480

Copies of the bid documents are available electronically from the Purchasing Division by e-mail request to purchasing@cityoffortpierce.com or on the website of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any proposals received after the designated time and date listed above will be returned unopened.

All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, no proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award."**

3. PRE-PROPOSAL CONFERENCE - SITE-VISIT

A **Site-Visit will be held at 11:00 A.M., Thursday, January 9, 2025, Seven Gables House**, **482 North Indian River Drive, Fort Pierce**, All interested proposers are encouraged to attend this site-visit.

4. INQUIRIES/QUESTIONS

3.1 All inquiries must be in a written format and addressed to City of Fort Pierce Project Manager Marsha Commond with a copy to the Purchasing Manager:

TO
Marsha Commond
Special Projects Coordinator
52 Savannah Road
Fort Pierce, FL 34982
Fax: 772.489.3194
Email: mcommond@cityoffortpierce.com

COPY
Gelencia Carter
Purchasing Manager
100 North U.S. Hwy 1
Fort Pierce, FL 34950
Fax: 772-467-3848
Email: purchasing@cityoffortpierce.com

a. No inquiries will be received no later than **5:00 PM, January 15, 2025.**

5. INSTRUCTIONS FOR PREPARING PROPOSALS

5.1 GENERAL

The Proposer(s) warrants its response to this Request for Proposals to be fully disclosed and correct. The proposer must submit a response complying with this RFP, and the information, documents and material submitted in the proposal must be complete and accurate in all material aspects. All proposals must contain direct responses to the following questions or requests for information and be organized so that specific questions being responded to are readily identifiable and in the same sequence as outlined below.

Proposers are advised to carefully follow the instructions listed below in order to be considered fully responsive to this RFP. Proposers are further advised that lengthy or overly verbose or redundant submissions are not necessary. Compliance with all requirements will be solely the responsibility of the Proposer. Failure to provide requested information may result in disqualification of response.

The proposal must be submitted on 8 1/2" x 11" paper, numbered, typewritten, with headings, sections, and sub-sections identified appropriately.

It is expressly understood that the Evaluation Committee's preference/selection of any proposal does not constitute an award of a contract with the City of Fort Pierce. It is further expressly understood that no contractual relationship exists with the City of Fort Pierce until a contract has been formally executed by both the City of Fort Pierce, and the selected Proposer. It is further understood, no Proposer may seek or claim any award and/or reimbursement from the City of Fort Pierce for any expenses, costs, and/or fees (including attorneys' fees) borne by any Proposer, during the entire RFP process. Such expenses, costs, and/or fees (including attorneys' fees) are the sole responsibility of the Proposer.

6. SUBMISSION REQUIREMENTS

The proposal shall be submitted in a concise, organized format divided by the following six (6) tabs:

a. Tab 1: Proposal Documents and Introduction

i. Cover letter – Letter summarizing why the City of Fort Pierce should select your firm and identify the Project Manager for this project including contact information and office location.

ii. Include all mandatory forms in Section V, licenses, or certifications from this solicitation in Tab 1.

b. Tab 2: Key Personnel, Credentials and Qualifications

i. Identify key individuals involved on this project, their affiliation and office location. The brief overview should identify the individual's experience on similar projects and their availability to support this project.

c. Tab 3: Firm's Experience with the Rehabilitation of Historic Structures

i. Explain the firm's qualifications and experience in the construction and rehabilitation of at least three historic structures along with examples of this work.

ii. Examples of work should include date, name of client/entity to whom the project was completed for, firm's involvement, the length of time taken to complete the projects, before and after photos and the estimated project budget.

d. Tab 4: Ability to Meet Project Scope

i. Provide a project schedule and process that identifies general timeframes for design, permitting, and rehabilitation activities.

e. Tab 5: Preliminary Design Concepts

i. Provide a comprehensive visual illustration and list of all exterior/façade improvements.

f. Tab 6: Price

i. Provide the estimated cost schedule for this project.

7. EVALUATION METHOD

7.1 The City shall be the sole judge of its own best interests, the proposal, and the resulting negotiated agreement. The City reserves the right to investigate the

financial capability, reputation, integrity, skill, business experience, and quality of performance under similar operations of each Proposer, including stockholders and principals before making an award. Awards, if any, will be based on both an objective and subjective comparison of Proposal and Proposers. The City's decisions will be final.

7.2 The City of Fort Pierce shall appoint an Evaluation Committee to review and evaluate all submitted proposals and establish a list in order of preference of no fewer than three Proposers deemed to be the most qualified to provide the service requested based on the criteria set for below. The ranking of Proposals will be at the sole discretion of the Evaluation Committee and any protests by any Proposer that is not selected will not be considered.

7.3 EVALUTION CRITERIA

The City's evaluation criteria will include, but shall, the following:

	EVALUATION CRITERIA	WEIGHT
1	Key personnel, credentials, and qualifications	10
2	Firm's experience with the restoration of historic structures	10
3	Past performance and references	20
4	Ability to meet project scope	20
5	Preliminary design concepts	20
6	Price	20
Total		**100**

7.4 The City of Fort Pierce reserves the right to negotiate a contract with the highest evaluated proposer as determined by the Evaluation Committee. The City of Fort Pierce reserves the right to negotiate with the selected proposer the exact terms and conditions of the contract. Should negotiations with the highest evaluated proposer not produce an acceptable contract, the City of Fort Pierce reserves the right to begin negotiations with the second highest qualified proposer, and so on, until an acceptable contract is negotiated, or to break off negotiations with all firms and not award a contract. The responsibility for final selection and award of a contract rests solely with the City of Fort Pierce.

8. REQUEST FOR ADDITIONAL INFORMATION

The proposer shall furnish such additional information as the City of Fort Pierce may reasonably require. The City reserves the right to make investigations of the qualifications of the proposer as it deems appropriate.

During the proposal evaluation, the City of Fort Piece reserves the right to request additional written information to assist in the evaluation of these qualifications.

9. CERTIFICATE OF INSURANCE AND BONDING REQUIREMENTS

9.1 CERTIFICATE OF INSURANCE

In order to do business with the City of Fort Pierce, you must provide proof of insurance to include general liability, workers compensation, and automobile insurance with Bid submittal. If awarded, insurance must comply with the Required Limits of Insurance and include builder's risk as indicated in Section III of the specifications.

9.2 BOND REQUIREMENTS

Performance and Payment Bonds will be required of the successful bidder in the amount of 100% of the contract amount. **See Section IV, Sample Contract, Article 18,** of these specifications.

10. BUSINESS TAX RECEIPT (OCCUPATIONAL LICENSE)

Provide a valid Business Tax Receipt (Occupational License) from your jurisdiction with your submittal.

11. W-9 TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORM

The Proposers will be required to return a completed W-9 Taxpayer Identification Form with your submittal.

12. REFERENCES

Please provide a detailed list of reference showing your expertise and experience in providing the services requested. A minimum of three (3) Customer references are required for this Bid. References should include name of the customer, address, contact person and telephone number.

13. PROPOSAL PREPARATION COST

The cost to prepare the proposal in its entirety shall be the full responsibility of the proposer.

14. MINORITY PARTICIPATION AND OUTREACH PROGRAM

Describe your firm's program and/or policies in regard to minority and non- discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

15. INDEMNIFICATION

The parties recognize that the Proposer is an independent Contractor. Proposer agrees to assume liability for and indemnify, hold harmless, and defend The City of Fort Pierce, its commissioners, mayor, officers, any appointed committee members, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, arising directly or

indirectly out of or in connection with any negligent and/or deliberate act or omission of the Proposer, its officers, employees, agents, and representatives. Proposer's liability hereunder shall include all attorney's fees and costs incurred by The City of Fort Pierce in the enforcement of this indemnification provision. This includes claims made by the employees of the Proposer against The City of Ft. Pierce and the Proposer hereby waives its entitlement, if any, to immunity under Florida Statutes. The obligations contained in this provision shall survive termination of this Agreement and shall not be limited by the amount of any insurance required to be obtained or maintained under this Agreement. Nothing contained in the foregoing indemnification shall be construed to be a waiver of any immunity or limitation of liability The City of Fort Pierce may have under the doctrine of sovereign immunity or Florida Statutes.

16. LICENSES

Proposers, both corporate and individual, must be fully licensed and certified for the type of work to be performed in the State of Florida & the City of Fort Pierce prior to the signing of a contract. Should the Proposer not be able to obtain licenses and certifications, then contract negotiations will be terminated. Any permits, licenses, or fees required shall be the responsibility of the Proposer. No separate or additional payment will be made for these costs. Adherence to all applicable code regulations, Federal, State, County, the City of Fort Pierce, etc., are the responsibility of the Proposer. The selected Proposer shall be responsible for knowledge of and compliance with all relative local, state and Federal codes and regulations.

17. ACCURACY OF QUALIFICATION INFORMATION

Any Proposer which submits in its proposal to The City of Fort Pierce any information which is determined to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration.

18. PROHIBITION AGAINST CONTINGENT FEES

It shall be unethical for a person to be retained, or to retain any company or person, other than a bonafide employee working solely for the Proposer to solicit or secure a Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bonafide employee working solely for the Proposer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from award or making of this Contract. For the breach or violation of this provision, The City of Fort Pierce shall have the right to terminate the Contract at its sole discretion, without liability and to deduct from the Contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

SECTION IV

STATEMENT OF WORK

1. THE CITY OF FORT PIERCE

Fort Pierce, often called the Sunrise City, has been the hub of St. Lucie County, Florida for over 100 years. Situated on the "Treasure Coast," named after the famed sinking of a Spanish treasure fleet in 1715, Fort Pierce is one of the oldest communities on the east coast of Florida. Incorporated in 1901, the city grew from 300 pioneers to over 45,000 residents today and encompasses approximately 31 square miles. Our city is a diverse, yet neighborly, community that *embraces both the richness of our heritage and the promise of the future*. In Fort Pierce, you'll find a historic, small-town lifestyle in a picturesque slice of paradise, with miles and miles of unspoiled shores. Fort Pierce is *one of Florida's best-kept secrets* -- a place with fascinating research centers and museums, excellent community services, and a wealth of cultural and recreational attractions.

2. ABOUT SEVEN GABLES HOUSE



The Seven Gables House, constructed in 1905, was acquired by the City of Fort Pierce in the 1990s. It was relocated from its original site on U.S. Highway 1 to the waterfront in Historic Downtown Fort Pierce. Now, it is situated next to the A.E. Backus Museum and the Manatee Observation and Education Center along Indian River Drive. While the building is not listed in the National Register of Historic Places, it is, however, registered with the Fort Pierce Register of Historic Places**.**

Currently, the St. Lucie County Chamber of Commerce operates the house as a visitor center. They provide tours and offer information on local attractions, dining options, recreational activities, parks, outdoor adventures, and much more. The facility also includes office spaces for staff members. Services are available weekly and on weekends.

3. PROJECT OBJECTIVE

The City of Fort Pierce is seeking an experienced firm (hereinafter known as "Contractor") to provide services to rehabilitate the exterior of the Historic Seven Gables House building through improvements that makes the building appealing. The proposed rehabilitation must follow the Secretary of the Interiors Standards for Historic Rehabilitation, which is defined as "*the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values*". If the Contractor chooses to solicit bids from its pre-qualified subcontractors to perform the work, it shall participate in the City's goal to develop subcontracting and employment opportunities to local business and residents. The guiding principle of the restoration will be to "repair and replace" on the building's exterior to achieve the City's goal to beautify the community.

Current image of Seven Gables House (left to right): front view, south side view.





4. SCOPE OF SERVICES

In general, the services required are for the rehabilitation of all exterior elements of the Seven Gables House, from the windows, porch, roof, doors, siding and stairs. The City of Fort Pierce would like the Seven Gables House to be rehabilitated in a way that imitates and preserves its unique historical architecture. The Contractor is expected to conduct pre-rehabilitation phase services (such as research of the historic appearance and elements) prior to beginning construction activities.

a. Specific improvements include:

a. Replace the roofing with matching simulated metal shingles or consider a standing seam metal roof without exposed fasteners.
b. Upgrade all fascia boards with hardi-board fascia materials.
c. Remove existing siding and trim, replacing them with the same shiplap profile using hardi cementous siding.
d. Prior to installing new siding, insulate all exterior walls with blow-in insulation or foam.
e. Remove and reinstall all exterior windows and door canopy/awnings with new canvas coverings.
f. Pressure wash, seal, and/or stain all exterior decking and stairs.
g. Professionally prime, caulk, and paint the entire exterior.
h. Replacement of all exterior windows and doors as necessary.

b. Pre-rehabilitation phase services by the Contractor include the following:

a. Research historic appearance and elements (Historic photographs should be used to identify and preserve original finishes).
b. Conduct a conditions assessment and report on the findings and recommendations for treatment.
c. Detailed cost estimating and knowledge of marketplace conditions.
d. Prepare rehabilitation plans, designs, specifications, and project planning and scheduling.
e. Advise the City of methods to gain efficiencies in project delivery.
f. Incorporate the owner's sensitivity to quality, safety, and environmental factors.

g. Recommend and select sub-contractors for the project.
h. Bid project in accordance with the City of Fort Pierce and State requirements for procurement of subcontractor and supplier bids.
i. Obtain all necessary building permits as required by the City of Fort Pierce.

c. Rehabilitation phase services by the Contractor will include:

a. Assure that the property remains secure during construction activities.
b. Coordinate with the City, other government agencies, utility companies, and all other project stakeholders.
c. Arrange for on-time procurement of materials and equipment.
d. Schedule and manage site operations.
e. Bid, award, and manage all construction related contracts while meeting City of Fort Pierce and State requirements for procurement of subcontractor and supplier bids.
f. Provide quality controls.
g. Bond and insure the construction.
h. Address federal, state, and local permitting requirements and the Secretary of the Interiors Standards for Historic Rehabilitation requirement; and
i. Maintain a safe work site for all project participants.

d. Project Timeline: The project timeline will be developed and approved during pre-rehabilitation services.

5. POTENTIAL ROADBLOCKS

It will be incumbent upon the contractor to do a full assessment of the building prior to submitting a bid, so that all potential roadblocks are also communicated through the bid. A site visit will be coordinated with a designated employee of the City of Fort Pierce. Contractors who are unable to attend the coordinated visit is still responsible for assessing the building for potential challenges on their own and can request a scheduled visit to access the building.

6. EXPERIENCE OF CONTRACTORS

The City of Fort Pierce seeks contractors with significant experience in rehabilitating historical buildings. Contractors must have rehabilitated a minimum of three (3) historical buildings and provided documentation as proof.

SECTION V
STANDARD FORMS

The forms listed in this section are to be complete and submitted with your proposal.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

Contractor Covered Transactions

(1) The prospective contractor of the Recipient, _____,
(Contractor's Name)

certifies by submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal Department or Agency.

(2) Where the Recipient's contractor's is unable to certify to the above statement, the prospective contractor shall attach an explanation to this form.

_____ City of Fort Pierce
(Contractor's Name) **(Recipient's Name)**

_____ **Date:** _____
(Authorized Signature)

_____
(Print Name)

_____ _____
(Title) **Division Contract Number**

_____
(Street and Address)

_____
(City, State, Zip)

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that _____ does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____
Proposer's Signature

_____
Date

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

		–							

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** ► **Date** ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

REFERENCES

RFP NO. 2025-013
SEVEN GABLES HOUSE EXTERIOR REHABILITATION

Bidder shall submit as a part of the bid package, three (3) Customer references with name of the customer, address, contact person, and telephone number.

Name	**Name**
Contact:	**Contact:**
Address:	**Address:**
Telephone:	**Telephone:**
Email:	**Email:**
Name	
Contact:	
Address:	
Telephone:	
Email:	

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	_____	_____
Include proof of proper licensing as stated in bid documents.	_____	_____
Include proof of proper insurance as stated in bid documents.	_____	_____
Did you include a list of all materials and equipment to be used in providing the service?	_____	_____
Is Drug-Free Workplace form signed and enclosed?	_____	_____
Proposal envelope is marked accordingly	_____	_____
Are two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals?	_____	_____
Disregard, if you are going to utilize the electronic submission option	_____	_____
Is each Addendum (when issued) signed and included?	_____	_____

PLEASE SIGN AND RETURN WITH BID _____

EXHIBIT "A'

SAMPLE CONTRACT

DESIGN-BUILD CONSTRUCTION

FOR

GENERAL CONTRACTOR SERVICES SEVEN GABLES HOUSE EXTERIOR REHABILITATION

CITY OF FORT PIERCE RFP NO. 2025-013

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AGREEMENT

THIS AGREEMENT (hereinafter the "Agreement" or "Contract") entered into this __ day of , 202__ by and between the **FORT PIERCE REDEVELOPMENT AGENCY (FPRA), a dependent special district of the CITY OF FORT PIERCE, FLORIDA**, **the CITY OF FORT PIERCE,** a municipal corporation (the FPRA and the City of Fort Pierce, Florida, collectively, hereinafter the "CITY") whose address is 100 North U.S. Highway 1, Fort Pierce, Florida 34950, and _____a Florida profit corporation, whose principal address is _____ (hereinafter "CONTRACTOR").

WITNESSETH:

WHEREAS, the CITY wishes to contract for the project identified as **General Contractor Services, Historic Seven Gables House Exterior Rehabilitation Bid No. 2025-013, Fort Pierce, Florida**, and

WHEREAS, the CONTRACTOR has represented to the CITY that its staff is qualified to provide the Work required in this Agreement in a professional and timely manner as detailed in their General Contractor Services, Bid No. 2025-013 Bid Submission, and

WHEREAS, the CITY has relied upon the above representations by the CONTRACTOR, and

WHEREAS, the CITY's Representative and the City Engineer have recommended that an agreement for aforesaid construction be entered into with the CONTRACTOR.

NOW, THEREFORE, for and in consideration of these premises, of the mutual covenants herein set forth, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

ARTICLE 1
DOCUMENTS INCORPORATED BY REFERENCE

This Agreement is for Work to be completed on the renovation to an existing three-story building known as Old St. Anastasia located at 110 N. 10th St., Fort Pierce, FL 38950 (hereinafter the "Project"). This Work includes the restoration of all exterior elements of the building, except the roof. All other exterior elements will include but are not limited to; the repairing and repainting bricks, pillars, replacement of broken windows, restoring steps, and all other items. The Agreement further includes the Building Plans, ____ , and the following:

1. Exhibit "A" – Scope of Work
2. Exhibit "B" – General Conditions
3. Exhibit "C" – Contract Forms

All of which are hereby incorporated herein by reference and made a part hereof (hereinafter collectively referred to as the "Contract Documents"). Any Change Orders, Construction Change Directives, Directions for a Minor Modification in the Work issued by the CITY, and any other amendments executed by the CITY and the CONTRACTOR hereafter shall become and be a part of this Agreement. Documents not included or expressly contemplated in this Article 1 do not, and shall not, form any part of this Agreement. The Contract Documents are intended to be complementary, and

a requirement in one document shall be deemed to be required in all documents. Where terms found in Exhibit "B," "General Conditions" conflict with this Agreement's terms, the Agreement terms shall prevail.

ARTICLE 2
REPRESENTATIONS OF THE CONTRACTOR

In order to induce the CITY to execute this Agreement and recognizing that the CITY is relying thereon, the CONTRACTOR, by executing this Agreement, makes the following express representations to the CITY:

2(A) The CONTRACTOR is fully qualified to act as the general contractor for the Project and has, and shall maintain, any and all licenses, permits, or other authorizations necessary to act as the general contractor for, and to construct the Project.

2(B) The CONTRACTOR has become familiar with the Project sites and the local conditions under which the Project is to be constructed and operated.

2(C) The CONTRACTOR has received, reviewed, and examined all of the documents which make up this Contract, including, but not limited to all plans and specifications, and has found them to the best of its knowledge, to be complete, accurate, adequate, consistent, coordinated and sufficient for construction.

ARTICLE 3
INTENT AND INTERPRETATION

With respect to the intent and interpretation of this Contract, the CITY and the CONTRACTOR agree as follows:

3(A) This Agreement (along with its Exhibits), together with the CONTRACTOR'S and Surety's performance and payment bonds for the Project constitute the entire and exclusive agreements between the parties with reference to the Project, and said Agreement supersedes any and all prior discussions, communications, representations, understandings, negotiations, or agreements.

3(B) Anything that may be required, implied, or reasonably inferred by the documents which make up this Agreement, or any one or more of them, shall be provided by the CONTRACTOR for the Contract Price.

3(C) Nothing contained in this Contract shall create, nor be interpreted to create, privity or any other relationship whatsoever between the CITY and any person except the CONTRACTOR.

3(D) When a word, term, or phrase is used in this Agreement, it shall be interpreted or construed first, as defined herein; second, if not defined, according to its generally accepted meaning in the construction industry; and third, if there is no generally accepted meaning in the construction industry, according to its common and customary usage.

3(E) Wherever this Agreement calls for "strict" compliance or conformance with the Contract Documents as to matters other than compliance with time limits, providing an updated schedule, or claim and change order procedures, the term shall mean within tolerances as described specifically in

the Contract Documents, or if not specifically described, within industry standards and tolerances for deviation for the specific item or procedure in question.

3(F) The words “include,” “includes,” or “including,” as used in this Agreement, shall be deemed to be followed by the phrase, “without limitation.”

3(G) The listing herein of any items as constituting a material breach of this Agreement shall not imply that any other, non-listed item will not constitute a material breach of this Agreement.

3(H) The CONTRACTOR shall have a continuing duty to read, examine, review, compare, and contrast each of the documents which make up this Agreement, shop drawings, and other submittals and shall give written notice to the CITY of any conflict, ambiguity, error, or omission which the CONTRACTOR may find with respect to these documents, before proceeding with the affected work. The express or implied approval by the City Engineer of any shop drawings or other submittals shall not relieve the CONTRACTOR of the continuing duties imposed hereby, nor shall any such approval be evidence of the CONTRACTOR’s compliance with this Contract. The CITY has prepared documents for the Project, including the plans and specifications for the Project, which are accurate, adequate, consistent, coordinated and sufficient for construction. The CONTRACTOR shall not be liable to the CITY for damage resulting from errors, inconsistencies, or omissions in the Contract Documents unless the CONTRACTOR recognized, or reasonably should have recognized, such error, inconsistency, or omission and knowingly failed to report it to the CITY or Project Manager, as designated by the City Manager. If the CONTRACTOR performs any activity knowing it involves an error, inconsistency, or omission which was recognized, obvious, or reasonably should have been recognized, without such notice to the CITY, the CONTRACTOR shall assume responsibility for such performance and shall bear the costs for correction.

3(I) In the event of any conflict, discrepancy, or inconsistency among any of the documents which make up this Contract, the following shall control:

(1) As between this document and the plans or specifications, this document shall govern.

(2) In the case of any conflict, discrepancy, or inconsistency among any of the other Contract Documents, the CONTRACTOR shall notify the CITY immediately upon discovery of same for resolution.

ARTICLE 4
CONTRACTOR’S PERFORMANCE

The CONTRACTOR shall perform all of the work required, implied, or reasonably inferable from this Agreement including, but not limited to, the following:

4(A) The CONTRACTOR will complete the entire work described in the Contract Documents, except as specifically identified therein as the work of other parties, in accordance with the terms herein, Exhibit “A,” Scope of Work, all as may be amended from time to time.

4(B) The furnishing of any and all required surety bonds and insurance certificate(s) and endorsement(s) to the CITY.

4(C) The provision or furnishing, and prompt payment therefore, of labor, supervision, services, materials, supplies, equipment, fixtures, appliances, facilities, tools, transportation, storage, disposal, power, fuel, heat, light, cooling, or other utilities, required for construction and all necessary building permits and other permits or licenses required for the construction of the Project.

4(D) The creation and maintenance of a detailed and comprehensive copy of the drawings, specifications, addenda, Change Orders, and other modifications depicting all as-built construction. Said items shall be submitted to the CITY, along with other required submittals upon Completion of the Project, and receipt of same by the CITY shall be a condition precedent to final payment to the CONTRACTOR. The CONTRACTOR shall prepare and submit final as-built drawings to the CITY.

ARTICLE 5
TIME FOR CONTRACTOR'S PERFORMANCE; DELAYS

5(A) The CONTRACTOR shall commence the performance of this Agreement on the date set forth in the Notice to Proceed issued by the Project Manager, as designated by the City Manager, and shall diligently continue its performance to and until Completion of the Project. **The CONTRACTOR shall accomplish Substantial Completion within ____ calendar days and Final Completion in _____ calendar days as specified in the Notice to Proceed (hereinafter the "Contract Time").** By signing this Agreement, the CONTRACTOR agrees that the Contract Time is a reasonable time for accomplishing Completion of the Project. There will be no monetary early completion incentive. The CONTRACTOR shall submit its initial progress schedule in accord with Article 9(G) below.

5(B) The CONTRACTOR shall pay the CITY the sum of **$250.00 per day** for each and every calendar day of unexcused delays in achieving Substantial Completion beyond the date set forth herein for Substantial Completion. Any sums due and payable hereunder by the CONTRACTOR shall be payable, not as a penalty, but as liquidated damages representing an estimate of delay damages likely to be sustained by the CITY, estimated at the time of executing this Agreement. When the CITY reasonably believes that Substantial Completion will be inexcusably delayed, the CITY shall be entitled, but not required, to withhold from any amounts otherwise due the CONTRACTOR an amount then believed by the CITY to be adequate to recover liquidated damages applicable to such delays. If and when the CONTRACTOR overcomes the delay in achieving Substantial Completion, or any part thereof, for which the CITY has withheld payment, the CITY shall promptly release to the CONTRACTOR those funds withheld, but no longer applicable, as liquidated damages.

5(C) The term "Substantial Completion," as used herein, shall mean that point at which, as certified in writing by the CONTRACTOR and approved by the CITY, the Project is at a level of completion in strict compliance with this Agreement such that the CITY or its designees can enjoy beneficial use or occupancy and can legally occupy, use, or operate it in all respects, for its intended purpose. Partial use or occupancy of the Project shall not result in the Project being deemed "substantially complete," and such partial use or occupancy shall not be evidence of Substantial Completion.

5(D) All limitations of time set forth herein are material and are of the essence of this Agreement.

5(E) CONTRACTOR agrees to punctually and diligently perform all parts of the Work at the time scheduled as provided herein. In this connection, CONTRACTOR agrees that it will keep himself continually informed of the progress of the job and will, upon its own initiative, confer with the CITY and

the Project Manager, as designated by the City Manager, so as to plan its Work in coordinated sequence with the Work of the CITY and of others and so as to be able to expeditiously undertake and perform its Work at the time most beneficial to the entire Project. The CONTRACTOR will be liable for any loss, costs, or damages sustained by the CITY for delays in performing the Work hereunder, other than for excusable delays, as set forth in 5(F) below, for which CONTRACTOR may be granted a reasonable extension of time.

5(F) If the CONTRACTOR is delayed at any time in the progress of the Work by any separate contractor employed by the CITY, changes in the Work, labor disputes, fire, unusual delay in transportation, unusually severe weather conditions, unavoidable casualties, delays specifically authorized by the CITY, or by causes beyond the CONTRACTOR's control, avoidance, or mitigation, and without the fault or negligence of the CONTRACTOR or any subcontractor or supplier at any tier, then the Contract Time shall be extended by Change Order for such reasonable time, if any, as the CITY may determine that such event has delayed the progress of the Work, or overall completion of the Work if the CONTRACTOR complies with the notice and documentation requirements set forth herein.

If the CONTRACTOR is delayed, obstructed, hindered, or interrupted for a period of time exceeding seven (7) consecutive calendar days by any act or neglect of the CITY, an adjustment shall be made for any increase in the direct cost of performance of this Agreement (excluding profit, extended home office overhead, incidental or consequential damages, or disruption damages) and the Agreement modified in writing accordingly. Delays without compensation to the CONTRACTOR as a direct result of an act or neglect of the CITY or Project Manager, as designated by the City Manager , cannot exceed forty-five (45) days in the aggregate over the term of the project. The CONTRACTOR must assert its right under this Article by giving written notice to the CITY, with a copy to the Project Manager, as designated by the City Manager, within ten (10) calendar days of the beginning of a delay, obstruction, hindrance, or interruption by the CITY. No adjustment shall be made for any delay, obstruction, hindrance, or interruption after final payment under this Agreement or to the extent that performance would have been so delayed, obstructed, hindered, or interrupted by any other cause, including, but not limited to, concurrent cause or fault or negligence of the CONTRACTOR, or for which an equitable adjustment is provided for or excluded under any other term or condition of this Agreement. The direct costs described above shall be limited to those direct costs attributable solely to this Project and shall be subject to documentation and verification of costs as required by the CITY. If unit prices are established in the Contract Documents or subsequently agreed upon, they shall form the basis for cost calculations under any claims for delay.

Any claim for extension of time shall be made in writing to the CITY, with a copy to the Project Manager, as designated by the City Manager, , not more than ten (10) calendar days from the beginning of the delay. The notice shall indicate the cause of delay upon the progress of Work. If the cause of the delay is continuing, the CONTRACTOR must give such written notice every ten (10) calendar days. Within ten (10) calendar days after the elimination of any such delay, the CONTRACTOR shall submit further documentation of the delay and a formal Change Order request for an extension of time for such delay.

The written request for a time extension shall state the cause of the delay, the number of calendar days extension requested, and such analysis and other documentation as is reasonably requested by the CITY or the Project Manager, as designated by the City Manager, to demonstrate a delay in the progress of the Work or the overall Project completion. If the CONTRACTOR does not comply with the above notice and documentation requirements, the claim for the delay shall be waived

by the CONTRACTOR. The above notice and documentation requirements shall also be a condition precedent to the CONTRACTOR's entitlement to any extension of time.

Extensions of time will be the CONTRACTOR'S primary remedy for any and all delays, obstructions, hindrances, or interference. Payment or compensation for direct costs only (as set forth above) may be made to the CONTRACTOR for hindrances or delays solely caused by the CITY if such delays or hindrances are within the CITY's ability to control and are not partially caused by the CONTRACTOR or any of its agents, subcontractors, or others for whom it is responsible. No payment or compensation will be made for interference, obstructions, hindrances, or delays which are not solely caused by the CITY or which arise from the CITY's actions under Article 8.

Without limitation, the CITY's exercise of its rights under the changes clause, regardless of the extent or number of such changes, or the CITY's exercise of any of its remedies or any requirement to correct or re-execute defective work, shall not under any circumstances be construed as delays, hindrances, or interference compensable further than as described herein.

ARTICLE 6
CONTRACT PRICE AND CONTRACT PAYMENTS

6(A) Based on the Scope of Work, identified as **Bid No. 2025-013, General Contractor Services – Historic Seven Gables House** , all of which are hereby incorporated herein by reference and made a part hereof, the CONTRACTOR shall provide all labor and materials required to complete construction as prescribed in the aforementioned Drawings and Specifications, for the sum not to exceed: **$500,000** (hereinafter the "Contract Amount").

6(B) Prior to review of the first Payment Request, the CONTRACTOR must submit to the CITY and receive the CITY's approval for the schedule of values apportioning the entire Contract Amount among the different elements of the Project (hereinafter the "Schedule of Values") for purposes of periodic and final payment. The Schedule of Values shall be presented in whatever format, with such detail including labor and material breakout, and backed up with whatever supporting information the CITY requests (see also the specifications for additional information). The CONTRACTOR shall not imbalance it's Schedule of Values nor artificially inflate any element thereof. The violation of this provision by the CONTRACTOR shall constitute a material breach of this Agreement. The Schedule of Values will be utilized for the CONTRACTOR's Payment Requests but shall only be so utilized after it has been approved in writing by the CITY.

6(C) The CITY shall pay the Contract Amount to the CONTRACTOR in accordance with the procedures set forth herein. On or before the tenth (10th) calendar day of each month after commencement of performance, but no more frequently than once monthly, the CONTRACTOR may submit a Payment Request for the period ending the last calendar day of the previous month (hereafter the "Payment Request"). Said Payment Request shall be in such format and include whatever supporting information as may be required by the CITY or the Project Manager, as designated by the City Manager.

Therein, the CONTRACTOR may request payment for ninety percent (90%) of that part of the Contract Amount allocable to Agreement requirements properly provided, labor, materials, and equipment properly incorporated in the Project, and materials or equipment necessary for the Project and properly stored at the Project site, or elsewhere if offsite storage is approved in writing by the CITY or Project Manager, as designated by the City Manager, less the total amount of previous payments

received from the CITY. Payment for materials stored offsite shall be at the discretion of the CITY and if approved, the CONTRACTOR shall provide appropriate documentation to substantiate materials are stored in a bonded warehouse or facility, title or other proof of ownership has been transferred to the CITY, and that materials have been purchased and paid for by the CONTRACTOR. Copies of paid invoices must be submitted to the Project Manager, as designated by the City Manager, with Payment Request. Risk of loss shall be borne by, and insurance must be provided by, the CONTRACTOR while in storage and in transit. Hard cost of Builders Risk Insurance is to be paid by CONTRACTOR and such cost is not subject to CONTRACTOR'S fee.

Amounts reflected in Change Orders may be included in Payment Requests to the extent they are not in dispute and subject to final approval of cost to the CITY for such changes in the Work.

Each Payment Request shall be signed by the CONTRACTOR and shall constitute the CONTRACTOR'S representation that the quantity of Work has reached the level for which payment is requested, that the Work has been properly installed or performed in strict compliance with this Agreement, and that the CONTRACTOR knows of no reason why payment should not be made as requested.

Thereafter, the Project Manager, as designated by the City Manager, shall review the Payment Request and may also review the Work at the Project site or elsewhere to determine whether the quantity and quality of the Work is as represented in the Payment Request and is as required by this Agreement. The amount of each such payment shall be the amount approved for payment by the Project Manager, as designated by the City Manager, , less such amounts, if any, otherwise owing by the CONTRACTOR to the CITY or which the CITY shall have the right to withhold as authorized by this Agreement, subject to approval by the CITY. Approval of the CONTRACTOR'S Payment Requests shall not preclude the CITY from the exercise of any of its rights as set forth herein.

The submission by the CONTRACTOR of a Payment Request also constitutes an affirmative representation and warranty that all work for which the CITY has previously paid is free and clear of any lien, claim, or other encumbrance of any person whatsoever. As a condition precedent to payment, the CONTRACTOR shall, as required by the CITY, also furnish to the Project Manager, as designated by the City Manager, properly executed waivers of lien or claim, in a form acceptable to the CITY, from all subcontractors, material, men, suppliers, or others having lien or claim rights, wherein said subcontractors, material, men, suppliers, or others having lien or claim rights, shall acknowledge receipt of all sums due pursuant to all prior Payment Requests and waive and relinquish any liens, lien rights, or other claims relating to the Project site. Furthermore, the CONTRACTOR warrants and represents that, upon payment of the Payment Request submitted, title to all work included in such payment shall be vested in the CITY, even though responsibility for the care and maintenance of said work rests with CONTRACTOR until Substantial Completion of contracted Project.

6(D) When payment is received from the CITY, the CONTRACTOR shall promptly pay all subcontractors, material men, laborers, and suppliers the amounts they are due for the work covered by such payment.

6(E) Neither payment to the CONTRACTOR, utilization of the Project for any purpose by the CITY, nor any other act or omission by the CITY shall be interpreted or construed as an acceptance of any Work of the CONTRACTOR not strictly in compliance with this Agreement.

After written notice to the CONTRACTOR and a reasonable opportunity to cure, the CITY shall

have the right to refuse to make payment, in whole or in part, and, if necessary, may demand the return of a portion or the entire amount previously paid to the CONTRACTOR due to:

(1) The quality of a portion, or all, of the CONTRACTOR's work not being in requirements of this Agreement; or

(2) The quantity of the CONTRACTOR's work not being as represented in the CONTRACTOR's Payment Request, or otherwise; or

(3) The CONTRACTOR's rate of progress being such that, in the opinion of the Project Manager, as designated by the City Manager,, Substantial Completion may be inexcusably delayed; or

(4) The CONTRACTOR's failure to use Contract funds, previously paid the CONTRACTOR by the CITY to pay CONTRACTOR's project-related obligations including, but not limited to, subcontractors, laborers, and material and equipment suppliers; or

(5) Claims made, or likely to be made, against the CITY or its property for which the CONTRACTOR or its agents or subcontractors or others for whom it is responsible are, or reasonably appear to be at fault; or

(6) Loss caused by the CONTRACTOR; or

(7) The CONTRACTOR's failure or refusal to perform any of its obligations to the CITY after written notice and a reasonable opportunity to cure as set forth above.

In the event that the CITY makes written demand upon the CONTRACTOR for amounts previously paid by the CITY as contemplated in this Subarticle 6(E), the CONTRACTOR shall promptly comply with such demand. The CITY's rights hereunder survive the term of this Agreement, are not waived by final payment and/or acceptance and are in addition to CONTRACTOR's obligations in Article 14 and elsewhere herein.

6(F) When the CONTRACTOR believes that Substantial Completion has been achieved, the CONTRACTOR shall notify the CITY in writing and shall furnish a listing of those matters yet to be finished. The Project Manager, as designated by the City Manager, will thereupon conduct a site review to confirm that the Work is in fact substantially complete. Upon confirmation that the CONTRACTOR's Work is substantially complete, the Project Manager, as designated by the City Manager, will therein set forth the date of Substantial Completion for approval. After approval, the CITY will so notify the CONTRACTOR. If the Project Manager, as designated by the City Manager, , through his review, fails to find that the CONTRACTOR's work is substantially complete, and is required to repeat all, or any portion, of its Substantial Completion review, the CONTRACTOR shall bear the cost of such repeat site review(s), which cost may be deducted by the CITY from any payment then or thereafter due to the CONTRACTOR.

Guarantees and equipment warranties required by this Contract shall commence on the date of Substantial Completion.

Upon Substantial Completion, the CITY shall pay the CONTRACTOR an amount sufficient to

increase total payments to the CONTRACTOR to one hundred percent (100%) of the Contract Amount less any amounts attributable to damages, and less one hundred fifty percent (150%) of the costs, as reasonably determined by the CITY for completing all incomplete work, correcting and bringing into conformance all defective and nonconforming work, and handling any outstanding or threatened claims. Such a calculation by the Project Manager, as designated by the City Manager, of costs for completing all incomplete work, correcting and bringing into conformance all defective and nonconforming work, and handling any outstanding or threatened claims shall not bar the CITY from exercise of its rights elsewhere herein, in Article 16 below, or otherwise as provided by law for any incomplete, defective or nonconforming work or claims which are discovered by the CITY after the date of making such calculation or after the date of any partial or final payment, whether or not such incomplete, defective, or nonconforming work or claims were obvious or should have been discovered earlier.

6(G) When the Project is complete and the CONTRACTOR is ready for a final review, they shall notify the CITY or the Project Manager, as designated by the City Manager, thereof in writing. Thereupon, the Project Manager, as designated by the City Manager, will perform a final inspection of the Project. If the Project Manager, as designated by the City Manager, concurs that the Project is complete and in full accordance with this Agreement and that the CONTRACTOR has performed all of their obligations to the CITY hereunder, the CONTRACTOR will furnish a final Request for Payment to the CITY certifying to the CITY that the Project is complete and the CONTRACTOR is entitled to the remainder of the unpaid Contract Amount, less any amount withheld pursuant to this Agreement. If the Project Manager, as designated by the City Manager, is unable to issue his final Approval for Payment and is required to repeat the final inspection of the Project, the CONTRACTOR shall bear the cost of such repeat inspection(s), which costs may be deducted by the CITY from the CONTRACTOR's final payment;

6(H) In addition to other remedies of the CITY, actual damages may be withheld or collected for failure to meet the date for Final Completion as set forth in Article 5(A) above.

6(I) The CITY shall, subject to its rights set forth in Subarticle 6 above, endeavor to make final payment of all sums due the CONTRACTOR within thirty (30) calendar days of the final Request for Payment, with the exception of items in dispute or concerning which the Project Manager, as designated by the City Manager, has exercised any of his rights to investigate or remove.

ARTICLE 7
INFORMATION AND MATERIAL SUPPLIED BY THE CITY

7(A)(i) The CITY shall furnish to the CONTRACTOR, prior to the execution of this Agreement, any and all written and tangible material in its possession concerning existing site conditions within the limits of the Project. Such written and tangible material is furnished to the CONTRACTOR only in order to make complete disclosure of such material as being in the possession of the CITY and for no other purpose. By furnishing such material, the CITY does not represent, warrant, or guarantee its accuracy either in whole, in part, implicitly or explicitly, or at all.

7(A)(ii)(a) Differing Site Conditions: The CONTRACTOR shall promptly, and before such conditions are disturbed, notify the Project Manager, as designated by the City Manager, in writing of: (1) subsurface or latent physical conditions at the site differing materially from those indicated in the Agreement, or (2) unknown physical conditions at the site, of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inhering in work of the character

provided for in this Agreement. The Project Manager, as designated by the City Manager, shall investigate the conditions, and if it is discovered that such conditions do materially so differ and cause an increase or decrease in the CONTRACTOR's cost of, or the time required for, performance of any part of the Work under this Agreement, whether or not changed as a result of such conditions, an adjustment shall be made, through negotiation and mutual agreement, and the Agreement modified in writing accordingly.

7(A)(ii)(b) No claim of the CONTRACTOR under this clause shall be allowed unless the CONTRACTOR has given the notice required herein: provided, however, the time prescribed therefore may be extended by the CITY.

7(A)(ii)(c) No claim by the CONTRACTOR for an adjustment hereunder shall be allowed if asserted after final payment under this Agreement.

7(B) The CONTRACTOR is responsible for obtaining all permits and paying all fees required of the CONTRACTOR by this Agreement and permits and fees customarily the responsibility of the CONTRACTOR. The CONTRACTOR shall coordinate with the CITY and all other authorities having jurisdiction.

7(C) The City Manager and the Project Manager, as designated by the City Manager, shall be the sole authorized representatives of the CITY. Other than in matters of public safety or in time of natural disaster or crisis, the CONTRACTOR shall not take direction or act upon information from any CITY personnel other than the Project Manager, as designated by the City Manager ,. This provision shall in no way limit the authority of the Finance Director as described herein or of the CITY'S City Attorney's Office or Building Department.

ARTICLE 8
CEASE AND DESIST ORDER OWNER'S RIGHT TO PERFORM WORK

8(A) In the event the CONTRACTOR fails or refuses to perform the Work, or any separable part thereof, as required herein, or with the diligence that will ensure its proper, timely completion in accordance with the Contract Documents, the Project Manager, as designated by the City Manager, may instruct the CONTRACTOR, by written notice, to cease and desist further Work, in whole or in part, or to correct deficient Work. Upon receipt of such instruction, the CONTRACTOR shall immediately cease and desist, or proceed, as instructed by the CITY. In the event the Project Manager, as designated by the City Manager, issues such instructions to cease and desist, the CONTRACTOR must, within seven (7) calendar days of receipt of the Project Manager's, as designated by the City Manager, instructions, provide a written, verified plan to eliminate or correct the cause of the Project Manager's, as designated by the City Manager, order, which plan appears to the Project Manager, as designated by the City Manager, to be reasonable, actually attainable, and in good faith. In the event that the CONTRACTOR fails and/or refuses to provide such a plan or diligently execute an approved plan, then the CITY shall have the right, but not the obligation, to subcontract the Work, or any portion thereof, with its own forces, or with the forces of another contractor, and the CONTRACTOR shall be fully responsible and liable for the costs of the CITY performing such work, which costs may be withheld from amounts due to the CONTRACTOR from the CITY. The rights set forth herein are in addition to, and without prejudice to, any other rights or remedies the CITY may have against the CONTRACTOR.

If Work completed by the CITY or other contractors affects, relates to, is to be attached onto, or extended by later Work of the CONTRACTOR, the CONTRACTOR shall, prior to proceeding with the

later Work, and to the extent visible, report any apparent defects or variance from the Agreement requirements which would render the CONTRACTOR's later Work not in compliance with the Agreement requirements or defective or not in compliance with warranties or other obligations of the CONTRACTOR hereunder.

8(B) The provisions of this article shall be in addition to the CITY's ability to remove portions of the Work from this Agreement and complete it separately.

ARTICLE 9
DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE CONTRACTOR

In addition to any and all other duties, obligations and responsibilities of the CONTRACTOR set forth in the Contract Documents, the CONTRACTOR shall have and perform the following duties, obligations, and responsibilities to the CITY:

9(A) Reference is hereby made to the continuing duties set forth in Subarticle 3(H) which are by reference hereby incorporated in this Subarticle 9(A). The CONTRACTOR shall not perform Work without adequate plans and specifications, or without, as appropriate, approved shop drawings or other submittals. If the CONTRACTOR performs work knowing or believing, or if through exercise of reasonable diligence, they should have known that such work involves an error, inconsistency or omission in the Agreement without first providing written notice to the Project Manager, as designated by the City Manager, , the CONTRACTOR shall be responsible for such Work and shall correct same bearing the costs set forth in Article 3(H) above.

9(B) All Work shall strictly conform to the requirements of this Agreement. To that end, the CONTRACTOR shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work, unless otherwise specified in the Contract Documents.

9(C) The Work shall be strictly supervised, the CONTRACTOR bearing full responsibility for any and all acts, errors, or omissions of those engaged in the Work on behalf of the CONTRACTOR, including, but not limited to, all subcontractors and their employees. The CONTRACTOR shall maintain an on-site superintendent while any portion of the Work is being performed.

9(D) The CONTRACTOR hereby warrants that all laborers furnished under this Agreement shall be qualified and competent to perform the tasks undertaken, that the product of such labor shall yield only first-class results, that all materials and equipment provided shall be new (unless otherwise specified) and of high quality, that the completed work will be complete, of high quality, without defects, and that all work strictly complies with the requirements of this Agreement. Any work not strictly complying with the requirements of this Subarticle shall constitute a breach of this CONTRACTOR'S warranty.

9(E) The CONTRACTOR will be responsible for acquiring the permit(s) and calling for routine inspections. The CONTRACTOR will cooperate with and abide by the decision of inspectors having jurisdiction. The CONTRACTOR shall comply with all legal requirements applicable to the Work.

9(F) The CONTRACTOR shall employ and maintain at the Project site only competent, qualified full-time supervisory personnel, augmented with part time and offsite supervision, to be identified in the approved general conditions. Key supervisory personnel assigned by the

CONTRACTOR to this Project are as follows:

NAME	FUNCTION

If at any time the Project Manager, as designated by the City Manager, reasonably determines that any employee of the CONTRACTOR is not properly performing the Work in the best interest of the project, or is hindering the progress of the Work, or is otherwise objectionable, the Project Manager, as designated by the City Manager, shall so notify the CONTRACTOR, whom shall replace the employee as soon as possible, at no increased cost to the CITY.

9(G) The CONTRACTOR must submit to the CITY and the Project Manager, as designated by the City Manager, the CONTRACTOR's schedule for completing the Work prior to submittal of the first application for payment. The Project Manager, as designated by the City Manager, will not review any payment request until such schedule has been submitted and approved. Such schedule shall be in a form as specified in the plans which shall provide for expeditious and practicable construction of the Project. The CONTRACTOR'S schedule shall be updated no less frequently than monthly (unless the parties otherwise agree in writing) and shall be updated to reflect conditions encountered from time to time and shall apply to the total project. Each such revision shall be furnished to the CITY and the Project Manager, as designated by the City Manager . Strict compliance with the requirements of this Subarticle 9(G) shall be a condition precedent to payment to the CONTRACTOR and failure by the CONTRACTOR to strictly comply with said requirements shall constitute a material breach of this Agreement.

9(H) The CONTRACTOR shall keep an updated copy of the Contract Documents at the site. Additionally, the CONTRACTOR shall keep a copy of approved shop drawings and other submittals. All of these items shall be available to the Project Manager, as designated by the City Manager, during all regular business hours.

9(I) Shop drawings and other such submittals from the CONTRACTOR do not constitute a part of the Agreement. The CONTRACTOR shall not do any work requiring shop drawings or other submittals unless such has been approved in writing by the Project Manager, as designated by the City Manager, or as required by the Contract Documents. All work requiring approved shop drawings or other submittals shall be done in strict compliance with such approved documents or Agreement requirements. However, approval by the Project Manager, as designated by the City Manager, shall not be evidence that work installed pursuant thereto conforms with the requirements of this Agreement, and shall not relieve the CONTRACTOR of responsibility for deviations from the Agreement unless the Project Manager, as designated by the City Manager, has been specifically informed of the deviation by a writing incorporated in the submittals and has approved the deviation in writing.

The delivery of submittals shall constitute a representation by the CONTRACTOR that it has verified that the submittals meet the requirements of the Agreement, or will do so, including field measurements, materials, and field construction criteria related thereto.

The Project Manager, as designated by the City Manager, shall have no duty to review partial submittals or incomplete submittals. The CONTRACTOR shall have the duty to carefully review, inspect, examine, and physically stamp and sign any and all submittals before submission of same to

the Project Manager, as designated by the City Manager .

9(J) The CONTRACTOR shall maintain the Project site and adjacent areas affected by its Work and/or the acts of its employees, material, men, and subcontractors in a reasonably clean condition during performance of the Work. Upon Substantial Completion, the CONTRACTOR shall thoroughly clean the Project site of all debris, trash, and excess materials or equipment. If the CONTRACTOR fails to do so, the CITY may complete the cleanup, by its own forces or by separate contract, and shall be entitled to charge the CONTRACTOR for same through the collection or withholding of funds through the mechanisms provided elsewhere herein.

9(K) At all times relevant to this Agreement, the CONTRACTOR shall permit the CITY and its consultants to enter upon the Project site and any offsite lay down areas, and to review or inspect the Work and any materials on any such site, without formality or other procedure.

9(L) The CONTRACTOR recognizes that the CITY may enter into other contracts to perform work relating to the Project, or to complete portions of the Work itself, the CONTRACTOR shall ensure that its forces reasonably accommodate the forces of the CITY and other contractors hired by the CITY. The CONTRACTOR shall coordinate its schedule with the work of other contractors. If the CONTRACTOR claims that delay or damage results from these actions of the CITY, it shall promptly submit a claim as provided herein.

9(M) PROTECTION OF PERSONS AND PROPERTY. It shall be the responsibility of the CONTRACTOR to initiate, continue, and supervise all safety programs and precautions in the performance of the terms of this Agreement. The CONTRACTOR shall take reasonable precautions for the safety of, and shall provide reasonable protection to prevent damage, injury, or loss to its employees, subcontractors' employees, employees of the CITY, members of the public, the Work itself and unassembled components thereof, and other property at the site or adjacent thereto. As part of the CONTRACTOR's obligations hereunder, the CONTRACTOR shall erect and maintain safeguards, barriers, signs, warnings, etc.

With notice to the Project Manager, as designated by the City Manager , the CONTRACTOR shall promptly remedy loss or damage to the Work or any person or property described herein caused in whole or in part by the acts of the CONTRACTOR or any subcontractor, sub-subcontractor, or material man. This obligation shall be in addition to the requirements of Article 10 herein. The Project Manager, as designated by the City Manager, may direct the CONTRACTOR to remedy violations of applicable laws, rules, regulations, and interpretations related to safety when and if observed on the site. However, through exercising this authority, the Project Manager, as designated by the City Manager, shall not incur any obligations to monitor, initiate, continue, or supervise safety programs and precautions such to diminish the CONTRACTOR's primary role in same. The Project Manager, as designated by the City Manager, shall have the right to report suspected safety violations to the Occupational Safety and Health Administration (OSHA).

The CONTRACTOR shall promptly notify the Project Manager, as designated by the City Manager, upon discovery of any unidentified material which CONTRACTOR reasonably believes to be asbestos, lead, PCB, or other hazardous material, and shall immediately stop work in the affected area of the Project. The CONTRACTOR shall not be responsible for removal or other work with regard to such hazardous material unless otherwise agreed between the Project Manager, as designated by the City Manager, and the CONTRACTOR. In the case of work stopped hereunder, Article 5 shall apply to claims for delay, hindrance, or interference. Work will resume in the affected area of the Project

immediately after such time as the hazardous material has been removed or rendered harmless, as certified by an industrial hygienist to be engaged by the CITY.

ARTICLE 10
INDEMNITY

Except for expenses or liabilities arising from the negligence of the CITY, the CONTRACTOR hereby expressly agrees to indemnify and hold the CITY harmless against any and all expenses and liabilities arising out of the performance or default of this Agreement as follows:

10(A) CONTRACTOR shall indemnify and hold harmless, to the maximum extent permitted by law, CITY and its officers and employees, from and against any and all liability, damages, losses, (whether in contract or in tort, including personal injury, accidental death, or property damage, and regardless, of whether the allegations are false, fraudulent, or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, and appeal expenses) to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONTRACTOR and persons employed by or utilized by the CONTRACTOR in CONTRACTOR's performance of this Agreement.

10(B) CONTRACTOR's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon CONTRACTOR whether such injury or damage shall accrue, or may be discovered, before or after termination of this Agreement.

10(C) CONTRACTOR's failure to comply with this section's provisions shall constitute a material breach upon which CITY may immediately terminate or suspend this Agreement.

ARTICLE 11
CLAIMS BY THE CONTRACTOR

Claims by the CONTRACTOR against the CITY, other than for time extensions covered by Article 5 hereof, are subject to the following terms and conditions:

11(A) All CONTRACTOR claims against the CITY shall be initiated by a written claim submitted to the CITY. Notice of such claim shall be received by the CITY no later than either ten (10) calendar days after the event, or ten (10) calendar days after the first appearance of the circumstances causing the claim, whichever is sooner, and same shall set forth in detail all known facts and circumstances supporting the claim. Final costs associated with any claim upon which notice has been filed must be submitted in writing to the CITY within thirty (30) calendar days after notice has been received.

11(B) The CONTRACTOR and the CITY shall continue their performance hereunder regardless of the existence of any claims submitted by the CONTRACTOR including claims set forth in Article 5 hereof.

11(C) In the event the CONTRACTOR discovers previously concealed and unknown site conditions which are materially vary from those typically and ordinarily encountered in the general geographical location of the Project, the Contract Amount may, with the approval of the CITY, be modified, either upward or downward, upon the written notice of claim made by either party within ten (10) calendar days after the first appearance to such party of the circumstances. Final costs must be submitted within thirty (30) calendar days after such notice is received by the CITY, unless extended

by written agreement of the parties. As a condition precedent to the CITY having any liability to the CONTRACTOR due to concealed and unknown conditions, the CONTRACTOR must give the City Engineer written notice of, and an opportunity to observe, such condition prior to disturbing it. The failure by the CONTRACTOR to give the written notice and make the claim as provided by this Subarticle 11(C) and Subarticle 7(A)(ii) shall constitute a waiver by the CONTRACTOR of any rights arising out of or relating to such concealed and unknown condition.

11(D) In the event the CONTRACTOR seeks to make a claim for an increase in the Contract Amount, as a condition precedent to any liability of the CITY therefore, unless emergency conditions exist, the CONTRACTOR shall strictly comply with the requirements of Subarticle 11(A) above and such claim shall be made by the CONTRACTOR before proceeding to execute any work for which a claim is made. Failure to comply with this condition precedent shall constitute a waiver by the CONTRACTOR of any claim for additional compensation.

11(E) In connection with any claim by the CONTRACTOR against the CITY for compensation in excess of the Contract Amount, any liability of the CITY for the CONTRACTOR's cost shall be limited to those cost categories set forth in Article 13(E) below.

ARTICLE 12
SUBCONTRACTORS

12(A) Prior to execution of this Agreement, the CONTRACTOR shall have identified to the Project Manager, as designated by the City Manager, , in writing, those parties required to be listed on the proposal form as subcontractors on the Project. Any changes to this list at any time shall be subject to the prior approval of the Project Manager, as designated by the City Manager, . The Project Manager, as designated by the City Manager, shall, in writing, state any objections the CITY may have to one or more of such subcontractors. The CONTRACTOR shall not enter into a subcontract with an intended subcontractor to whom the CITY reasonably objects. If at any time the CITY objects to a subcontractor, the CONTRACTOR shall solicit proposals from potential replacements and shall submit the three lowest proposals to the Project Manager, as designated by the City Manager, , along with the CONTRACTOR's proposed choice as replacement without an increase in bid price.

All subcontracts shall afford the CONTRACTOR rights against the subcontractor which corresponds to those rights afforded to the CITY against the CONTRACTOR herein, including those rights of Agreement termination as set forth herein.

12(B) Each and every subcontract related to the Project is hereby assigned by the CONTRACTOR to the CITY, contingent upon the termination of this Agreement for default or convenience as provided herein, and only as to those subcontracts which the Project Manager, as designated by the City Manager, accepts in writing directed to the CONTRACTOR. This contingent assignment is subject to the prior rights of any surety obligated under a bond related to this Agreement. This contingent assignment will operate prospectively from the effective date of assignment and will not obligate the CITY to any liabilities existing on the effective date of the assignment or arising from events, acts, failures to act, facts, or circumstances existing prior to the effective date of the assignment. The contracts subject to this contingent assignment shall also be further assignable by the CITY, at the CITY's sole option. The CONTRACTOR shall bear the responsibility of notifying subcontractors of this contingent assignment and including it in all subcontracts in connection with the Project.

ARTICLE 13
CHANGE ORDERS

One or more changes to the Work within the general scope of this Agreement may be ordered by Change Order. The CITY may also issue written directions for minor changes in the Work and may issue Construction Change Directives, as set forth below. The CONTRACTOR shall proceed with any such changes or Construction Change Directives without delay and in a diligent manner, and same shall be accomplished in strict accordance with the following terms and conditions:

13(A) Change Order shall mean a written order to the CONTRACTOR executed by the CITY after execution of this Contract, directing a change in the Work. A Change Order may include a change in the contract amount (other than a change attributable to damages to the CONTRACTOR for delay as provided in Article 5 hereof) or the time for the CONTRACTOR's performance, or any combination thereof. Where there is a lack of total agreement on the terms of a Change Order or insufficient time to execute a bilateral change, the CITY may also direct a change in the Work in the form of a Construction Change Directive, which will set forth the change in the Work and the change, if any, in the Contract Amount or time for performance, for subsequent inclusion in a Change Order; Construction Change Directives shall include a not-to-exceed preliminary price, against which the CONTRACTOR may begin billing (subject to the requirements for pay applications elsewhere herein) as the work is performed.

a. The CONTRACTOR shall furnish a price breakdown, itemized as required and within the time specified by the Project Manager, as designated by the City Manager, , with any proposal for a contract modification.

b. The price breakdown:

   (a) Must include sufficient detail to permit an analysis of all costs for material, labor, equipment, and subcontracts; and

   (b) Must cover all work involved in the modification, whether the work was deleted, added, or changed.

c. The CONTRACTOR shall provide similar price breakdowns to support any amounts claimed for subcontracts.

d. The CONTRACTOR'S proposal shall include a complete justification for any time extension proposed.

13(B) Any change in the Contract Amount resulting from a Change Order shall be determined as follows:

(1) By mutual agreement between the CITY and the CONTRACTOR as evidenced by: (a) the change in the Contract Amount being set forth in the Change Order, (b) such change in the Contract Amount, together with any conditions or requirements relating thereto, being initialed by both parties, and (c) the CONTRACTOR'S execution of the Change Order; or

(2) If no mutual agreement occurs between the CITY and the CONTRACTOR, the change in the Contract Amount, if any, shall be derived by determining the reasonable actual costs incurred or savings achieved, resulting from revisions in the

Work. Such reasonable actual costs or savings shall include a component for direct job site overhead and profit but shall not include home-office overhead or other indirect costs or components. The calculation of actual costs shall conform to the markup schedule in Article 13(E) below. Any such costs or savings shall be documented in the format and with such content and detail as the CITY requires.

The CONTRACTOR shall promptly submit such documentation and other backup as the CITY may require in evaluating the actual costs incurred.

13(C) The execution of a Change Order by the CONTRACTOR shall constitute conclusive evidence of the CONTRACTOR'S agreement to the ordered changes in the Work, this Agreement as thus amended, the Contract Amount, and the time for performance by the CONTRACTOR. The CONTRACTOR, by executing the Change Order, waives and forever releases any claim against the CITY for additional time or compensation for matters relating to, arising out of, or resulting from the work included within or affected by the executed Change Order of which the CONTRACTOR knew or should have known.

13(D) The CONTRACTOR shall notify and obtain the consent and approval of the CONTRACTOR'S surety with reference to all Change Orders if such notice, consent, or approval are required by the CITY, the CONTRACTOR'S surety or by law. The CONTRACTOR'S execution of the Change Order shall constitute the CONTRACTOR'S warranty to the CITY that the surety has been notified of, and consents to, such Change Order and the surety shall be conclusively deemed to have been notified of such Change Order and to have expressly consented thereto.

13(E) For the purpose of Change Orders, the following definitions of terms apply:

CONTRACTOR'S or Subcontractor's Materials shall include the cost of materials, sales tax, and the cost of all transport. The cost of items listed shall be directly related to the Change Order. Indirect costs not specifically related to the Change Order shall not be considered.

CONTRACTOR's or Subcontractor's Direct Labor Cost shall be limited to the hourly rate of directly involved workmen, employer contributions towards company standard benefits, pensions, unemployment, or social security (if any), and employer costs for paid sick and annual leave.

CONTRACTOR's or Subcontractor's Overhead shall include license fees, bond premiums, supervision, wages of timekeepers and clerks, incidentals, home and field office expense, vehicle expense directly related to the Project, and all other direct Project expenses not included in the CONTRACTOR's materials, direct labor, and equipment costs.

The allowance for Overhead and Profit shall be limited to the following schedule:

1. For the CONTRACTOR, for any work performed by the CONTRACTOR'S own forces, 15% of the Subtotal of Costs to the CONTRACTOR.

2. For the CONTRACTOR, for any work performed by his Subcontractor, 6% of the amount due the Subcontractor.

3. For each Subcontractor or Sub-subcontractor involved, for any work

performed by their own forces, 15% of their materials and direct labor costs.

4. For each Subcontractor, for work performed by his Sub-subcontractor(s), 6% of the amount due the Sub-subcontractor.

For Change Orders the total cost or credit to the Owner shall be based on the following schedule:

CONTRACTOR's Materials Cost
+ CONTRACTOR's Direct Labor Costs
+ CONTRACTOR's Equipment Costs (includes owned/rental equipment)
+ Applicable Subcontractor Costs
Subtotal of Costs to the CONTRACTOR
+ CONTRACTOR's Overhead and Profit
Total Cost or Credit to the Owner

13(F) Nothing contained in this Article shall be deemed to contradict or limit the terms of Article 6(E) herein.

ARTICLE 14
DISCOVERING AND CORRECTING DEFECTIVE OR INCOMPLETE WORK

14(A) In the event that the CONTRACTOR covers, conceals, or obscures its work in violation of this Agreement or in violation of an instruction from the Project Manager, as designated by the City Manager, , such work shall be uncovered and displayed for review by the Project Manager, as designated by the City Manager, and/or the CITY'S consultants upon request, and shall be reworked at no cost in time or money to the CITY.

14(B) If any of the work is covered, concealed, or obscured in a manner not covered by Subarticle 14(A) above, it shall, if directed by the Project Manager, as designated by the City Manager, , be uncovered and displayed for the Project Manager, as designated by the City Manager, and/or the CITY'S consultants. If the uncovered work conforms strictly to this Agreement, the costs incurred by the CONTRACTOR to uncover and subsequently replace such work shall be done by the CITY. Otherwise, such costs shall be borne by the CONTRACTOR.

14(C) The CONTRACTOR shall, at no cost in time or money to the CITY, correct work rejected by the Project Manager, as designated by the City Manager, as defective or failing to conform to this Agreement. Additionally, the CONTRACTOR shall reimburse the CITY for all testing, review, inspections, and other expenses incurred as a result thereof.

14(D) In addition to its warranty obligations set forth elsewhere herein and any manufacturers' warranties provided on the Project, and in addition to other remedies provided herein or by law to the CITY, the CONTRACTOR shall be specifically obligated to promptly correct any and all defective or nonconforming work, whether obvious or after-discovered, for a period of twelve (12) months following Substantial Completion upon written direction from the Project Manager, as designated by the City Manager;

14(E) Project Manager, as designated by the City Manager, may, but shall in no event be required to, choose to accept defective or nonconforming work. In such event, the Contract Amount shall be reduced by the greater of: (1) the reasonable costs of removing and correcting the defective or nonconforming work plus 150% of costs, or (2) the difference between the fair market value of the Project as constructed and the fair market value of the Project had it not been constructed in such a manner as

to include defective or nonconforming work. If the remaining portion of the unpaid Contract Amount, if any, is sufficient to compensate the CITY for the acceptance of defective or nonconforming work, the CONTRACTOR shall, upon written demand from the CITY, pay the CITY such remaining compensation for accepting defective or nonconforming work. The CONTRACTOR shall have an opportunity to correct any defect or non-conformance prior to the CITY taking the above actions. The CONTRACTOR, upon written notice of any defect or non-conformance, shall have ten (10) calendar days to make corrections, unless the Project Manager, as designated by the City Manager, agrees that the correction will require more than ten (10) calendar days to correct and agrees, in writing, to the specified additional time to correct the defect or non-conformance.

ARTICLE 15
CITY'S RIGHT TO SUSPEND CONTRACTOR'S PERFORMANCE

15(A) In addition to the CITY'S rights under Article 8 and elsewhere herein, the CITY shall have the right at any time to direct the CONTRACTOR to suspend its performance, or any designated part thereof, when in the interests of the CITY. If any such suspension is directed by the CITY, the CONTRACTOR shall immediately comply with same.

15(B) In the event the Project Manager, as designated by the City Manager, directs a suspension of performance under this Article, through no fault of the CONTRACTOR, if the suspension is lifted other than by termination, the CITY shall pay the CONTRACTOR as full compensation for such suspension the CONTRACTOR's ordinary and reasonable costs, actually incurred and paid of:

(1) demobilization and remobilization, including such justifiable costs paid to subcontractors (cost categories and markups limited to those set forth in Article 13(E) above); and

(2) preserving and protecting work in place; and

(3) approved storage of materials or equipment purchased for the Project, including insurance thereon; and

(4) substantiated extended field office overhead (no home office overhead).

15(C) The CITY may order suspension of the Work in whole or in part for such time as deemed necessary because of the failure of the CONTRACTOR to comply with any of the requirements of this Agreement, and the Agreement's completion date shall not be extended on account of any such suspension of Work.

When the Project Manager, as designated by the City Manager, orders any suspension of the Work under this Subarticle (C), the CONTRACTOR shall not be entitled to any payment for Work which the CONTRACTOR performs after notice of suspension and/or during the suspension period and shall not be entitled to any costs or damages resulting from such suspension.

15(D) The CITY's rights under this Article shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 16
TERMINATION BY THE CITY

The CITY may terminate this Agreement in accordance with the following terms and conditions:

16(A) Termination for Convenience. The CITY may, when in the interests of the CITY, terminate performance under this Agreement by the CONTRACTOR, in whole or in part, for the convenience of the CITY. The CITY shall give written notice of such termination to the CONTRACTOR specifying when termination becomes effective. The CONTRACTOR shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the CONTRACTOR shall stop work when such termination becomes effective. The CONTRACTOR shall also terminate outstanding orders and subcontracts for the affected work. The CONTRACTOR shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The CITY may direct the CONTRACTOR to assign the CONTRACTOR's right, title, and interest under termination orders or subcontracts to the CITY or its designee. The CONTRACTOR shall transfer title and deliver to the CITY such completed or partially completed work and materials, equipment, parts, fixtures, information, and contract rights as the CONTRACTOR has in their possession or control. When terminated for convenience, the CONTRACTOR shall be compensated as follows:

16(A)(l) The CONTRACTOR shall submit a termination claim to the CITY specifying the amounts due because of the termination for convenience together with costs, pricing, or other data required by the CITY. If the CONTRACTOR fails to file a termination claim within one (1) year from the effective date of termination, the CITY shall pay the CONTRACTOR, an amount derived in accordance with Subarticle 16 (A)(3) below.

16(A)(2) The CITY and the CONTRACTOR may agree to the compensation, if any, due to the CONTRACTOR hereunder.

16(A)(3) Absent agreement to the amount due to the CONTRACTOR, the CITY shall pay the CONTRACTOR the following amounts:

(a) Contract costs for labor, materials, equipment, and other services accepted under this Agreement.

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the CONTRACTOR'S performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the CONTRACTOR would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any.

(c) Reasonable costs of settling and paying claims arising out of the termination of subcontracts or orders pursuant to Subarticle 16(A) of this Article (if contingent assignment of such contracts has not been elected as provided herein). These costs shall not include amounts paid in accordance with other provisions hereof. This clause is subject to, and the CONTRACTOR shall be limited by, the CITY's right to direct the replacement of subcontractors under Article 12 (A).

The total sum to be paid the CONTRACTOR under this Subarticle 16(A) shall not exceed the total contract amount, as properly adjusted, reduced by the amount of payments otherwise made, and shall, in no event, include duplication of payment.

16(B) Termination for Cause. If the CONTRACTOR does not perform the Work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel, or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment, and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the CITY, in addition to any other rights it may have against the CONTRACTOR or others, may terminate the performance of the CONTRACTOR, in whole or in part at the CITY's sole option, and assume possession of the Project site and of all materials and equipment at the site and may complete the work.

In such case, the CONTRACTOR shall not be paid further until the Work is complete. After Final Completion has been achieved, if any portion of the Contract Amount, as it may be modified hereunder, remains after the cost to the CITY of completing the Work, including all costs and expenses of every nature incurred, has been deducted by the CITY, such remainder shall belong to the CONTRACTOR. Otherwise, the CONTRACTOR shall pay and make whole the CITY for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the CONTRACTOR is terminated by the CITY for cause pursuant to this Subarticle 16(B) and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under Subarticle 16(A) and the provisions of Subarticle 16(A) shall apply.

16(C) Termination for Non-Appropriation. The CITY may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Subarticle 16(A).

16(D) The CITY's rights under this Article shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 17
INSURANCE

17(A) CONTRACTOR shall be responsible for all damage to person and/or property resulting from its negligent acts, reckless or intentional misconduct, errors, or omissions or those of their subcontractors, agents, or employees in connection with such services and shall be responsible for all parts of its work, both temporary and permanent.

17(A)(1) Evidence of Insurance

CONTRACTOR shall, at its own expense, procure and maintain throughout the term of this Agreement, with insurers acceptable to the CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein. CONTRACTOR shall not commence Work until the required insurance is in force and evidence of insurance acceptable to the CITY has been provided to, and approved by, the CITY. The CITY, at all times, reserves the right to request such additional documentation and evidence of insurance as in its sole discretion it may require, and the CONTRACTOR hereby agrees to provide same.

With respect to the Workers' Compensation/Employer's Liability Insurance and Business Auto Liability Insurance, an appropriate Certificate of Insurance (which identifies the Project), and a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies), signed by an authorized representative of the insurer(s) shall be satisfactory evidence of insurance. With respect to the Commercial General Liability, Watercraft Liability, and Pollution Liability Insurance, an appropriate Certificate of Insurance (which identifies the Project) signed by an authorized representative of the insurer, and copies of the

actual additional insured and notice of cancellation endorsements as issued on the policy(ies), shall be satisfactory evidence of such insurance. With respect to Property Insurance, a fully completed Evidence of Commercial Property Insurance (ACORD Form 28) signed by an authorized representative of the insurance, a copy of the notice of cancellation endorsement and a copy of the waiver of subrogation endorsement shall be satisfactory evidence of such insurance. All endorsements shall be properly completed and signed by an authorized representative of the insurer providing the coverage and shall indicate the policy number.

To the extent CONTRACTOR is permitted to and elects to sub-contract any of the Work performed under this Agreement, CONTRACTOR shall require Subcontractors to maintain any and all insurance required by law. Except to the extent required by law, or as otherwise specifically provided by this Agreement, this Agreement does not establish minimum insurance requirements for Subcontractors.

If the insurance policies expire or terminate during the term of this Agreement, CONTRACTOR shall provide CITY with renewal or replacement evidence of the insurance, including endorsements, no less than fifteen (15) days before the expiration or termination of the insurance for which previous evidence of insurance has been provided.

Notwithstanding the prior submission of a Certificate of Insurance, copies of endorsements, or other evidence initially acceptable to CITY, if requested by CITY, CONTRACTOR shall, within thirty (30) days after receipt of a written request from CITY, provide CITY with a certified copy or certified copies of the policy or policies providing the coverage required by this Article 17. CONTRACTOR may redact or omit, or cause to be redacted or omitted, those provisions of the policy or policies which are not relevant to the insurance required by Article 17.

17(A)(2) Workers' Compensation/Employer's Liability Insurance.

Workers' Compensation/Employer's Liability Insurance shall be no more restrictive than that provided by the latest edition of the standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance (NCCI), without any restrictive endorsements other than any endorsements required by NCCI or the State of Florida. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law.

The policy must be endorsed to waive the insurer's right to subrogate against CITY, and its members, officials, officers, and employees in the manner which would result from the attachment of the NCCI Waiver of Our Right to Recover from Others Endorsement (Advisory Form WC 00 03 13) with CITY, and its officials, officers, and employees scheduled thereon.

The policy must be endorsed to provide CITY with thirty (30) days prior written notice of cancellation.

The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"	
Part Two:	$2,000,000	Each Accident
	$2,000,000	Disease - Policy Limit
	$2,000,000	Disease - Each Employee

17(A)(3) Commercial General Liability Insurance.

Commercial General Liability Insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements other than any endorsements specifically required by ISO or the State of Florida.

The coverage may include restrictive endorsements which exclude coverage for liability arising out of:

Mold, fungus, or bacteria
Terrorism
Silica, asbestos, or lead
Sexual molestation

CITY and its members, officials, officers, and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO form CG 20 10 (Additional Insured – Owners, Lessees, or Contractor) and ISO form CG 20 37 (Additional Insured – Owners, Lessees, or Contractors-Completed Operations).

The policy must be endorsed to provide CITY with thirty (30) days prior written notice of cancellation.

The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

General Aggregate	$2,000,000
Products/Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$2,000,000
Each Occurrence	$2,000,000

CONTRACTOR shall continue to maintain products/completed operations coverage in the amounts stated above for a period of three (3) years after the Final Completion of the Work. The insurance shall be on a form no more restrictive than, and shall cover those sources of liability which would be covered by Coverage A of, the latest occurrence form edition of the Commercial General Liability Coverage Form (ISO Form CG 00 01), or of the occurrence Products/Completed Operations Liability Coverage Form (ISO Form CG 00 37), as filed for use in the State of Florida by ISO, without any restrictive endorsements other than those than those which, under an ISO filing, must be attached to the policy (i.e., mandatory endorsements).

17(A)(4) Automobile Liability Insurance.

Automobile Liability Insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without any restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the Work.

The policy must be endorsed to provide CITY with 30 days prior written notice of cancellation.

Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Occurrence Bodily Injury and Property Damage Liability Combined	$2,000,000

17(A)(5) Watercraft Liability

To the extent watercraft are utilized, the CONTRACTOR shall purchase and maintain, or cause its subcontractors to purchase and maintain, insurance which shall, at a minimum, cover the CONTRACTOR and subcontractor for injuries or damage arising out of the use of all owned, non-owned and hired watercraft.

The insurance shall include the CITY and its members, officials, officers, and employees as additional insureds.

The policy must be endorsed to provide CITY with thirty (30) days prior written notice of cancellation.

The limits applicable to watercraft liability (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Occurrence/Annual Aggregate	$2,000,000

17(A)(6) Pollution Legal Liability

Pollution Legal Liability shall cover CONTRACTOR for liability resulting from pollution or other environmental impairment arising out of, or in connection with, Work performed under this Agreement, or which arises out of, or in connection with this Agreement, including coverage for clean-up of pollution conditions and third party bodily injury and property damage claims arising from pollution conditions. Such insurance shall also include transportation coverage and non-owned disposal site coverage.

The policy must be endorsed to provide CITY with thirty (30) days prior written notice of cancellation.

Coverage must either be on an occurrence basis; or, if on a claims-made basis, the coverage must respond to all claims reported within three (3) years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Claim	$2,000,000
Annual Aggregate	$2,000,000

The CITY and the CITY's members, officials, officers, and employees shall be included as an "Additional Insureds" on the policy.

The Maximum permissible deductible or self-insured retention on the policy shall be $50,000 per claim. The payment of any amount owed under any deductible or self-insured shall be the sole responsibility of CONTRACTOR and CONTRACTOR shall pay on behalf of the CITY or CITY's members, officials, officers, agents, and employees any deductible or self-insured retention applicable to a claim against the CITY or the CITY's officials, officers, agents, and employees.

17(A)(7) Property/Builder's Risk Insurance

CONTRACTOR shall provide, in a policy acceptable to the CITY, "all risk" (i.e., Special Form) property or builder's risk insurance on all such construction, additions, modifications, machinery, and equipment. The policy shall be issued on a non-reporting form of policy. The amount of the insurance shall be no less than the Contract Amount.

The maximum deductible for other than windstorm or hail shall be $10,000 per occurrence. The maximum

deductible per occurrence for windstorm and hail shall be the greater of $20,000 or 5% of the Contract Amount. CONTRACTOR shall be responsible for the payment of such deductible.

The policy must be endorsed to provide the CITY with thirty (30) days prior written notice of cancellation. The policy must be endorsed to waive the insurer's right to subrogate against CITY, and its members, officials, officers, and employees.

17(A)(8) General Conditions

The insurance provided by the CONTRACTOR shall apply on a primary basis to and shall not require contribution from, any other insurance or self-insurance maintained by CITY or CITY's members, officials, officers, or employees. Any insurance, or self-insurance, maintained by the CITY shall be in excess of, and shall not contribute with, the insurance provided by CONTRACTOR.

Except as otherwise specifically authorized in this Agreement, no deductible or self-insured retention for any required insurance provided by CONTRACTOR pursuant to this Agreement will be allowed. To the extent any required insurance is subject to any deductible or self-insured retention (whether with or without approval of CITY), CONTRACTOR shall be responsible for paying on behalf of CITY (and any other person or organization CONTRACTOR has, in this Agreement, agreed to include as an insured for the required insurance) any such deductible or self-insured retention.

Compliance with these insurance requirements shall not limit the liability of CONTRACTOR, its subcontractors, sub-subcontractors, employees, or agents. Any remedy provided to the CITY or CITY's members, officials, officers, or employees by the insurance provided by CONTRACTOR or the CITY shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of CONTRACTOR) available to the CITY under this Agreement or otherwise.

Neither approval nor failure to disapprove insurance furnished by CONTRACTOR shall relieve CONTRACTOR from the responsibility to provide insurance as required by this Agreement.

17(A)(9) CONTRACTOR shall deliver to CITY the required certificate(s) of insurance and endorsement(s) before beginning any WORK under this Agreement. Failure to do so shall constitute a material breach upon which the CITY may immediately terminate or suspend this Agreement.

17(A)(10) At its sole discretion, CITY may obtain or renew CONTRACTOR insurance, and CITY may pay all or part of the premiums. Upon demand, CONTRACTOR shall repay CITY all monies paid to obtain or renew the insurance. CITY may offset the cost of the premium against any monies due CONTRACTOR from CITY. CONTRACTOR's failure to obtain, pay for, maintain any required insurance shall constitute a material breach upon which the CITY may immediately terminate or suspend this Agreement.

ARTICLE 18
PERFORMANCE AND PAYMENT BONDS

(a) BONDS REQUIRED: Prior to issuance of the Notice of Commencement, CONTRACTOR shall provide CITY with a Common Law Performance Bond and a Statutory Payment Bond meeting the standards specified herein, on the forms provided by the CITY, and attached hereto, with a Power of Attorney Affidavit, each in an amount not less than the Contract Amount. Within fifteen (15) days after issuance of the Notice of Commencement, CONTRACTOR shall record in the public records of the county where the improvement is located, the statutory payment bond and common law performance bond as

required in Section 255.05, Florida Statutes. CONTRACTOR shall provide the CITY with a true copy of the recorded bond(s) as evidence of such recording.

(b) SURETY'S QUALIFICATIONS: All bonds required under this Agreement, including, but not by way of limitation, any Bid Bond, Common Law Performance Bond or Statutory Payment Bond, shall be written through a reputable and responsible surety bond agency licensed to do business in the State of Florida and with a surety which holds a certificate of authority authorizing it to write surety bonds in Florida meeting the following requirements:

(1) Ratings by A.M. Best

The surety company or corporation shall have minimum ratings by the A.M. Best Company of A- or better with a Financial Size Category of "V" or larger.

(2) Circular 570

In addition to meeting the requirements of paragraph (1) above, the surety shall also comply with the U.S. Department of the Treasury Circular 570, Revised 2022, requirements as set forth in this paragraph (2). The surety shall maintain a current certificate of authority as an acceptable surety on Federal Bonds in accordance with U.S. Department of the Treasury Circular 570, Revised 2022. If the amount of the bond exceeds the underwriting limitations set forth in the U.S. Department of the Treasury Circular 570, Revised 2022, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the U.S. Department of the Treasury Circular 570, Revised 2022, and the excess risk must be protected by co-insurance, reinsurance, or other methods in accordance with U.S. Department of the U.S. Department of the Treasury Circular 297, Revised September 1, 1978 (implemented at 31 CFR Part 223). Further, the surety company shall provide the CITY with evidence satisfactory to the CITY, that such excess risk has been protected in an acceptable manner.

(c) ADDITIONAL OR REPLACEMENT BOND: It is further mutually agreed between the parties hereto that if, at any time, the CITY shall deem the surety or sureties upon any bond to be unsatisfactory, or if for any reason, such bond (because of increases in the work or otherwise) ceases to be adequate, the CONTRACTOR shall, at their expense within five (5) days after the receipt of notice from the CITY to do so**,** furnish an additional or replacement bond or bonds in such form, amount, and with such surety or sureties as shall be satisfactory to the CITY. In such event, no further payments to the CONTRACTOR shall be deemed to be due under this Agreement until such new or additional security for the faithful performance of the work shall be furnished in manner and form satisfactory to the CITY.

(d) CO-SURETIES: Subject to the following requirements, the bonds required by this Agreement may be provided by more than one surety:

(1) At least one of the co-sureties shall meet the requirements of Paragraph (b) for the full amount of the bond; and

(2) Each surety shall be jointly and several liable for the full amount of the bond required.

:

(e) FLORIDA AGENT: The surety company shall have a Florida agent whose name shall be listed in the prescribed space on the forms provided by the CITY for all bonds required by the CITY.

ARTICLE 19
PROJECT RECORDS

All documents relating in any manner whatsoever to the Project, or any designated portion thereof, which are in the possession of the CONTRACTOR, or any subcontractor of the CONTRACTOR, shall be made available to the CITY and/or their consultants for inspection and copying upon written request by the CITY. Furthermore, said documents shall be made available, upon request by the CITY, to any state, federal, or other regulatory authority and any such authority may review, inspect, and copy such records. Said records include, but are not limited to, all drawings, plans, specifications, submittals, correspondence, minutes, memoranda, tape recordings, videos, or other writings or things which document the Project, its design, and its construction. Said records expressly include those documents reflecting the cost of construction to the CONTRACTOR. The CONTRACTOR shall maintain and protect these documents for no less than three (3) years after Completion of the Project, or for any longer period of time as may be required by law or good construction practice. The CONTRACTOR further agrees to include these provisions in any subcontracts issued by the CONTRACTOR in connection with this Agreement.

ARTICLE 20
APPLICABLE LAW

The laws of the State of Florida shall govern this Agreement. In any litigation arising under this Agreement, the parties agree to a waiver of the right to a trial before a jury, and all such litigation shall be litigated only in a non-jury hearing in St. Lucie County, Florida.

ARTICLE 21
SUCCESSORS AND ASSIGNS

Each party binds itself, its successors, assigns, executors, administrators, or other representatives to the other party hereto and to successors, assigns, executors, administrators, or other representatives of such other party in connection with all terms and conditions of this Agreement. The CONTRACTOR shall not assign this Agreement without prior written consent of the CITY.

ARTICLE 22
MISCELLANEOUS PROVISIONS

22(A) Compliance By CONTRACTOR: Nondiscrimination

CONTRACTOR shall comply with all Federal, State, and local laws, ordinances, rules, and regulations of any authorities throughout the duration of this Agreement. The CONTRACTOR shall be responsible for compliance with any such law, ordinance, rule, or regulation, and shall hold CITY harmless and indemnify same in the event of non-compliance. CONTRACTOR agrees to abide by the requirements under Federal Executive Order Number 11246, “Equal Employment Opportunity,” as amended, including specifically the provisions of the equal opportunity clause.

22(B) Drug-Free Workplace

CONTRACTOR shall comply with Section 287.087, Florida Statutes, regarding Drug-Free Workplaces.

22(C) State and Local Taxes

Except as otherwise provided, contract prices shall include all applicable state and local taxes.

CONTRACTOR shall indemnify and hold harmless the CITY for any loss, cost, or expense incurred by, levied upon, or billed to the CITY as a result of CONTRACTOR's failure to pay any tax of any type due in connection with this Agreement. CONTRACTOR shall ensure that the above sections are included in all subcontracts and sub-subcontracts, and shall ensure withholding on out of state subcontractors and sub-subcontractors to which withholding is applicable.

22(D) Gratuities and Kickbacks

Gratuities. It shall be unethical for any person to offer, give or agree to give any employee or former employee, or for any employee or former employee to solicit, demand, accept, or agree to accept from another person a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation or any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement of a contract or subcontract, or to any solicitation or proposal therefore.

Kickbacks. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor, or to hire any subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

22(E) Any and all notices required to be sent under this Agreement or otherwise shall be sent to the following:

CITY:
FORT PIERCE REDEVELOPMENT AGENCY
CITY OF FORT PIERCE
100 North US Highway 1
Fort Pierce, FL 34954-1480
Attention: City Manager
City Attorney

CONTRACTOR
_____
_____
_____
_____

ARTICLE 23
ENTIRE AGREEMENT

Any modification to this Agreement must be supported by an additional, articulated consideration, and must either be in writing, executed by the parties hereto, or, if made orally, should be confirmed in writing, which writing should state the consideration which supports the modification. Failure to confirm an oral modification in writing shall constitute a waiver of any claim for additional compensation with regard to the oral modification. Nothing in this Article shall be construed to limit the CITY's authority to issue changes set forth in Article 13 herein.

ARTICLE 24
SEVERABILITY

If any term or condition of this Agreement or the application thereof to any person(s) or circumstances is held invalid, this invalidity shall not affect other terms, conditions, or applications which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this Agreement are agreed to be severable.

ARTICLE 25
WAIVER

Waiver of any breach of any term or condition of this Agreement shall not be deemed a waiver of any prior or subsequent breach and shall not entitle any party hereto to any subsequent waiver of any terms hereunder. No term or condition of this Agreement shall be held to be waived, modified, or deleted except by an instrument, in writing, signed by the parties hereto.

ARTICLE 26
SOVEREIGN IMMUNITY

Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the CITY'S sovereign immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

IN WITNESS WHEREOF, the Parties have executed this Agreement under their several seals the day and year first written above.

WITNESSETH:

_____
Print Name

_____
Signature

_____
Print Name

_____
Signature

CONTRACTOR:
_____

_____
By:

Title: _____

ATTEST:

_____
Linda Cox, City Clerk

FORT PIERCE REDEVELOPMENT AGENCY:

_____
Linda Hudson, Chairperson

ATTEST:

_____
Linda Cox, City Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

_____
Sara Hedges, City Attorney

Appendices

DemandStar Instructions
How to use E-Bidding

January 23, 2025

CITY FORT PIERCE

REHABILITATION OF THE HISTORIC SEVEN GABLES HOUSE
RFP No. 2025-013

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by a potential proposer for clarification of the proposal specifications:

1. QUESTION: Has this project been submitted and/or approved by the State Historic Preservation Office (SHPO)?

ANSWER: **No. The building is registered only in the City's local register of historic sites and districts.**

2. QUESTION: If not, who is responsible for the preparation of the necessary documentation for the project and submission/approval by SHPO?

ANSWER: **The City will submit an application for a Certificate of Appropriateness to the City's Planning Department, utilizing the project documents generated by the Contractor. The application will be reviewed administratively and possibly by the City of Fort Pierce Historic Preservation Advisory Board.**

3. QUESTION: Please confirm how discovered unforeseen conditions, including structural repairs, will be handled as a changed condition with a change order for additional services?

ANSWER: **In the Statement of Work of the Request for Proposals, a conditions assessment must be conducted by the contractor during the Pre-rehabilitation Phase. However, if unforeseen conditions present themselves afterwards, then those discoveries can be brought to the attention of the City's Project Manager. If those discoveries/repair services affect the project timeline and/or cost, then a change order must be brought before the City Commission for a decision.**

4. QUESTION: If construction permitting requires A/E stamped drawings, who is responsible for production of those drawings?

ANSWER: **This construction project is using a design-build delivery method, therefore A/E stamped drawings will be the responsibility of the contractor.**

5. **QUESTION:** Please confirm if any work is intended or required on the brick masonry chimney?

ANSWER: **This project focuses on the exterior of the building. The chimney will not be used for fire or heating.**

6. **QUESTION:** Relative to work on the windows that will impact interior spaces, who is responsible for moving items and perhaps personal items out of work zones prior to work in those spaces?

ANSWER: **The City and the tenant will be responsible for removing or relocating their belongings from the work zone.**

7. **QUESTION:** Please confirm window type or materials that are acceptable for reproduction of new replacement windows?

ANSWER: **Impact-resistant windows that match the existing style or as close as possible.**

8. **QUESTION:** Are windows and doors to be replicated in-kind? Or are windows and doors to be replicated to meet current code standards?

ANSWER: **They must meet current code standards while maintaining some level of resemblance to their original style.**

9. **QUESTION:** What area(s) will the contractor be permitted for staging?

ANSWER: **The contractor can use the parking lot east of the building for staging.**

10. **QUESTION:** Where will a dumpster and port-o-jon be permitted to be staged?

ANSWER: **The dumpster can be staged at the east side of the building along the curb. The Seven Gables House has restrooms available for use right outside of the main entrance.**

11. **QUESTION:** Who is responsible for restoration of turf and site conditions following completion of all work?

ANSWER: **The contractor is responsible for replacing the sod as it exists currently.**

12. **QUESTION:** When does the City of Fort Pierce intend to make the award of the project?

ANSWER: **The award is to be made after completion of an evaluation of bids an the approval of the City Commission at their regularly scheduled meetings.**

13. QUESTION: Is there a project budget or anticipated cost that can be provided?

ANSWER: **Yes, however the price should reflect the scope of work.**

14. QUESTION: Is there a set of plans from the building move that can be transmitted to us during the bid period? This should include foundation, exterior porch, restrooms and exterior staircase and wood deck?

ANSWER: **Yes. Please see attached.**

15. QUESTION: Will there be an attempt to keep the museum or gift shop open? Note that the job site should be secure for safety and liability purposes.

ANSWER: **No. the Seven Gables Visitor Center will not remain open during construction.**

16. QUESTION: Would we be able to place a construction fence around the project, including the staging areas?

ANSWER: **Yes**

17. QUESTION: Please confirm if an electronic submission of the bid is acceptable?

ANSWER: **Yes. Please follow the delivery instructions as stated in the Request for Proposal document.**

18. QUESTION: Evaluation Criteria. Please confirm that the price counts only 20 points for the award and shall not be the sole basis for an award.

ANSWER: **We will follow the evaluation criteria as stated in the Request for Proposals document.**

19. QUESTION: The RFP notes that specific improvements are to be undertaken which include the following items:

a. Upgrade all fascia boards with hardi-board fascia materials.
b. Remove existing siding and trim, replacing them with the same shiplap profile using hardi-cementuous siding.
c. Replacement of all exterior windows and doors as necessary.

According to the above referenced standards, the historic materials should be repaired rather than replaced in lieu of the replacement of materials approach identified in the specific improvements. Are we to deviate from the U.S. Secretary of Interior's Standards to follow this directive? Deviation from the standards may.

ANSWER: **The project intends to improve the exterior of the building with durable, low maintenance, weather-resistant and impact-resistant materials that can resemble the original style as closely as possible. These improvements do not impact the funding source.**

20. QUESTION: What funding sources are being utilized for the project?

ANSWER: **Funding will be provided by the Fort Pierce Redevelopment Agency This is not funded through a grant.**

21. QUESTION: What are the scheduling requirements associated with any of the **Funding sources?** Are there any requirements regarding the commencement of the project or the completion of the project and expenditure of funds.

ANSWER: **The awarded contractor must comply with the scheduling requirement agreed upon in the construction agreement. The scheduling timeline will be determined by the contractor in collaboration with the City. The City will follow the directives provided in the agreement regarding contract payments. Please refer to "Exhibit A Sample Contract", which is attached to the Request for Proposals.**

All other conditions of this proposal remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:_____
Manual

Signature:_____
Typed or Printed

Company Name:_____

Address:_____

_____

Date:_____

/lh

Attachments: Building Permit, Drawings, and Eight (8) Photos of the Seven Gable House

Professional Proposal for:

Design-Build Services
Historic Seven Gables House Exterior Rehabilitation
Fort Pierce, Florida



Submitted to:
City of Fort Pierce
Purchasing Division
100 North US #1, Room 101
Fort Pierce, Florida 34950
February 4, 2025

by
New World Builders, Inc.
426 N. Stone Street
DeLand, Florida 32720-4059
Licensed General Contractor #CGC019441
Licensed Roofing Contractor #CCC057505
www.new-worldbuilders.com

In partnership with:
Heritage Architectural Associates
4300 Biscayne Boulevard, Suite 203
Miami, Florida 33137
www.heritagearchitectural.com

NEW WORLD BUILDERS

TAB 1: Proposal Documents and Introduction

426 North Stone Street DeLand, Florida 32720-4059

386.868.2200 Central Florida
Licensed General Contractor #CGC019441

954.766.2600 South Florida
www.new-worldbuilders.com

877.296.5055 Fax
Licensed Roofing Contractor #CCC057505

NEW WORLD BUILDERS

February 4, 2025

Ms. Marsha Commond
Special Projects Coordinator
52 Savannah Road
Fort Pierce, Florida 34982

RE: REQUEST FOR PROPOSALS – RFP #21025-013
Design-Build for the Historic Seven Gables House Exterior Rehabilitation

Dear Ms. Commond:

New World Builders, Inc. in conjunction with Heritage Architectural Associates, is pleased to submit this response to your Request for Proposals for the provision of Design-Build Services for the Historic Seven Gables House Exterior Rehabilitation Project. We welcome the opportunity to work with you, and we know that our team can provide excellence in the Design and Construction Services required for this significant project.

In consideration of the scope defined in the RFP and in accordance with our considerable expertise in the rehabilitation of significant historic structures, our proposal is based upon a demonstrated process that aligns cost, scope and proper construction technique in accordance with the U.S. Secretary of the Interior's Standards for Treatment of Historic Buildings.

This process involves a comprehensive methodology that includes the following:

- Pre-field historic research
- Documentation of existing conditions
- Analysis of existing conditions
- Development of recommended treatment options
- Cost analysis of recommended treatment options
- Determination of prioritized needs for implementation
- Definition of appropriate scope based upon the synthesis of appropriate treatment, cost and priority.
- Construction that implements the rehabilitation in a technically appropriate manner
- All work from inception to completion shall be in accordance with the U.S. Secretary of the Interior's Standards for Treatment of Historic Buildings

Consequently, some specific components of the RFP will need to be addressed in the design phase.

NEW WORLD BUILDERS

New World Builders, Inc. is an award-winning Florida-licensed general contracting firm with a statewide reputation for quality, creativity and integrity. The firm was established in 1994 and is based in DeLand, Florida. The firm has worked on numerous notable historic resources throughout the state. Many of these resources are listed in local historic registers and/or the National Register of Historic Places, and work was often required to comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

The goal of historic restoration and rehabilitation must be to preserve the long-term vitality of the building by addressing issues as they come forward in a way that does not diminish the stature of the historic resource. Our staff and subcontractors are well versed in the methods used in historic preservation, as we hire only those with experience and a dedication to the goals of historic preservation.

I am the founder and principal of New World Builders, Inc., and I have over 40 years of experience in the construction industry. I hold a Certified General Contractor License and a Certified Roofing Contractor in the state of Florida. I earned a Bachelor of Science Degree in Architectural Technology from Florida International University. In addition to my contracting work, I currently serve on the Historic Preservation Board for the City of DeLand. I previously served as a member of Historic Preservation Board of the City of Fort Lauderdale and was a delegate to the City's Planning & Zoning Board Zoning Rewrite Committee.

Heritage Architectural Associates (Heritage), founded in 1998 in Miami, Florida, will provide design services. Heritage is an award-winning full-service architectural firm that specializes in architectural restoration, downtown revitalization, condition assessments of historic structures, preservation master planning, and architectural survey and documentation. The firm's practice is focused exclusively within the realm of historic preservation, and most of its projects have involved historic resources that are listed or are eligible for listing in the National Register of Historic Places. Most of the firm's work has been reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation.

The firm is led by Steven Avdakov, R.A., a registered architect in the state of Florida and four other states. He has over thirty-three years of professional architectural and historic preservation experience. He earned a Master of Science Degree in Historic Preservation from Columbia University and a Bachelor of Architecture degree from the University of Miami. His experience meets the U.S. Department of the Interior's Professional Qualifications Standards (36 CFR 61) for Architecture, Historic Architecture and Architectural History, and he is included on the qualified historic preservation consultant lists of several states. He has broad experience in the analysis of building conditions, the development of recommendations, the preparation of construction documents and the administration of construction.

NEW WORLD BUILDERS

New World Builders and Heritage are currently collaborating on work at the historic Manasota Beach Club, an "old Florida" style beach resort near Englewood. The Club, which was recently approved for listing in the National Register of Historic Places, suffered significant damage from the recent Hurricane Helene & Milton. The team collaborated on an Historic Structures Report for the property and is now looking to restore the historic resources damaged by the storms. Additional work includes a Master Plan for the site and buildings. Rehabilitation will be based on a prioritized scope of work that considers need and budgetary constraints.

Our project team shares a mutual commitment to quality of service, scheduling, and budgetary constraints, which is the foundation of a successful project. Please see the attached pages for details on our capabilities and approach to the project. I am submitting this proposal as principal of New World Builders, Inc., and I will be the point of contact for the project.

My contact information is listed below. As we have demonstrated in the past on our numerous successful projects, our passion for achieving professional excellence in historic preservation work is matched only by our passion for partnering with local organizations to help achieve significant community goals. We welcome the opportunity to share this passion and energy with the City of Fort Pierce to achieve success on this worthwhile endeavor.

Should you have any questions, please feel free to contact me.
Respectfully submitted,
NEW WORLD BUILDERS, INC.

Charles M. Jordan
President

426 North Stone Street DeLand, Florida 32720-4059

386.868.2200 Central Florida
Licensed General Contractor #CGC019441

954.766.2600 South Florida
www.new-worldbuilders.com

877.296.5055 Fax
Licensed Roofing Contractor #CCC057505

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	CITY OF FORT PIERCE **REQUEST FOR PROPOSALS** and **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, 772-467- 3102	RFP No: 2025-013
Pre-Proposal Site-Visit Date: 11:00 AM, THURSDAY, JANUARY 9, 2025	RFP Title: GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION
Pre-Proposal Site-Visit Location: Seven Gables House 482 North Indian River Drive Fort Pierce, FL 34950	RFP Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:00 PM, TUESDAY, FEBURARY 4, 2025	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: New World Builders, Inc. Mailing Address: 426 N. Stone Street DeLand, Florida 32720-4059	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Pres. Authorized Signature (Manual)
City, State, Zip Code: DeLand, Florida 32720-4059	Typed or Printed Name: Charles M. Jordan
Type of Entity (Select one): Corporation X Partnership Proprietorship	Title: President
Incorporated in the State of: Florida Year: 1994	Delivery in 365 days, ARO
Phone Number: 386.868.2200	Payment Terms: Net 30 Days
Fax Number: 877.296.5055	FEIN or SS Number: 65-0519450
E-Mail Address: cjordan@new-worldbuilders.com	Local Business: ___Y _X_N MWBE: ___Y _X_N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

Contractor Covered Transactions

(1) The prospective contractor of the Recipient, New World Builders, Inc., **(Contractor's Name)**

certifies by submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal Department or Agency.

(2) Where the Recipient's contractor's is unable to certify to the above statement, the prospective contractor shall attach an explanation to this form.

New World Builders, Inc.
(Contractor's Name)

(Authorized Signature)

Charles M. Jordan
(Print Name)

President
(Title)

426 N. Stone Street
(Street and Address)

DeLand, Florida 32720-4059
(City, State, Zip)

City of Fort Pierce
(Recipient's Name)

Date: 2/4/2025

Division Contract Number

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that New World Builders, Inc. does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

New World Builders, Inc.
By: CMJ, Pres
Proposer's Signature
Charles M. Jordan, President
February 4, 2025
Date

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
New World Builders, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
426 N. Stone Street

Requester's name and address (optional)

6 City, state, and ZIP code
DeLand, Florida 32720-4059

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
___ - ___ - ____

or

Employer identification number
65 - 0519450

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 2/4/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

THE SUNRISE CITY
FORT PIERCE
PURCHASING DEPARTMENT
Florida

REFERENCES

RFP NO. 2025-013
SEVEN GABLES HOUSE EXTERIOR REHABILITATION

Bidder shall submit as a part of the bid package, three (3) Customer references with name of the customer, address, contact person, and telephone number.

Name Historic Preservation Solutions LLC	**Name** Hollywood Women's Club
Contact: Dave Baber	**Contact:** Isabel Wise, Project Manager
Address: 2407 Arboretum Circle Sarasota, Florida 34232	**Address:** 501 N. 14 Avenue Hollywood, Florida 33020
Former Sarasota County Historic Preservation Officer Former Broward County Historic Preservation Officer	Award winning restoration - Hollywood Women's Club Historic Clubhouse
Telephone: 941.686.0782	**Telephone:** 954.480.7472
Email: deevob@gmail.com	**Email:** wisei@bellsouth.net

Name City of Port St. Lucie	Additional References Available Upon Request.
Contact: Jennifer Davis, CRA	
Address: 121 SW Port St. Lucie Boulevard Port St. Lucie, Florida 34984	
Restoration of the Historic Peacock Lodge	
Telephone: 772.344.4342	
Email: JDavis@cityofpsl.com	

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	X	
Include proof of proper licensing as stated in bid documents.	X	
Include proof of proper insurance as stated in bid documents.	X	
Did you include a list of all materials and equipment to be used in providing the service?	X	
Is Drug-Free Workplace form signed and enclosed?	X	
Proposal envelope is marked accordingly	X	
Are two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals?	N/A	
Disregard, if you are going to utilize the electronic submission option	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID

New World Builders, Inc.
By: _____, Pres.
Charles M. Jordan, President

January 23, 2025

CITY FORT PIERCE

REHABILITATION OF THE HISTORIC SEVEN GABLES HOUSE
RFP No. 2025-013

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by a potential proposer for clarification of the proposal specifications:

1. **QUESTION:** Has this project been submitted and/or approved by the State Historic Preservation Office (SHPO)?

   ANSWER: **No. The building is registered only in the City's local register of historic sites and districts.**

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ANSWER: **This project focuses on the exterior of the building. The chimney will not be used for fire or heating.**

6. **QUESTION:** Relative to work on the windows that will impact interior spaces, who is responsible for moving items and perhaps personal items out of work zones prior to work in those spaces?

ANSWER: **The City and the tenant will be responsible for removing or relocating their belongings from the work zone.**

7. **QUESTION:** Please confirm window type or materials that are acceptable for reproduction of new replacement windows?

ANSWER: **Impact-resistant windows that match the existing style or as close as possible.**

8. **QUESTION:** Are windows and doors to be replicated in-kind? Or are windows and doors to be replicated to meet current code standards?

ANSWER: **They must meet current code standards while maintaining some level of resemblance to their original style.**

9. **QUESTION:** What area(s) will the contractor be permitted for staging?

ANSWER: **The contractor can use the parking lot east of the building for staging.**

10. **QUESTION:** Where will a dumpster and port-o-jon be permitted to be staged?

ANSWER: **The dumpster can be staged at the east side of the building along the curb. The Seven Gables House has restrooms available for use right outside of the main entrance.**

11. **QUESTION:** Who is responsible for restoration of turf and site conditions following completion of all work?

ANSWER: **The contractor is responsible for replacing the sod as it exists currently.**

12. **QUESTION:** When does the City of Fort Pierce intend to make the award of the project?

ANSWER: **The award is to be made after completion of an evaluation of bids an the approval of the City Commission at their regularly scheduled meetings.**

ANSWER: **The project intends to improve the exterior of the building with durable, low maintenance, weather-resistant and impact-resistant materials that can resemble the original style as closely as possible. These improvements do not impact the funding source.**

20. **QUESTION:** What funding sources are being utilized for the project?

ANSWER: **Funding will be provided by the Fort Pierce Redevelopment Agency This is not funded through a grant.**

21. **QUESTION:** What are the scheduling requirements associated with any of the **Funding sources?** Are there any requirements regarding the commencement of the project or the completion of the project and expenditure of funds.

ANSWER: **The awarded contractor must comply with the scheduling requirement agreed upon in the construction agreement. The scheduling timeline will be determined by the contractor in collaboration with the City. The City will follow the directives provided in the agreement regarding contract payments. Please refer to "Exhibit A Sample Contract", which is attached to the Request for Proposals.**

All other conditions of this proposal remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____ Pres.
Manual

Signature: Charles M. Jordan, President
Typed or Printed

Company Name: New World Builders, Inc.

Address: 426 N. Stone Street

DeLand, Florida 32720-4059

Date: February 4, 2025

/lh

Attachments: Building Permit, Drawings, and Eight (8) Photos of the Seven Gable House

13. **QUESTION:** Is there a project budget or anticipated cost that can be provided?

ANSWER: **Yes, however the price should reflect the scope of work.**

14. **QUESTION:** Is there a set of plans from the building move that can be transmitted to us during the bid period? This should include foundation, exterior porch, restrooms and exterior staircase and wood deck?

ANSWER: **Yes. Please see attached.**

15. **QUESTION:** Will there be an attempt to keep the museum or gift shop open? Note that the job site should be secure for safety and liability purposes.

ANSWER: **No. the Seven Gables Visitor Center will not remain open during construction.**

16. **QUESTION:** Would we be able to place a construction fence around the project, including the staging areas?

ANSWER: **Yes**

17. **QUESTION:** Please confirm if an electronic submission of the bid is acceptable?

ANSWER: **Yes. Please follow the delivery instructions as stated in the Request for Proposal document.**

18. **QUESTION:** Evaluation Criteria. Please confirm that the price counts only 20 points for the award and shall not be the sole basis for an award.

ANSWER: **We will follow the evaluation criteria as stated in the Request for Proposals document.**

19. **QUESTION:** The RFP notes that specific improvements are to be undertaken which include the following items:

a. Upgrade all fascia boards with hardi-board fascia materials.
b. Remove existing siding and trim, replacing them with the same shiplap profile using hardi-cementuous siding.
c. Replacement of all exterior windows and doors as necessary.

According to the above referenced standards, the historic materials should be repaired rather than replaced in lieu of the replacement of materials approach identified in the specific improvements. Are we to deviate from the U.S. Secretary of Interior's Standards to follow this directive? Deviation from the standards may.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

JORDAN, CHARLES M

NEW WORLD BUILDERS INC
426 NORTH STONE STREET
DELAND FL 32720-4059

LICENSE NUMBER: CGC019441

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/30/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

JORDAN, CHARLES M

NEW WORLD BUILDERS INC
426 NORTH STONE STREET
DELAND FL 32720-4059

LICENSE NUMBER: CCC057505

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/30/2024

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NEW WORLD BUILDERS

Tab 2: Key Personnel, Credentials and Qualifications

426 North Stone Street DeLand, Florida 32720-4059

386.868.2200 Central Florida
Licensed General Contractor #CGC019441

954.766.2600 South Florida
www.new-worldbuilders.com

877.296.5055 Fax
Licensed Roofing Contractor #CCC057505

Key Personnel, Credentials and Qualifications

New World Builders, Inc.

New World Builders (NWB) is an award-winning Florida-licensed general contracting firm with a statewide reputation for quality, creativity and integrity. The firm was established in 1994 and is based in DeLand, Florida. Initially involved with new construction and commercial and residential rehabilitation, the firm now focuses on historic preservation.

The NWB crew has experience working on many notable historic resources, such as the Historic Peacock Lode (Port St. Lucie), Manasota Beach Club National Register Historic District Englewood), Hollywood Women's Club (Hollywood)**, Bonnet House (Fort Lauderdale), The Barnacle (Miami), as well as a number of historic homes in South and Central Florida. Many of these resources are listed in local historic registers and/or the National Register of Historic Places. Therefore, all of the projects were required to comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. Please refer to the Projects section for details on featured projects.

The goal of historic restoration and rehabilitation must be to preserve the long-term vitality of the building. NWB personnel study each job to determine why certain systems failed, so that prevention measures can be implemented to prevent reoccurrence of the issue. The goal of NWB is to honor the historic building by addressing issues as they come forward in a way that does not diminish the stature of the historic resource. NWB employees and subcontractors are well versed in the methods used in historic preservation. The firm hires only those with experience and a dedication to the goals of historic preservation.

Key Personnel:

Charles M. Jordan is the principal of New World Builders, Inc., which he founded in 1994. He earned a Bachelor of Science in Architectural Technology from Florida International University and has over 40 years of experience in the construction industry. He holds Florida Certified General Contractor License #CGC019441 and Florida Certified Roofing Contractor License #CCC057505.

Mr. Jordan has extensive experience in historic preservation, both as a contractor and as an advocate. He has served on both the Historic Preservation Board for the City of DeLand and on the Historic Preservation Board of the City of Fort Lauderdale, where he served terms as Vice Chairman and Chairman. As a member of the Board, he was a delegate to the Planning & Zoning Board Zoning Rewrite Committee in Fort Lauderdale.

In addition to his work as a contractor and his public service, Mr. Jordan has led several non-profit organizations focused on historic preservation, including the Sailboat Bend Civic Association, Trust for Historic Sailboard Bend, Flagler Village Civic Association, and the Broward Trust for Historic Preservation.

**** Winner of a 2024 Outstanding Achievement Award from the Florida Trust for Historic Preservation for Restoration, Rehabilitation or Adaptive Reuse**

Christopher Gearing serves as a Lead Carpenter & Field Supervisor and is responsible for the daily field operations. Chris has extensive hands-on construction experience with over 40 years in the field, including every aspect of custom craftsmanship, from Brownstone renovations in Manhattan to restaurant build-outs in Miami to historic restorations like the Frances Langford Beach Cottage in Hutchinson Island. He is currently working on the Manasota Beach Club National Register Historic District and would be directly supervising daily operations of the Seven Gables House Restoration project.

From a local perspective, Mr. Gearing was New World Builder's Field Supervisor and Lead Carpenter for the Historic Peacock Lodge restoration in the City of Port St. Lucie. As New World Builders seeks historic preservation projects all over the state of Florida, our crew of carpenters is used to traveling. However, on this job, Mr. Gearing lives in nearby Stuart, so this is closer to home.

Field Crew – Carpenter Craftsmen
We work with a select group of carpenters who have historic preservation experience. We are able to fabricate windows, trim, cabinetry, while also being able to correct structural deficiencies in conjunction with our architectural partner.

Project Management is conducted by Charles Jordan, while Field Supervision is handled by Christopher Gearing.

Heritage Architectural Associates

Heritage Architectural Associates is an award-winning full-service architectural firm specializing in architectural restoration, condition assessments of historic structures, preservation master planning, downtown revitalization and architectural survey and documentation. The firm was established in 1998 and maintains offices in Miami, Florida and Wheeling, West Virginia.

Heritage has extensive experience and expertise in documenting, analyzing and rehabilitating Florida architecture. The firm served as the Historic Preservation Consultant for the multiple award-winning adaptive re-use of the Civil Rights-era landmark Hampton House Motel (c. 1955, 1961) located in Miami. The firm provided Full Architectural Services for the award-winning rehabilitation of the National Register-listed Villa Providence (c. 1924), which is owned by the City of Hallandale Beach. Heritage conducted a preservation assessment of all buildings and structures at Greynolds Park (1934-40), Miami-Dade County's first fully-planned park, as part of a comprehensive rehabilitation plan for Miami-Dade County's Parks and Recreation Department. The firm recently prepared an Historic Structures Report for the National Register-listed Manasota Beach Club in Englewood, Florida.

Working in conjunction with New World Builders, Heritage Architectural Associates also created a Master Plan for Restoration and Redevelopment of the Manasota Beach Club National Register of Historic Places District.

In addition, Heritage has provided architectural and historic preservation consulting services for the adaptive reuse of residences into museum space, including Tawawa Chimney Corner (1896-97), located in Wilberforce, Ohio and the Cockayne House, in Glen Dale, West Virginia.

Key Personnel:

Steven Avdakov, R.A. founded Heritage Architectural Associates in 1998 and serves as Principal-in-Charge. He is a registered architect in five states including Florida, West Virginia, Ohio, Michigan and Pennsylvania, and he has over thirty-four years of professional architectural and historic preservation experience. He earned a Master of Science Degree in Historic Preservation from Columbia University ('94) and a Bachelor of Architecture degree from the University of Miami ('89). His experience meets the U.S. Department of the Interior's Professional Qualifications Standards (36 CFR 61) for Architecture, Historic Architecture, and Architectural History, and he is included on the qualified historic preservation consultant lists of several states.

Mr. Avdakov has significant experience in all facets of historic architecture, including restoration and rehabilitation, new design within historic contexts, analysis of existing conditions and recommendations for treatment, budgeting, historic tax credits, downtown revitalization, preservation planning, and documentation of historic resources. He is recognized as an expert in Historic Preservation and has provided expert witness testimony for several significant cases in South Florida. Mr. Avdakov will oversee the design team.

Gordon Loader, R.A., who will serve as Project Architect, has been with Heritage since 2001. He has over fifty years of professional architectural and historic preservation experience and holds a Master of Science Degree in Historic Preservation from Columbia University ('86). Mr. Loader is a registered architect in Florida, and his experience meets the U.S. Department of the Interior's Professional Qualifications Standards (36 CFR 61) for Architecture and Historic Architecture. He has extensive experience in all aspects of historic preservation, including expertise in the Florida Building Code and alternative compliance provisions for historic structures He has reviewed and analyzed numerous buildings in multiple states and countries. Mr. Loader has been called to testify as an historic preservation expert witness on several occasions. He also served on Miami-Dade County's Unsafe Structures Board.

Deborah Griffin, Senior Preservation Specialist and Historian, joined the Heritage team in 2008. She holds a degree in Building Preservation Technology from Belmont College in St. Clairsville, Ohio, which offers a program of both theoretical and hands-on training in historic preservation. She is experienced in the documentation and analysis of historic architectural resources and has contributed to over a dozen historic architectural assessment reports. Ms. Griffin conducts in-house paint analysis and oversees other material analysis. She also handles the preparation of construction documents and contributes to the administration of construction projects for the firm.

NEW WORLD BUILDERS

Tab 3: Firm's Experience with the Rehabilitation of Historic Structures

426 North Stone Street DeLand, Florida 32720-4059

386.868.2200 Central Florida
Licensed General Contractor #CGC019441

954.766.2600 South Florida
www.new-worldbuilders.com

877.296.5055 Fax
Licensed Roofing Contractor #CCC057505

CHARLES M. JORDAN

President, New World Builders, Inc.

(386) 868-2209

cjordan@new-worldbuilders.com

CORE COMPETENCIES

- Creative, independent and self-motivated
- Leadership ability exhibited over a forty year time period
- Management skills, both as small business owner and as a civic organizer
- Extensive experience with governmental approvals & public presentation in multiple municipalities
- Excellent working knowledge of building and zoning codes
- Background in urban planning through practical experience & public participation
- Clear understanding of legal issues of land use and urban planning.
- Technical knowledge of historic preservation practices as a general contractor
- Attention to detail required for appropriate finish product

EDUCATION

FLORIDA INTERNATIONAL UNIVERSITY **1978-1981**
Bachelor of Science Degree in Architectural Technology

TOWSON STATE UNIVERSITY **1976-1978**
Economics & Mathematics Major Studies

BALTIMORE POLYTECHNIC INSTITUTE **1972-1975**
Advanced College Preparatory Course

PROFESSIONAL LICENSES

Charles M. Jordan holds the following licenses from the State of Florida:

- Certified General Contractor #CGC019441
- Certified Roofing Contractor #CCC057505
- Licensed Real Estate Broker #BK475925

PROFESSIONAL STATUS

New World Builders, Inc. **1994-Present**
President/Qualifier
"A Florida Licensed General Contracting firm involved in new construction, rehabilitation and historic preservation work"

Volusia Properties, LLC **2017-Present**
President/Broker
"A Florida Licensed Real Estate Broker firm involved in real estate marketing, sales and management".

CIVIC INVOLVEMENT

CITY BOARD SERVICE

Historic Preservation Board **2018-2024**
City of DeLand
Vice Chairman 2023-2024
"This is a quasi-judicial board appointed by the City Commission."

Historic Preservation Board **1989-1995, 1999-2003**
City of Fort Lauderdale
Chairman 2001-2003, Vice Chairman 1994-1995
"This is a quasi-judicial board appointed by the City Commission."

Zoning Re-write Committee **1994-1996**
City of Fort Lauderdale
Historic Preservation Board Delegate to Planning & Zoning Board Zoning Rewrite Committee
This was a board comprised of the City of Fort Lauderdale Planning & Zoning Board plus delegates of the various boards that deal with zoning issues. The work product of the committee delivered to the consultant who wrote the Urban Land Development Regulations (ULDR) for the City of Fort Lauderdale.

NON-PROFIT ORGANIZATION LEADERSHIP

Trust for Historic Sailboat Bend, Inc. **2008-2014**
Non-Profit Organization
President 2010-2013
"A non-profit organization committed to identifying, preserving, restoring and enhancing the historic character of the Sailboat Bend Historic District and other historic communities, sites and locations."

Sailboat Bend Civic Association **1983-2013**
President 1988-1989
Neighborhood Master Plan Chair 1989-1992
President during City sponsored Neighborhood Master Plan program, leading to the designation of the Sailboat Bend Historic District. Served as Neighborhood Master Plan Chair until the Sailboat Bend Historic District was established. This once blighted neighborhood won the Best Place to Live in Broward County award from the New Times.

Broward Trust for Historic Preservation, Inc. **1998-2005**
Non-Profit Organization
President 1999-2005

Presided over the expansion of the Sailboat Bend Historic Trust to a countywide advocacy organization for historic preservation. Worked to oversee the Related Group in redevelopment of the historic Lauderdale Beach Hotel into the Las Olas Beach Club, as part of a negotiated legal settlement. With activist executive board, initiated educational programs and public awareness efforts, such as the 'Going, Going, Gone' exhibition on mid-century modern architecture. Managed the NPO as President for over six years, leaving the trust with over $300,000 in assets.

Flagler Village Civic Association **1996-2000**
President 1998-2000

President of an emerging urban neighborhood during transition from blighted area to in-town redevelopment. Participated in urban neighborhood studies that led to infrastructure improvements still being implemented.

Council of Fort Lauderdale Civic Associations **2006-2013**
Member of Ad-Hoc Zoning Rewrite Committee, 2006-Present
Sailboat Bend Delegate, 2011-2013
" The Ad-hoc Zoning Rewrite Committee was set up by the Council of Fort Lauderdale Civic Association to address the residential zoning code, particulary as it relates to compatibility with established neighborhoods."

American Institute of Architects – FIU Student Chapter **1979-1980**
President
" Served as President of the Florida International University Student Chapter while pursuing Bachelors Degree in Architectural Technology"

PROJECT HIGHLIGHTS

Historic Preservation – Municipally Funded Projects – New Construction

www.new-worldbuilders.com

HISTORIC PRESERVATION

Manasota Beach Club National Register Historic District 2022-Present

2456 SE Westmoreland Boulevard **Restoration & ADA Upgrades**
Port St. Lucie, Florida 34952

Manasota Beach Club is a National Register of Historic Places District that fronts on the Gulf of Mexico and the property spans across the key to the Lemon Bay. The district has architectural examples from the 1890's to 1970, including sone notable mid-century modern buildings attributed to architects from the Sarasota School of Architects group. There are twelve historic cottages, plus the Clubhouse and various support buildings.

This project is an ongoing long-term, multi-year project teamed with Heritage Architectural Associates, including assessment of the various buildings to compile a Historic Structures Report, a Master Plan for the restoration and redevelopment of the property and a cost analysis of the work required to restore the historic resources withing the Historic District.

Due to the damage inflicted by Hurricane Helene, closely followed by the devastation to Manasota Key by Hurricane Milton, New World Builders is currently involved in planning the rebuilding of several of the contributing building impacted by the storm surge.







Historic Peacock Lodge 2022-2024

2456 SE Westmoreland Boulevard **Restoration & ADA Upgrades**
Port St. Lucie, Florida 34952

Restoration of Peacock Family lodge, relocated to the City of Port St. Lucie's Port District Park, which is also the Home of the Botanical Gardens. The project was funded in part by a $500,000 Special Category Grant from the State of Florida Division of Historic Resources.

The successful restoration added an ADA compliant rest room and lift to provide access to this historic building. Original cabinetry, windows, doors, cypress interior wall boards and ceilings were restored.

Now, the building is the home of the Port St. Lucie Historical Society and is a cultural anchor of the Port District riverfront park.

Hollywood Women's Club 2013, 2020-2021

501 North 14th Avenue **2013 Foundation Replacement**
Hollywood, Florida 33020 **2020-2021 Total Restoration, ADA Upgrades**





2013: Foundation replacement for the historic Hollywood Women's Club "Clubhouse". Work includes lifting the building to provide room to install helical piling; building a grade beam; perform remedial work to the structure where damaged by moisture intrusion; raise the elevation of the building and the site grade to prevent flooding in the future. This project is partially funded by the State of Florida Department of State, Division of Historic Resources.

http://www.local10.com/news/Crews-raise-historic-clubhouse-to-preserve-it/-/1717324/19811808/-/u8simo/-/index.html

2020-2021 Total Restoration





Total restoration of the 1927 Historic Hollywood Women's Club, following the US Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. Scope of the Work includes the following:

- ADA Upgrades to provide building access and ADA rest room facilities.
- Provide rear entrance Portico with ADA lift to provide access form the outside.
- Provide new parking lot with handicap spot & ADA access to building.
- Replace all Mechanical, Electrical and Plumbing.
- Restore double hung wood windows, window weights and appropriate trim.
- Restore operable shutters with original details to protect windows.
- Replace roofing with original type metal roof. Upgrade exterior structure of roof to accept insulation panels and provide superior fastening.
- Provide hurricane strapping to all trusses.
- Restore double front entry doors to their original appearance.
- Landscape as required for improvements of this scope.

Spaulding/Dysart & Rickman House 2015-2017

216 W. Michigan Avenue **Historic Rehabilitation**
DeLand, Florida 3272




The subject property is a historic two-story wood frame home with a specialized shell stucco finish. The house is a contributing building in the Deland Northwest Historic District, listed on the National Register of Historic Places. Therefore any work done to the building was done according to the United States Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Scope of our work included the following:

- Rewire the entire building to replace the original 'knob & tube' wiring
- Duplicate plaster textures to match the original, where penetrations were necessary.
- Repair original unpainted coquina stucco cracking
- Replace hurricane damaged roofing with metal roof
- Create Music Library for pianist Dr. Michael Rickman
- Restore damaged wood doors with stain finish
- Paint entire interior
- Paint exterior windows & trim, while maintaining the original unpainted coquina stucco finish.

Recognizing that this is a significant historic building in the City of DeLand and according to the owners' intention to provide more protection for its unique façade, we assisted the owners in getting the property designated on the DeLand Register of Historic Places.

Lee-McDonald-Jordan Residence 2015-2017

426 North Stone Street **Total Historic Rehabilitation**
DeLand, Florida 32720

Before



After





Total historic rehabilitation of a 1924 Mediterranean Revival home that had been abandoned for 4 years, after a fire destroyed the attached garage and electrical service. Included were all new mechanical, electrical, plumbing and natural gas, while maintaining the unique elements of the interior trim & plaster. Wood casement and double-hung windows were re-sashed in the existing jambs and inappropriate metal windows removed, helping to restore the historic structure to its original appearance. Paint was also matched to the original color and a layer of sprayed-on stucco was removed to reveal the original texture.

As significant historic building in the City of DeLand, this property was designated historic and is on the Local Register of Historic Buildings.

Butterfly Kisses for Kids 2016

207 Live Oak Street **Commercial Conversion/Historic Rehabilitation**
New Smyrna Beach, Florida 32168

Scope of the Work included conversion of single family bungalow to a retail store in downtown New Smyrna Beach. Upgrades included ADA rest room, interior & entry ADA access paths, Exterior deck & ADA ramp. All improvements were done to maintain the historic cottage feel, while meeting the requirements of a commercial conversion to a retail establishment.

Willingham Carriage House at Richardson Park 2014

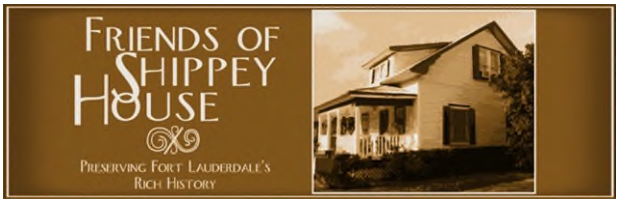
1937 Wilton Drive **Structural Repairs to Historic Building**
Wilton Manors, Florida 33312



Retained by the City of Wilton Manors and the Wilton Manors Historical Society to do structural repairs to the Richardson Carriage House, located in a city park.

Shippey House 2011-2012

220 Nugent Avenue **Historic House Relocation**
Fort Lauderdale, Florida 33312



Historic House Relocation; Provided consulting and general contracting support for relocation of the historic Judge Shippey House. Obtained Certificates of Appropriateness from the Historic Preservation Board for both locations, assisted in negotiating the lease terms and coordinated State, County and City permits for the move.

The Schubert Resort 2004-2005

855 Northeast 20 Avenue **30 UNITS**
Fort Lauderdale, Florida 33304

Brought in to an incomplete project that had been started in 2000 and abandoned. Worked through the re-permitting process to complete the gutted units. Did consultant work on the hotel/condominium conversion to ensure that all building issues with the City were resolved.



Curci House - City of Hallandale Beach 2003

324 Southwest Second Avenue **Historic Preservation Consultant**
Hallandale Beach, Florida

Hired by the City of Hallandale Beach to determine the feasibility of restoring the historic Curci House. At that time, the property was privately owned and the developer was planning to demolish the historic home and develop the parcel as new single-family houses. We found that a rehabilitation would be feasible and proposed that the City increase the density of the south portion of the property in return for the developer donating the house and sufficient land to honor the historic resource. The outcome was just that: the developer donated the Curci House, built townhouses on the south portion of the lot and the Curci House was preserved as a Museum.



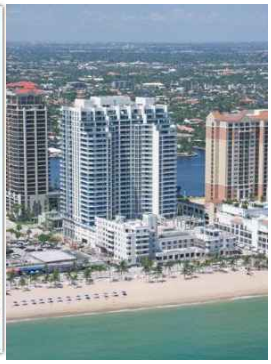

Before After

Lauderdale Beach Hotel/Las Olas Beach Club 2004-2006

101 North Fort Lauderdale Beach Boulevard **Historic Preservation Consultant**
Fort Lauderdale, Florida

As President of Broward Trust for Historic Preservation, negotiated with the Related Group to provide an adaptive reuse of the Lauderdale Beach Hotel as part of a high-rise condominium project. The outcome provided a successful oceanfront condominium project, with commercial uses at ground level. The Roy France designed street facades were saved. This was a win-win between the developer and the historic preservation community in what was an intensely growing market.



Front Street Villas 2002

1225 SW 4 Court **3 UNITS**
Fort Lauderdale, Florida 33312

This project is a renovation of a 1952 house with a 1958 duplex attached to it. Construction is CBS. Kitchens and bathrooms were replaced and updated; Ceramic Tile Flooring was placed throughout the units; Windows were replaced. Central Air Conditioning was installed; New fiberglass membrane roofing; Repainted inside and outside. Chicago Brick Paving added to create a car court for parking; Drainage basin required for car court; Fencing; Landscaping.

Renovations were privately funded. Tenant occupancy was immediate.

Kevin Lynch Residence & Duplex 1998

441 NE 2 Avenue **3 UNITS**
Fort Lauderdale, Florida 33301

This project was a successful renovation of a 1930's historic home plus a two-story duplex. Construction is wood frame with lap style aluminum siding. The structure was gutted to the studs, reinforced and restored. Original wood flooring was refinished. Kitchens and bathrooms were replaced and updated for modern convenience. Windows were replaced.

Renovations were privately funded.

Owner moved into the home upon completion; Tenant occupancy on the duplex was immediate.

MUNICIPALLY FUNDED PROJECTS

Lillian Davis Residence –
City of Fort Lauderdale Replacement House 1998

433 Northwest 15 Avenue
Fort Lauderdale, Florida 33311



This house was part of the City of Fort Lauderdale's Replacement Housing Program through the Community Development Department. Project scope included demolition of an existing residence. The home is a 2 bedroom/One bathroom CBS structure with covered front and rear porches.

Charles Wright Residence –

City of Fort Lauderdale Replacement House 1998

405 Northwest 20 Avenue
Fort Lauderdale, Florida 33311



This house was part of the City of Fort Lauderdale's Replacement Housing Program through the Community Development Department. Project scope included demolition of an existing residence. The home is a Two bedroom/One bathroom CBS structure with covered front porch and open rear patio.

Riverside Grove - City Funded Rental Rehab Project 2000

1435 SW 8 Court / 650 SW 15 Avenue **20 UNITS**
Fort Lauderdale, Florida 33312



This project was a successful renovation of two 10-unit apartment buildings. Construction is CBS. Ceramic Tile Flooring was placed in the units; Kitchens and bathrooms were replaced and updated; Central Air Conditioning was installed; New fiberglass membrane roofing; Repainting; Installation of canvas awnings; Quarry tile installation on all common balconies & stairs; Replacement of landscaping.

Renovations were funded in part by the City of Fort Lauderdale Rental Rehabilitation Program.

New World Builders, Inc. – City Funded Rental Re-hab Project 1999

501 NE I Avenue **3 UNITS**
Fort Lauderdale, Florida 33301





This project was a successful renovation of a 1952 house and a 1948 duplex. Construction is CBS The structure was gutted to the studs, reinforced and restored. Ceramic Tile Flooring was placed throughout the units. Kitchens and bathrooms were replaced and updated for modern convenience. Windows were replaced. A 5-V Crimp Galvalume Metal roof was added both for aesthetics and durability.

Renovations were funded in part by the City of Fort Lauderdale Rental Rehabilitation Program. Tenant occupancy was immediate, being attracted to the charm of this newly restored historic building.

New World Builders, Inc. - City Funded Rental Re-hab Project 1997

517 NE 2 Avenue **4 UNITS**
Fort Lauderdale, Florida 33301



This project was a successful renovation of a 1939 historic four unit building. Construction is wood frame with wood lap siding. The structure was gutted to the studs, reinforced and restored. Original wood flooring was refinished. Kitchens and bathrooms were replaced and updated for modern convenience. Windows were replaced. A 5-V Crimp Galvalume Metal roof was added both for historic authenticity and durability.

Renovations were funded in part by the City of Fort Lauderdale Rental Rehabilitation Program. Tenant occupancy was immediate.

Morris Apartments - City Funded Rental Re-hab Project 1998

808 West Las Olas Boulevard **2 UNITS**
Fort Lauderdale, Florida 33312

This project was a successful renovation of a 1948 duplex. Construction is CBS The structure was gutted to the studs and restored. Ceramic Tile Flooring was placed throughout the units. Kitchens and bathrooms were replaced and updated for modern convenience. Windows were replaced. A new fiberglass shingle roof was installed.

NEW CONSTRUCTION

Ocean Pearl Estates 2007-2010

3400 SE 6 Street **New Construction**
Pompano Beach, FL 33062 **Pool House**
10 unit townhouse project



Brought in as a Builder/Developer Consultant to assist developer with a lender work-out. Became the General Contractor responsible for completion of the Pool House, Common Areas and remaining build-out. Scope of the Work includes all aspects of construction to complete the project, including permitting, coordination of plan revisions, quality control, interface with lender and developer.

Poinciana Court 2003-2004

271-305 Southeast 22 Street
Fort Lauderdale, Florida 33316

This is a six-unit townhouse project in the Poinciana Park neighborhood of Fort Lauderdale. Successfully built and all units sold before completion, this project was an entry level project with upgraded finish levels expected in more expensive townhomes. Sale prices ranged from $205,000 for a one bedroom unit to $284,000 for the three bedroom unit. Construction funding was provided by Equitable Bank (Now known as 1st United Bank).



Jack & Linda Jordan Residence 2001

824-826 Middle Street (SW 2 Court)
Fort Lauderdale, Florida 33312



Sailboat Bend



This project is part of the Village Collection, which is built in a style reminiscent of the historic homes in the Sailboat Bend Historic District. The primary residence is a 3 bedroom/3 bathroom wood frame structure with covered front and rear porches. In addition there is a two-story attached garage with a 1 Bedroom/1 Bathroom apartment above.

Numerous other projects/further references available upon request.

MANASOTA BEACH CLUB
Englewood, Florida







Client:
Manasota Beach Club

Budget:
N/A

Completion Date:
March 2024

Services Performed:
Historic Preservation Consulting Services, Full Architectural

Heritage Architectural Associates was contracted to provide a comprehensive Historic Structures Report and Master Plan (HSRMP) for the Manasota Beach Club (c 1900-1970) an "Old Florida" style resort in Englewood, Florida. The property has been owned by the same family since 1960. The resort features a lush natural landscape, including a natural oak hammock and dune swept beaches. The historic built environment includes numerous cottages and a Clubhouse that range in age and style from Early 20th century vernacular to Mid-20th Century Sarasota School Modern. The property is listed on the National Register of Historic Places.

The Heritage team recently completed a Historic Structures Report which included a complete review and analysis of buildings on the site, the identification and documentation of existing conditions, and the development of prioritized recommended treatment options with an associated Opinion of Probable Cost. Heritage prepared a Master Plan for the future upgrading of the property as required to meet contemporary functional, programmatic, code, and accessibility requirements while reinforcing the historic architectural character that contributes to the Manasota Beach Club's unique sense of place. The firm worked closely with New World Builders, Inc. with regard to constructability, evaluation and budget. The HSRMP will serve as a long term guide for the future rehabilitation of the facility. The Heritage team has assisted the owners with recovery efforts from the effects of several hurricane that struck the Gulf Coast of Florida. Additionally, the firm has facilitated efforts to obtain a Small Business Administration (SBA) Disaster Recovery Loan for repairs to the property associated with the storms.

VILLA PROVIDENCE RESTORATION
Hallandale Beach, Florida





Photo courtesy of James Curci



Client:
City of Hallandale Beach, Florida

Budget:
$860,000

Completion Date:
Summer 2010

Services Performed:
Full Architectural

The firm is the Architect of Record/Preservation Architect for the rehabilitation of the National Register-listed Villa Providence (c. 1924) that is owned by the City of Hallandale Beach, Florida. It is the intent of the City to utilize the rehabilitated property as a public community facility within a newly created park that will accommodate historic exhibits, meeting space, and revenue generating events. The project was delivered as a Design-Build contract with The Durable Restoration Company. Work on the exterior rehabilitation was completed in Autumn 2007, and issues included stucco and concrete restoration, a new roofing system and replica windows and doors. The exterior building envelope was rehabilitated in a manner which maintained historic character yet complied with stringent current Florida Building Code requirements. The interior was completed in Summer 2010, and issues included the restoration of historic tile mosaic and tile elements, the installation of new mechanical, electrical and plumbing systems, and the provision of an ADA accessible ramp and toilet room. The firm prepared a Site Master Plan to accommodate the relocated Moffett House as part of the creation of an historic park. Funding sources have included The Florida Department of State – Division of Historic Resources, Broward County – Cultural Division, and the City of Hallandale Beach. Work was reviewed by the Florida State Historic Preservation Office (SHPO) for compliance with the Secretary of Interior's Standards.

In 2011, Villa Providence was honored for Outstanding Achievement in Adaptive Use by the Florida Trust for Historic Preservation.

BENNETT COCKAYNE RESIDENCE
Glen Dale, West Virginia







Client:
Marshall County Historical Society

Budget:
$750,000

Completion Date:
Exterior Rehabilitation – Summer 2009
Climate Control – Summer 2013

Services Performed:
Full Architectural

The firm has contributed greatly as the catalyst for the restoration of the National Register-listed Cockayne House (c. 1850). The structure, which was part of a Merino sheep farmstead, had been owned by the Cockayne family from the time of its construction until the passing of the last heir in 2001 and has incredible historic integrity. The firm prepared a Preservation Plan that serves as the basis for the adaptive re-use of the structure as a museum to be administered by the Marshall County Historical Society. The initial phase of work was completed in Summer 2005 and involved the stabilization of the roof framing system, the repair of the box gutter system, and the replacement of slates and flashing with new to match the original appearance. In the Summer 2007, the exterior porch restoration was completed. The rehabilitation of the exterior façade was completed in two phases, in 2008 and 2009, and issues included the rehabilitation of the wood cladding and windows, and the incorporation of the authentic period paint color scheme. The installation of a geothermal-based humidistatic tempered ventilation climate control system to protect the interior artifacts was completed in 2013. Additionally, an adjacent historic residence will be rehabilitated to serve as an accessible interpretive and visitor center. The firm provided grant writing assistance to the Cockayne Committee and helped secure awards from the West Virginia Division of Culture and History, multiple Transportation Enhancement grants administered by the West Virginia Department of Highways, The Horn Foundation, and 84 Lumber. All phases of work have been reviewed in accordance with Section 106 by the West Virginia State Historic Preservation Office for compliance with the Secretary of the Interior's Standards for Rehabilitation. The project received the 2015 Stewardship Award from the Preservation Alliance of West Virginia for demonstrating best practices in historic preservation.

TAWAWA CHIMNEY CORNER
Wilberforce, Ohio







Client:
The Bishop Reverdy C. and Emma S. Ransom Foundation

Budget:
n/a

Completion Date:
HSRMP 2019
National Register Nomination 2020
Construction ongoing

Services Performed:
Historic Preservation Consulting and Full Architectural Services

Heritage Architectural Associates was contracted to provide a National Register nomination and a comprehensive Historic Structures Report and Master Plan (HSRMP) for Tawawa Chimney Corner (1896-97). The property is located in Wilberforce, Ohio, which is an historic center of African American education and culture. The area is also home to Wilberforce University, Central State University, Payne Theological Seminary, the National Afro-American Museum & Cultural Center, and the Buffalo Soldiers National Monument. Tawawa Chimney Corner was, at separate times, the residence of two bishops in the African Methodist Episcopal Church – Reverend Benjamin W. Arnett and Reverend Reverdy C. Ransom – both of whom were active in the civil rights movement in the late 19th and early 20th centuries. This movement laid the foundation for the mid-20th century activism of Reverend Dr. Martin Luther King, Jr. and others that resulted in the national civil rights reforms of the 1960s. The proposed adaptive use is to retain the historic character of the house while accommodating new uses that include interpretive displays related to African-American history, social justice, late 19th and early 20th century civil rights efforts, event space, and guest lodging. The Heritage team conducted a complete review and analysis of the building, including the documentation of existing conditions, development of recommended treatment options, evaluation of the building for potential uses, and the development of a concept design to incorporate any modifications required for new uses and for code and ADA requirements. The resulting HSRMP will serve as a guide for the future rehabilitation of the structure. In addition, Heritage prepared a National Register nomination for the property, which was listed on the Register at both National and State Levels of Significance in July 2020. Heritage wrote successful grant applications for 2021 and 2022 History of Equal Rights Grants from the National Park Service, resulting in $1.2 million for the project.

HISTORIC HAMPTON HOUSE RESTORATION
Miami, Florida







Client:
Gurri Matute, PA

Budget:
$6,000,000

Completion Date:
May 2015

Services Performed:
Historic Preservation
Consulting Services

Heritage served as the Historic Preservation Consultant for the National Register-eligible Hampton House Motel (c. 1955, 1961) located in the Brownsville community of Miami-Dade County. This Civil Rights-era landmark was adaptively re-used as a community cultural center that includes a multi-purpose room, space for an historic interpretive museum, offices, and space for future recording studios and classroom. The project was extremely challenging, as the long-vacant building was in severely deteriorated condition at the outset of the project. Specific preservation issues included restoration of original materials including ornamental metal railings, and the installation of replica items including windows, doors, fixtures, hardware, and signage. Additionally, the original entrance courtyard, lobby, café, and two motel rooms were restored to their 1961 era of significance. The team also conducted field investigation to catalog historic artifacts that remained in the building. The firm teamed with the National Trust for Historic Preservation to develop an interpretive prospectus for the facility. Along with Gurri Matute, PA, (Prime Architect), the firm worked closely with the Historic Hampton House Community Trust to develop a program for the building. Funding sources included the Florida Department of State – Division of Historic Resources, and the General Obligation Fund of Miami-Dade County. All work was reviewed by the Miami-Dade Office of Historic Preservation and the Florida State Historic Preservation Office for compliance with the Secretary of the Interior's Standards for Rehabilitation. The project has received numerous awards, including the Dade Heritage Trust Preservation Award, Merit Award of Excellence for Historic Preservation/Restoration from both the Miami and Florida Chapters of the AIA, and Outstanding Achievement Award, Adaptive Use from the Florida Trust for Historic Preservation.

NEW WORLD BUILDERS

Tab 4: Ability to Meet Project Scope

426 North Stone Street DeLand, Florida 32720-4059

386.868.2200 Central Florida
Licensed General Contractor #CGC019441

954.766.2600 South Florida
www.new-worldbuilders.com

877.296.5055 Fax
Licensed Roofing Contractor #CCC057505

HERITAGE ARCHITECTURAL ASSOCIATES
2307 CHAPLINE STREET, SUITE TWO, WHEELING, WV 26003
TEL 681.207.9975 FAX 304.233.1892

Tab 4: Ability to Meet Project Scope

I Project Approach

Based upon the information obtained during the site visit and review of the RFP, we are proposing the preparation of a Historic Structures Report. The intent of this phase is to review existing condition, define treatment options and confirm code requirements for the exterior components of Seven Gables. The resulting deliverables would serve as:

1. An understanding of existing conditions and code requirements to serve as the basis for the determination of scope and construction cost for the rehabilitation of the exterior elements of Seven Gables.
2. The resulting design in CAD electronic format would be subsequently developed into Construction Documents and Permit Documents for the project.
3. All work would be in accordance with the Secretary of the Interior's Standards of Rehabilitation.

III Scope of Services

The proposed architectural services to be provided by Heritage Architectural Associates shall be as follows:

PART I - SCOPE OF SERVICES – DOCUMENTATION AND EXISTING CONDITIONS DRAWINGS

A. DOCUMENTATION AND EXISTING CONDITIONS DRAWINGS

Preparation of Existing Conditions Drawings would include the field survey of the existing configuration of the building's floor plans and the development of Existing Conditions Drawings of the floor plans and exterior elevations in electronic format.

Scope:

1. Conduct historic research to attempt to obtain photographic documentation that depicts the historic exterior features of TCC.
2. Measure existing configuration of the entire structure.
3. Photograph existing conditions.
4. Prepare existing conditions computer-generated (CAD) drawings of the floor plans structure. Drawings will include the following:
   a. Site Plan
   b. Lower Level Plan
   c. Upper Floor Plan
   d. Roof Plan
   e. Exterior Elevations – Front, Rear, Right and Left Side

Schedule – It is anticipated that the Documentation and Existing Conditions Drawings would take approximately 30 calendar days to be completed

For the scope of architectural and engineering consulting services as noted above, we propose a Not-to-Exceed Fee of $9,750 for Documentation of Existing Conditions, excluding reimbursables.

PART 2 –HISTORIC STRUCTURES REPORT – EXTERIOR ONLY

A. ANALYSIS OF EXISTING CONDITIONS

With existing conditions drawings completed, a field evaluation of existing conditions will be completed. The conditions analysis will include the exterior architectural elements and fabric, structural components, and HVAC, plumbing, electrical, and security systems. Additionally, we will investigate and review current governing code and accessibility requirements, and discuss provisions with the governing code regulatory agencies. The above analysis will be compiled into a written assessment of the existing conditions.

More specifically, services shall include:

1. Perform a detailed walkthrough of both the exterior and interior of the building.
2. Identify modifications to the building and its use, and if possible, dates of those modifications.
3. Evaluate the building conditions.
    a. Review in field and provide a narrative description and condition assessment of existing exterior architectural features including roof and roof drainage systems, cladding system, doors, windows, porches, columns, hardware and accessories. Information will be keyed to photographs.
4. Prepare a takeoff of all major floor areas and exterior surface areas.
5. Develop an architectural description summarizing the physical construction, modifications and use of the building.
6. Evaluate the building relative to:
    a. Continued-use as a historic house museum
    b. Pedestrian Accessibility
    c. Physical Assets and Liabilities

d. Parking
e. Loading Areas
f. Utility Services
g. Existing County Considerations
h. Zoning
i. Impact on Adjacent Buildings and Landscapes

7. Review in field and provide a narrative assessment that evaluates architectural, code, and functional considerations including reconstruction of features and structures from the building's era of significance, life-safety issues, accessibility, and adaptive use options.
8. Review in field and provide a narrative description and condition assessment of visible exterior structural elements including foundation and foundation wall system, floor and roof framing systems, lintels, columns, and structural walls
9. Review in field and provide a narrative description and condition assessment of exterior building systems including Structural, HVAC, plumbing, and electrical.
10. Describe special conditions or materials that require analysis or testing.
11. Meet with stakeholders to review existing conditions assessment and preliminary recommendations regarding rehabilitation and design options.
12. Investigate and review current governing code and accessibility requirements. Review provisions pertaining to Certified Historic Structures. Discuss provisions with governing code regulatory agency.
13. Review in field and provide a narrative assessment that evaluates code, Life Safety, and accessibility issues.

Schedule – It is anticipated that the Analysis of Existing Conditions would take approximately 45 calendar days to be completed.

For the scope of architectural and engineering consulting services as noted above, we propose a Fixed Fee of $12,500 for the Analysis of Existing Conditions, including reimbursables.

B. DEVELOPMENT OF RECOMMENDED TREATMENT OPTIONS

Once the field investigation and other reviews are completed, recommendations will be prepared in accordance with the Secretary of the Interior's Standards for Rehabilitation. These will include a summary of recommendations for the site and exterior of the building, prioritized according to need. Special conditions or materials that require analysis or testing prior to the development of construction documents for subsequent rehabilitation work will be identified, and a phased scope of work for rehabilitation based upon recommended priorities and projected

funding availability will be developed. In summary, all recommendations will consider need, preservation of original fabric, program requirements, budgeting, and logical phasing for implementation.

More specifically, services shall include:

1. Provide a summary of preliminary recommendations for the site and building exterior prioritized according to need.
2. Provide detailed recommendations addressing deficiencies, and provide alternative recommendations where appropriate. Recommendations will be in Accordance with the Secretary of the Interior's Standards for Rehabilitation. Recommendations shall include:
    a. Site related issues
    b. Exterior architectural features
    c. Reconstruction of missing & altered features to era of significance
    d. Programmatic considerations based on your input
    e. Exterior Structural systems
    f. Exterior HVAC and plumbing systems
    g. Exterior Electrical system
    h. Exterior Security and communication systems.
3. Develop and present recommended course of action strategy.
4. Meet with you to review Recommendations.

Schedule – It is anticipated that the Development of Recommended Treatment Options would take approximately 45 calendar days to be completed. If this phase of the project would commence in March 2025, it is anticipated that the Recommended Treatment Options would be completed in May 2025.

For the scope of architectural and engineering consulting services as noted above, we propose a Fixed Fee of $9,375 for the Development of Recommended Treatment Options, including reimbursables.

C. DEVELOPMENT OF EXTERIOR CONCEPTUAL DESIGN AND BUDGET

Based upon the written Existing Conditions Assessment (including Code Assessment), and the development of written Recommended Treatment Options,, we are proposing that Conceptual Design drawings be prepared based upon the requirements and rehabilitation recommendations. Conceptual drawings will include a site plan, floor plans, and exterior elevations. Finally, the team will prepare an itemized design and construction budget and phased implementation schedule, which will include costs associated with each recommendation.

From the outset of the HSR process, and in accordance with the Design Build project delivery method, we will be working closely with our historic building contractor New World Builders, Inc.to review all issues with an eye towards cost, constructability and phasing.

More specifically, services shall include:

1. Prepare Conceptual Design Drawings of Site, Floor Plans, and Exterior Elevations. These drawings will show proposed plan modifications and reconstruction necessary to accommodate code, accessibility, systems, and programmatic requirements.
2. Develop a preliminary phased scope of work for rehabilitation based upon recommended priorities.
3. Develop project implementation timetable noting critical tasks and overall process of project development.
4. Prepare line-item Design and Construction Budget based upon scope of work in recommendations and initial Exterior Conceptual Design.

Schedule

Conceptual Design Drawings. It is anticipated that the Conceptual Design Drawings would take approximately 45 calendar days to be completed

Budget / Phasing. It is anticipated that the Budget and Phasing Plan would take approximately 30 calendar days to be completed.

Fees

Conceptual Design Drawings: For the scope of architectural and engineering consulting services as noted above, we propose a Not-to-Exceed Fee of $6,375 for the Conceptual Design Drawings, excluding reimbursables.

Cost / Phasing: For the scope of architectural and engineering consulting services as noted above, we propose a Not-to-Exceed Fee of $5,125 for the Cost and Phasing Plan, excluding reimbursables.

FINAL HISTORIC STRUCTURES REPORT

The final Historic Structure Report and Master Plan will include the research, findings, analysis, issues and recommendations developed through the previous steps. The report will present the history, condition, recommended treatment and potential uses of the building

The total for Part II – Historic Structures Report is a Not-to-Exceed Fee of $33,375 excluding reimbursables.

PART III – SCOPE OF ARCHITECTURAL AND ENGINEERING SERVICES – CONSTRUCTION DOCUMENTS, PERMITTING, BIDDING ADMINISTRATION, AND CONSTRUCTION ADMINISTRATION

Construction Documents, Regulatory Review / Permitting, Bidding, and Construction Administration Phases *. The total for Part III – Construction Documents is a fee of $75,000 ,excluding reimbursables.*

A. CONSTRUCTION DOCUMENTS

Architectural Scope:

1. Prepare detailed construction drawings for pricing and permitting.
2. Conduct periodic meetings with the Owner to review design and select materials and fixtures.
3. Coordinate with consultant team.
4. Coordinate with Design Build General Contractor
5. Submit Construction Documents to Owner for review and approval.

Structural Scope:

1. Prepare detailed construction drawings for pricing and permitting.
   a. Signed & sealed calculations for permitting.
   (Note: Concealed conditions may exist that could necessitate the modification of proposed design solution)

Mechanical / HVAC Scope – Exterior Only:

1. Prepare detailed construction drawings for pricing and permitting.

Plumbing Scope – Exterior Only:

1. Undertake site investigation to review existing conditions.
2. Prepare detailed construction drawings for pricing and permitting.

Electrical Scope – Exterior Only:

1. Prepare detailed construction drawings for pricing and permitting. Documents to include all new outlets, lighting, and smoke detectors required for the new work.

B. REGULATORY REVIEW / PERMITTING

Scope:

1. Submit plans to City of Fort Pierce.
2. Meet with Plans Reviewers at City of Fort Pierce to review drawings and comments.
3. Responses to comments and changes to drawings as required for permitting.

Deliverable Item(s):

1. *Building Permit*

CONSTRUCTION PRICING

Scope:

4. When Construction Documents have been approved, assemble completed pricing package.
5. Coordinate with New World Builders regarding pricing, once a clear scope and approvals have been achieved.
6. New World Builders will need to work together with the Architect to provide discovery of structural or other issues and will be charged at a time and materials cost plus a 25% Design-Builder Fee.

D CONSTRUCTION ADMINISTRATION

Scope:t.

1. Conduct Pre-construction meeting with Contractor to review project.
2. Review all shop drawings and product submittals for design conformance to Construction Documents.
3. Conduct regularly scheduled general construction meetings.
4. Prepare meeting notes for regularly scheduled general construction meetings.
5. Review Contractor's requests for payment.
6. Conduct Substantial Completion review.
7. Conduct Final Completion review.

E CONSTRUCTION SCHEDULE

Scope:t.

1. From the time of receiving the approved permit plans, the construction time on a project of this scope is approximately 12 months.
2. A full budget, potentially including phasing, would be agreed between the parties prior to commencement of the Construction Phase.

IV. Terms

RESPONSIBILITIES OF THE OWNER

1. The Owner shall provide access to the building as required by the Design-Builder, the Architect and retained Consultant Team.
2. The Owner shall provide the Architect written acceptance of the approved Adaptive Use Conceptual Design. Upon acceptance of the Adaptive Use Conceptual Design, any major changes by the Owner or Contractor requiring drawings to be revised and/or resubmitted to the Building Department will be considered as Additional Services and will be billed as an additional fee to be negotiated at that time.
3. The Owner shall pay for cost of all city permit review fees, permit fees, and all other associated regulatory fees.

SCHEDULE

1. We will begin our work as soon as we receive your direction to proceed and a retainer of Five Thousand Dollars ($15,000.00). We will proceed per the above referenced anticipated Project Schedule.

V Fees

1. Heritage Architectural Associates proposes to perform services described above per the above referenced fees.
2. Invoices are issued on a monthly basis and are payable upon receipt. Invoices for services are based on the work completed during the previous month
3. Expenses shall be billed at 1.15 times cost, and shall include photographic processing, long distance communication, copying and printing costs, postage and shipping costs.
4. Any services authorized by you in addition to those set forth above shall be billed at the following rates:

Principal's Time	$345.00/hour
Project Architect	$275.00/hour
Senior Preservation Specialist	$225.00/hour
Computer Rendering / Animation	$175.00/hour
Senior CAD Time	$ 150.00/hour
Junior CAD Time	$ 125.00/hour
Office Manager Time	$ 95.00/hour
Consultants	At Cost
Expenses	Cost Plus 15%

VI Form of Agreement

Heritage Architectural Associates recommends using this proposal as well as *AIA Design Build Agreement or ConsensusDocs Design-Build Agreement. Either of these documents clearly address design-build issues.*

NEW WORLD BUILDERS

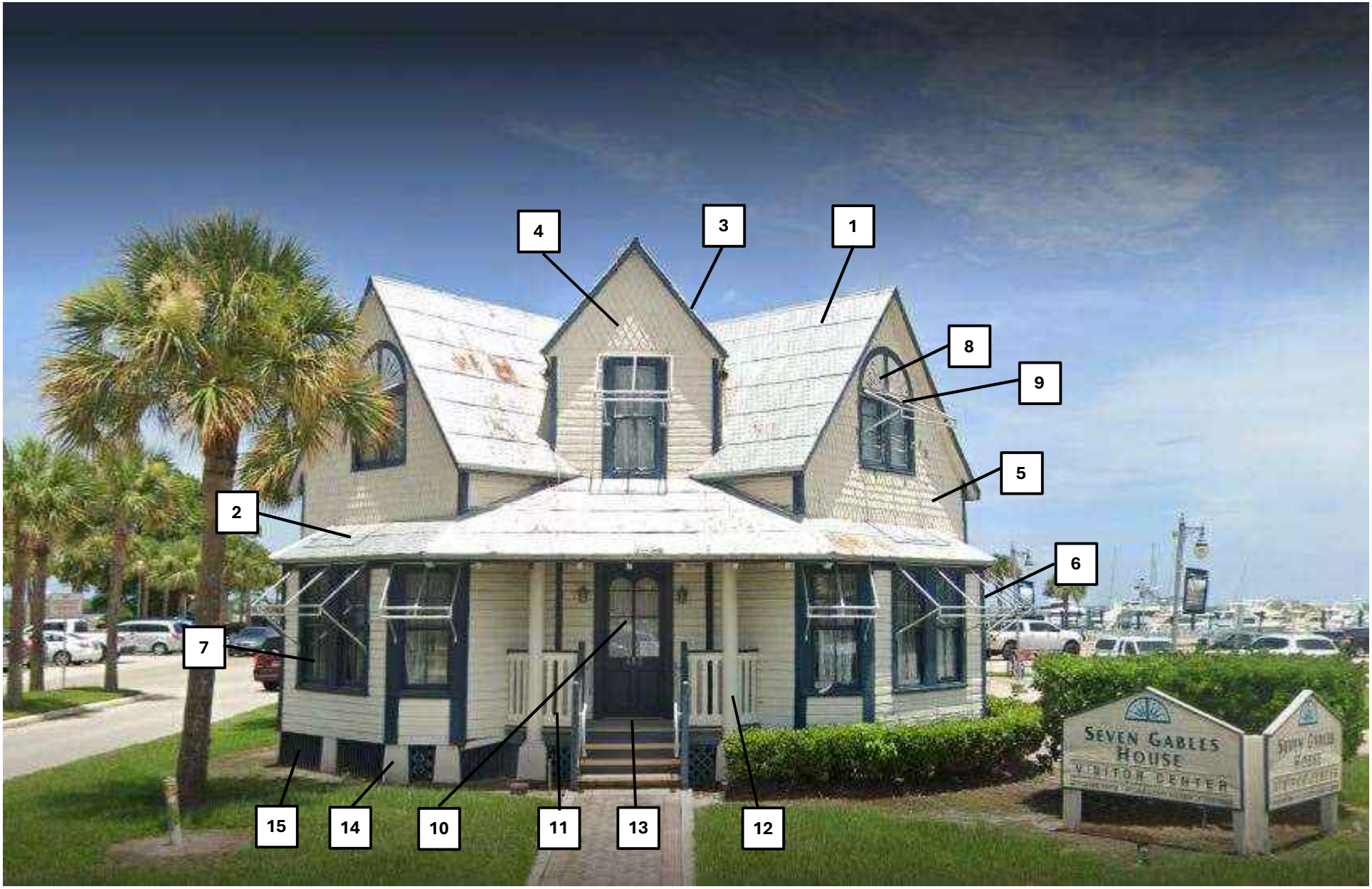
Tab 5: Preliminary Design Concepts

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954.766.2600 South Florida
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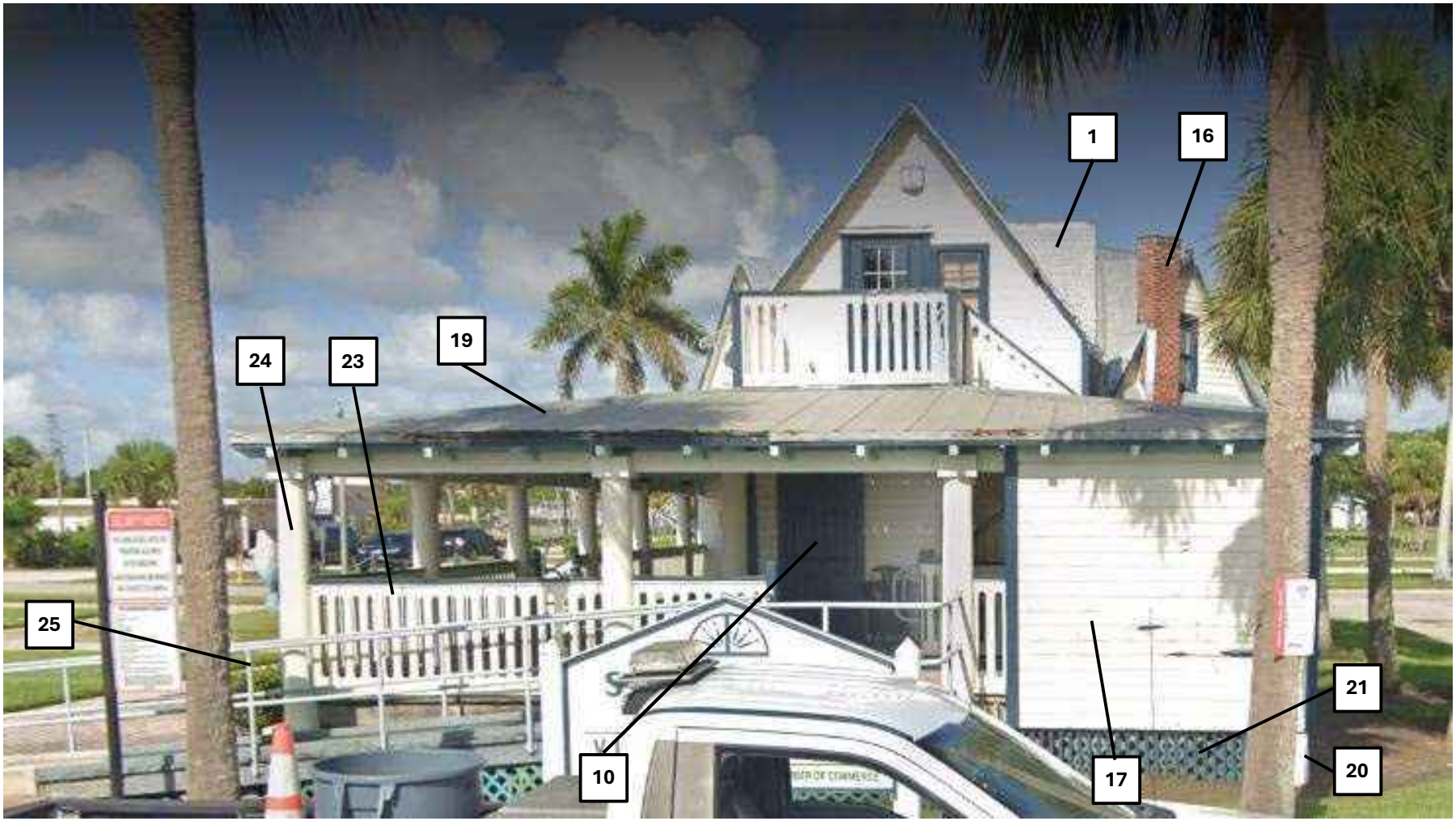
877.296.5055 Fax
Licensed Roofing Contractor #CCC057505



Seven Gables Exterior Rehabilitation
Front (West) Elevation



Seven Gables Exterior Rehabilitation
North Elevation



Seven Gables Exterior Rehabilitation
East (Rear) Elevation



Seven Gables Exterior Rehabilitation
South Elevation

SEVEN GABLES EXTERIOR REHABILITATION
Keynotes

1. Main roof: Rehabilitate metal roof. Replace significantly deteriorated components as required.
2. Low-slope roof at front porch: Rehabilitate metal roof. Replace significantly deteriorated components as required.
3. Fascia at gables: Rehabilitate existing wood fascia. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated fascia with new to match species, profile and dimension. Paint.
4. Fish scale siding in gables: Rehabilitate existing fish scale siding. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated fish scale siding with new to match species, profile and dimension. Paint.
5. Siding: Rehabilitate existing siding. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated siding with new to match species, profile and dimension. Paint.
6. Vertical corner trim: Rehabilitate existing vertical corner trim. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated vertical corner trim with new to match species, profile and dimension. Paint.
7. Rectangular windows – main building: Refurbish windows as required to make operable. Provide new hurricane storm shutters as required to achieve code-compliant protection. Rehabilitate existing window trim. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated trim with new to match species, profile and dimension. Paint.
8. Wooden sunbursts: Rehabilitate existing wooden sunbursts. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated wood with new to match species, profile and dimension. Paint.
9. Awnings: Install new canvas awning systems.
10. Doors: Refurbish historic doors. Use epoxy wood consolidant to repair localized areas of damage. Apply finish to match original. Provide period-appropriate code-compliant hardware, as required. Replace non-historic doors with period-appropriate doors and hardware. Provide hurricane protection.
11. Front porch railing: Rehabilitate and/or resecure existing railings as required. Replace extensively deteriorated wood with new to match species, profile and dimension. Paint.
12. Front porch columns: Rehabilitate existing columns as required. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated wood with new to match species, profile and dimension. Paint.
13. Front porch stairs and decking: Pressure wash, seal, and/or stain all exterior decking and stairs.

14. Foundation piers: Inspect for deterioration; use epoxy consolidant as required to repair cracking and spalling. Provide reinforcement to foundation structural system as required to comply with code and load requirements.
15. Lattice at base of foundation: Rehabilitate existing lattice. Replace extensively deteriorated lattice with new to match species, profile and dimension. Paint.
16. Chimney: Inspect chimney. Repoint mortar joints as necessary. Replace deteriorated brick with new to match existing.
17. Siding at addition: Rehabilitate existing siding. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated siding with new to match species, profile and dimension. Paint.
18. Windows at addition: Refurbish windows as required to make operable. Provide new hurricane storm shutters as required to achieve code-compliant protection. Rehabilitate existing window trim. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated trim with new to match species, profile and dimension. Paint.
19. Wraparound porch roofing: Rehabilitate metal roof. Replace significantly deteriorated components as required.
20. Foundation piers at addition: Inspect for deterioration; use epoxy consolidant as required to repair cracking and spalling. Provide reinforcement to foundation structural system as required to comply to code and load requirements.
21. Lattice at base of foundation at addition: Rehabilitate existing lattice. Replace extensively deteriorated lattice with new to match species, profile and dimension. Paint.
22. Upper level stair railing: Rehabilitate and/or resecure existing railings as required. Replace extensively deteriorated wood with new to match species, profile and dimension. Paint.
23. Wraparound porch railing: Rehabilitate and/or resecure existing railings as required. Replace extensively deteriorated wood with new to match species, profile and dimension. Paint.
24. Wraparound porch columns: Rehabilitate existing columns as required. Use epoxy wood consolidant to repair localized areas of damage. Replace extensively deteriorated wood with new to match species, profile and dimension. Paint.
25. Accessible ramp: review and evaluated for current code compliance. If required, provide new code-compliant railing system.
26. Upper level railing: Rehabilitate and/or resecure existing railings as required. Replace extensively deteriorated wood with new to match species, profile and dimension. Paint.
27. Wraparound porch stairs and decking: Pressure wash, seal, and/or stain all exterior decking and stairs.

All work shall be completed in accordance with the Secretary of the Interior's Standards for Rehabilitation, which are attached.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NEW WORLD BUILDERS

Tab 6: Price

426 North Stone Street DeLand, Florida 32720-4059

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Licensed General Contractor #CGC019441

954.766.2600 South Florida
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877.296.5055 Fax
Licensed Roofing Contractor #CCC057505

NEW WORLD BUILDERS

6. Pricing

Design Phase

PART I - SCOPE OF SERVICES – DOCUMENTATION AND EXISTING CONDITIONS DRAWING - $9,750

A. DOCUMENTATION AND EXISTING CONDITIONS DRAWINGS
1. *$9,750, excluding reimbursables.*

PART II –HISTORIC STRUCTURES REPORT Exterior Only Not to Exceed $66,750

A. ANALYSIS OF EXISTING CONDITIONS
1. Fixed Fee of $12,500, excluding reimbursables

B. DEVELOPMENT OF RECOMMENDED TREATMENT OPTIONS
1. Fixed Fee of $9,375, excluding reimbursables

C. DEVELOPMENT OF EXTERIOR CONCEPTUAL DESIGN AND BUDGET
1. Not-to-Exceed Fee of $6,375, excluding reimbursables.

D. COST & PHASING PLAN
1. Not-to-Exceed Fee of $5,125, excluding reimbursables.

E. FINAL HISTORIC STRUCTURES REPORT (HSR)
1. Not-to-Exceed Fee of $33,375 excluding reimbursables.

F. REIMBURSABLES Not to exceed $7,500

PART III – SCOPE OF ARCHITECTURAL AND ENGINEERING SERVICES – CONSTRUCTION DOCUMENTS, PERMITTING, BIDDING ADMINISTRATION, AND CONSTRUCTION ADMINISTRATION

$75,000, excluding Reimbursables

PART IV – DESIGN-BUILDER GENERAL CONTRACTOR FEE

25% of all costs

426 North Stone Street DeLand, Florida 32720-4059

386.868.2200 Central Florida
Licensed General Contractor #CGC019441

954.766.2600 South Florida
www.new-worldbuilders.com

877.296.5055 Fax
Licensed Roofing Contractor #CCC057505

NEW WORLD BUILDERS

Construction Phase

CONSTRUCTION PRICING

Determination of Construction Cost

1. When Construction Documents have been approved, assemble a completed pricing package.
2. Construction Costs will be estimated on the basis of Cost Plus a 25% fee and a full Line-Item Cost Estimate will be provided.
3. A fixed fee can be determined at that time, with a clear set of construction documents and specifications.
4. New World Builders will need to work together with the Architect to provide discovery of structural or other issues and will be charged at a time and materials cost plus a 25% Design-Builder Fee.

HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION

Fort Pierce FL
RFP No: 2025-013
Feb 4, 2025

PROPOSAL - TABS 1 thru 6

Offered by:
The Tradesmen Group LLC
Rick Freitag, CEO
Rick Freitag, Director of Contracting
8465 Rausch Drive
Plain City OH 43064 DUNS No.: 17-643-6384
FIN: 31-1547172
CAGE Code: 440F1
614-799-0889 o
614-799-1690 f
rfreitag@tradesmengroup.com 614-406-9127 c

Offered to:
City of Fort Pierce
Attn: Purchasing Division, Gelencia Carter
Room 101
100 North US #1
Fort Pierce FL 34950
purchasing@cityoffortpierce.com

Introduction

The Tradesmen Group LLC (TTG) is a full-service rehabilitation/restoration company self-performing multiple trades in-house, including all aspects of carpentry and carpentry restoration, architectural metal working, architectural sheet metal, masonry and concrete restoration, historic sloped and flat roofing, painting and coatings, and more. TTG has extensive experience in building rehabilitation/renovation for the federal, state and local governments and private sector clients, and takes exceptional pride in renovating and rehabilitating significant structures throughout the United States. If selected for this contract to serve the City of Fort Pierce for the Seven Gables House project, TTG pledges to complete all work to the greatest extent possible & to treat this project with the utmost respect and care.



Birch Bayh Federal Building
Indianapolis IN



Ashley Federal Building
Toledo OH



Old Jefferson C.H.
St. Louis MO

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VOLUME I

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Tab 5	
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TAB 1

Corporate Office
8465 Rausch Drive
Plain City, OH 43064
o 614-799-0889
f 614-799-1690

1-855-899-6555

The Tradesmen Group RESTORATION SPECIALISTS
PROUD TO BE 100% EMPLOYEE-OWNED

Regional Offices
Nashville TN
Dumfries VA

Contractor's License
TN #47676
FL # CBC1263338
FL Roofing #CCC1332370

February 4, 2025

City of Fort Pierce
Attn: Purchasing Division
Gelencia Carter, Purchasing Manager
Room 101
100 North U.S. #1
Fort Pierce FL 34950

Subject Project Name:	Geneal Contractor Services – Historic Seven Gables House Exterior Rehabilitation
Location:	482 North Indian River Drive, Fort Pierce FL
Reference:	RFP No: 2025-013

Dear Gelencia Carter,

The Tradesmen Group (TTG) respectfully submits our offer and proposal for the subject project in good faith to the City of Fort Pierce to conduct and execute all work of the project as described in the solicitation documents with the highest regard for quality and excellence in our industry. TTG submits our offer with almost three (3) decades of experience specializing in historic restoration, and numerous recent past performance project examples illustrated in our attached technical proposal to demonstrate our vast experience, capabilities and qualifications to successfully complete this project. We humbly request and thank you for your consideration of TTG for award of this important project. If awarded the contract, we pledge to serve the City of Fort Pierce to the greatest of abilities and to achieve a completed project the meets or exceeds all expectations of the City of Fort Pierce.

If after review of our offer, there are any questions, or if anything further is needed, please let me know.

Sincerely,

Rick Freitag

Rick Freitag
Chief Executive Officer
The Tradesmen Group LLC

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TAB 2 – Key Personnel, Credentials & Qualifications

TTG is pleased to present the following key personnel to serve the Seven Gables House Exterior Rehabilitation project for the City of Fort Pierce. TTG will utilize limited subcontractors and will self-perform all scaffolding, staging, site protection, carpentry, roofing, structural repairs, windows and doors, and paints and coatings trade work.

- Rick Freitag, Project Executive - work from Marco Island FL office & HQ's office
- Chad Shores, Lead Project Manager – work from Nashville TN office and onsite as required to meet duties of the project
- Kimberly McNeal, Project Manager – work from HQ's office, acting in support role onsite as required
- Dan Lord, Assistant Project Manager & Architectural Carpentry Supervisor – work from Nashville TN office and onsite as required to meet duties of the project
- Chris Bailey, Production Manager – work from HQ's office and onsite as required to meet duties of the project
- Bill Koren, Operations Manager – work from HQ's office and onsite as required to meet duties of the project
- William Burgos, Superintendent – onsite daily

TTG key personnel will work together as required to manage and self-perform all identified aspects of the project.

Qualifications of TTG's design partner, Wiss Janey Elstner Inc. (WJE), for the are attached as Exhibit B.

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PERSONNEL QUALIFICATIONS

Rick Freitag – Chief Executive Officer Serving as Project Executive

Rick Freitag has 27 plus years of experience in all aspects of historic preservation & restoration projects involving stone, brick and terra cotta masonry, concrete, historic roofs, slate, tile, and copper, ornamental sheet metal & carpentry, historic windows, plaster & painting. He has lead small projects to large multi-phased projects exceeding $21M in value, including many design/build and CMc style contracts. He possesses comprehensive knowledge of the restoration process from design & project development to cost estimating, contracting, project management and complete project execution. He understands the importance of safety, project planning, and owner coordination. Most importantly, he is committed to preserving historic structures to the highest standards possible. Rick has worked with TTG since 2009 serving as Director of Contracting until 2023 when he was promoted to Chief Executive Officer as TTG transitioned to 100% employee owned (ESOP).

EDUCATION B.A. Biological Sciences, The Ohio State University

SPECIALIZED TRAINING 30 hour OSHA certification
Historic Lime Putty Mortar certified, US Heritage

AWARDS North American Copper in Architecture – Old Jefferson Courthouse 2013
Ohio Historic Preservation Office - Preservation Merit Award – St Raphael Church 2015
2016 Excellence in Exterior Restoration, Wayne Co CH – Cleveland Restoration Society
Ohio Historic Preservation Office - Preservation Merit Award – Wayne Co. CH 2016
Metro Historic Commission Nashville - Preservation Award Monuments/Memorials – 2018
Dade Heritage Trust Preservation Award - Vizcaya M&G Tea House Restoration – 2022
SABJ Historic Restoration Award, NPS Mission Espada North Gate Rehabilitation – 2022

KEYNOTE SPEAKER Indiana Limestone Institute Fall Conference 2013 – Stone Restoration/ Preservation/Rehabilitation: Defining the Difference & Case Examples

ASSOCIATIONS

Association for Preservation Technology (APT), American Institute for Conservation (AIC) National Slate Association (NSA), Indiana Limestone Institute of America (ILIA), Association for Materials Protection & Performance (AMPP)

NOTABLE PROJECTS

Federal

- D/B HUD Granite Façade Repair, Washington D.C.
- Façade Restoration of the Milwaukee Federal Building, Milwaukee WI
- Rehabilitate N Façade Stonework Independence Hall, Philadelphia PA
- Cupola Repairs for Port Huron Federal Building, Port Huron MI
- U.S. Marine Corp War Memorial Sculpture Conservation, Cleaning & Repair
- Masonry Restoration IDIQ, U.S. Military Academy West Point, West Point NY
- Rehabilitate Historic Cave Trail, Mammoth Cave National Park, Mammoth Cave KY
- Exterior Repairs & Cleaning, Robert Byrd US Courthouse, Charleston WV
- Limestone Restoration, Birch Bayh U.S. Courthouse, Indianapolis IN
- Masonry & Window Restoration, Ashley U.S. Courthouse, Toledo OH
- Reroof Old Jefferson Courthouse, Jefferson National Expansion Memorial, St Louis MO
- Rehabilitate Boundary Walls, Nashville National Cemetery, Nashville TN

Other

- Lookout Mountain Presbyterian Church Exterior Restoration, Lookout Mntn TN
- Percy Warner Stone Gate & Allee Rehabilitation, Nashville TN
- Metro Nashville Historic Courthouse, Nashville TN
- Fort Negley Wall Rehabilitation, Nashville TN


U.S. Marine Corp War Memorial
Arlington VA


Milwaukee Federal Building
Milwaukee WI


Birch Bayh Federal Courthouse
Indianapolis IN


Wayne County Courthouse
Wooster OH

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rfreitag@tradesmengroup.com

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PERSONNEL QUALIFICATIONS

Rick Freitag – Cont'd



Old Jefferson Courthouse, St Louis MO



Allen County Courthouse, Fort Wayne IN



Wood County Courthouse, Bowling Green OH



Kanawha County Courthouse, Charleston WV



Charleston City Hall, Charleston WV



Port Huron Federal Building, Port Huron MI



Ozaukee County Courthouse, Port Washington WI



Williams County Courthouse, Bryan OH



St Raphael Church
Springfield OH



Louisville City Hall
Louisville KY



Byrd Federal Building
Charleston WV

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PERSONNEL QUALIFICATIONS

Rick Freitag – Cont'd



Before



After



Carved Granite Dutchman
Repair to Nose & Mouth









Replacement of Carved Arched Entrance – Wood County Courthouse, Bowling Green OH



Dutchman Repair Of Carved Dragon







New Carved Corbel Stone



New Carved & Rock Faced Radius Turret Stone

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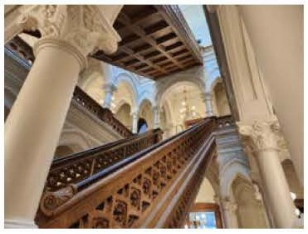
Jefferson Memorial
Washington DC



First National Center
Oklahoma City OK



Drexel University
Philadelphia PA



Old City Hall
Richmond VA

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PERSONNEL QUALIFICATIONS

Chad Shores – Lead Project Manager

Chad Shores entered the field of historic restoration and construction in 2014 after completing his master's degree in Historic Preservation and Materials Conservation at Columbia University's School of Architecture. Throughout his career, Chad has worked on a variety of public and private projects, ranging from short-term preliminary investigations to multi-year restoration construction endeavors. Over the past ten years, Chad has had the opportunity to work on significant historic building finishes, sculptures, and technological artifacts across the United States. After practicing as an architectural conservator, Chad transitioned into project management to take on broader responsibilities for key clients. Chad has actively managed a portfolio of historic restoration projects with a combined contract value of $15 to $20 million annually. Chad strives to deliver projects that delight clients with on-time quality performance with an emphasis on safety and client service. Chad joined in January 2025 after a distinguished period of service with Evergreen Architectural Arts.

EDUCATION
Master of Science, Historic Preservation and Conservation
Columbia University Graduate School of Architecture, Planning & Preservation, New York, NY
Bachelor of Arts, History - Lee University, Cleveland TN

SPECIALIZED TRAINING 30 hour OSHA certification

AWARDS

The John and Mable Ringling Museum, Ca' d'Zan – Terra Cotta Restoration
Outstanding Achievement in Restoration/Rehabilitation, The Florida Trust for Historic Preservation – 2019

Jefferson Memorial, Roof and Portico Restoration,
Design & Construction Award – DC Preservation League – 2022

Drexel University, Great Court Ceiling Restoration
Grand Jury Award, Preservation Alliance for Greater Philadelphia – 2022

Old City Hall, Renovation and Restoration
Palladio Award, Traditional Building – 2024

ASSOCIATIONS

Association for Preservation Technology (APT), American Institute for Conservation (AIC)

NOTABLE PROJECTS

US Capitol Building, West Façade Stone Restoration, Washington DC
US Capitol Building, Rotunda Restoration, Washington DC
US Capitol Building, Senate and House Grand Staircases, Washington DC
Russell Senate Office Building, Stone Consolidation, Washington DC
Thomas Jefferson Memorial, Laser Cleaning of Exterior Stone, Washington DC
National Air and Space Museum, Mural Conservation and Artifact Move, Washington DC
Kennedy Space Center, Conservation of Spaceflight Artifacts, Cape Canaveral FL
Tomochichi Federal Building, Historic Plaster Restoration, Savannah GA
West Point Grant Barracks, Historic Decorative Finishes and Windows, West Point NY
Georgia State Capitol, Re-gilding of Rotunda, Atlanta GA
Old City Hall, Historic Decorative Finishes Restoration, Richmond VA
West Virginia State Capitol, Sculpture and Monuments Conservation, Charleston WV
Wyoming State Capitol, Historic Decorative Finishes Investigation, Cheyenne WY
Old Governor's Mansion, Exterior Limewash and Plaster Repair, Milledgeville GA
Drexel University, Restoration of Historic Decorative Finishes, Philadelphia PA

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PERSONNEL QUALIFICATIONS

Kimberly McNeal – Project Manager

Kimberly McNeal has seven+ years of experience in the construction industry serving as an executive assistant and recently as a project manager for TTG supporting all operations of the company and has been a significant contributing member to the success of TTG since joining the company. Kimberly has demonstrated excellent management and leadership abilities with general restoration construction trade operations, coordinating sub-contractors and self-performed requirements on large-and small-scale construction projects. Kimberly has worked for TTG since 2017.

EDUCATION B.S. in Psychology, Asbury University

SPECIALIZED TRAINING 10-hour OSHA certification

AWARDS Dade Heritage Trust Preservation Award Vizcaya Museum & Gardens Tea House Restoration – 2022
SABJ Historic Restoration Award, Mission Espada N Gate Rehabilitation – 2022

ASSOCIATIONS Certified Client Service Representative
APT – The Association for Preservation Technology International

NOTABLE PROJECTS

- Tower Stabilization & Repair Tomochichi Federal Building, Savannah GA
- NPS Virginia Ave Memorials, Conservation & Cleaning, Washington DC
- Rehabilitate Market Square Park & Indiana Plaza Memorials, Washington DC
- Exterior Rehabilitation Lookout Mountain Presbyterian Church, Lookout Mntn TN
- Fulton Parking Garage Structural Repairs, Nashville TN
- Fort Negley Wall Rehabilitation, Ph I & II, Nashville TN
- Granite Façade Repair, Robert C Weaver Federal Building (HUD), Washington DC
- NPS 3801 Capital Street Slate Roof Replacement, Washington DC
- Tea House & Pergola Restoration, Vizcaya Museum & Garden, Miami FL
- Façade Restoration of Milwaukee Federal Building, Milwaukee WI - CMc
- Cupola Repairs, Port Huron Federal Building, Port Huron MI - CMc
- D/B Renovation of the Governor's Residence Pergola & Portico, Columbus OH
- D/B Rehabilitation of the Percy Warner Allee, Nashville TN
- Masonry Cleaning & Repairs, Nashville Davidson County Historic Courthouse, Nashville TN
- Rehabilitate Masonry Walls, Independence Hall, Philadelphia PA
- Tennessee State Capital Retaining Wall Restoration & Hardscape Upgrades, Nashville TN
- Chattanooga Readiness Center Building 1A Renovation, Chattanooga TN
- Public Square Limestone Cleaning & Repairs, Nashville TN
- Exterior Rehabilitation of Lindsley Hall, Nashville TN



Milwaukee Federal Building
Milwaukee WI



Port Huron Federal Building
Port Huron MI



Percy Warner Allee
Nashville TN



HUD Federal Building
Washington DC

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PERSONNEL QUALIFICATIONS

Dan Lord – Assistant Project Manager

Dan Lord has worked in architectural carpentry, fabrication, commercial and custom millwork, building restoration, fine & finish carpentry for nearly a decade. As part of a family legacy of carpentry, he was exposed to all aspects of custom millwork at a young age, apprenticed in all areas of his family business, and has extensive experience in exhibition installations, historic millwork, architectural wood preservation, specializing in fabrication and installation of multiple simultaneous projects from Florida to Tennessee to our nation's capitol, Washington DC. Dan is a master wood fabricator and restoration specialist with advanced experience and understanding of a variety of wood materials as well as paints and coating systems. Mr. Lord is known for his keen eye and attention to detail, his pledge to superior quality craftsmanship, and his focus on the safety of everyone involved. Dan joined TTG in early spring 2024, bringing with him a wealth of high-end experience in custom millwork.

EDUCATION

Bachelor of Design in Architecture, University of Florida

SPECIALIZED TRAINING

30 Hour OSHA Safety Training
Lead RRP Certification

NOTABLE PROJECTS

Washington DC
Whitehouse Pool House Custom Hardware Alteration and Installation
Cannon House Office Building Interior/Exterior Restoration
Rayburn House Office Building Replica Door Fabrication
British Embassy Window Restoration
Bank Of Alexandria Replica Window Design and Fabrication, Alexandria, VA
Anderson House Gate and Hardware Fabrication
Strand Theater Steel Window Restoration
Octagon House Stair Rail Restoration
Carnegie Library Emergency Repairs and Custom Hardware Fabrication
National Cathedral Door Fabrication
US Chamber of Commerce Exterior Door and Hardware Restoration
Herbert C Hoover Federal Building Custom Hardware Fabrication and Installation

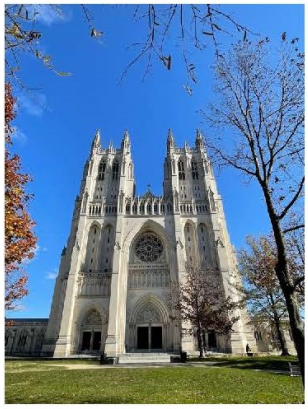
Tennessee
Franklin Factory Interior Millwork, Franklin, TN
Vanderbilt Management Hall Interior Millwork, Nashville, TN
Nashville Historic Courthouse Façade Repairs, Nashville TN
Lindsley Hall Exterior Restoration, Windows & Masonry, Nashville TN
Two Rivers Mansion Exterior Restoration, Nashville TN
Parthenon Emergency Concrete Repairs, Nashville TN
Lookout Mountain Presbyterian Church Exterior Rehabilitation, Lookout Mountain TN



British Embassy
Washington DC



The Octagon
Washington DC



National Cathedral
Washington DC

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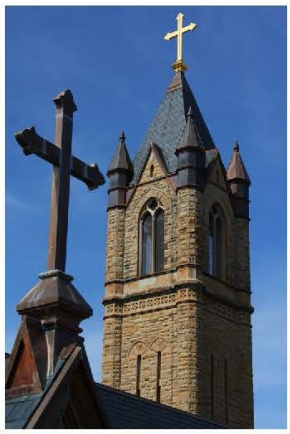
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PERSONNEL QUALIFICATIONS

Chris Bailey – Production Manager

Chris Bailey has worked in historic roofing, building restoration, wood & metal fabrication & restoration & finish carpentry for 21+ years. Chris is a master metal & wood fabricator and restoration specialist with advanced experience and understanding of a variety of metal and wood materials as well as paint and coating systems. He also has extensive experience in all aspects of historic roofing, slate, tile, wood shake, copper & architectural sheet metal & metal working, finish carpentry and structural steel fabrication, as well as cast iron restoration and repairs. He has thorough understanding of SMACNA, Copper & Common Sense, The Slaters Bible, Ludowici Installation Manual & principles of woodworking & finish carpentry. Mr. Bailey is known for his utmost commitment to jobsite safety, quality work, & providing highest levels of client relations. Chris has worked for TTG since 2011.







SPECIALIZED TRAINING

- Trained under renowned & multiple award winning copper smiths Ron & Richard Ladina
- Ludowici Crown Roofer Installer
- CDA (Copper Development Association) – copper roof installation training
- AWS Certified Welder
- Historic Mortar, Lime Putty Mortar Certified US Heritage
- Architectural Laser Cleaning – GC Lasers
- 30 Hour OSHA Safety Training
- SAIA Certified Suspended Scaffold & System Scaffold Competent Person

AWARDS

- 2016 Excellence in Exterior Restoration, Wayne Co CH – Cleveland Restoration Society
- 2016 Ohio Historic Preservation Office - Preservation Merit Award – Wayne Co CH
- 2015 Ohio Historic Preservation Office - Preservation Merit Award - St Raphael Church
- 2007 Builders Exchange Craftsman Award for Copper Sheet Metal – First Congregational Ch
- 2007 Builders Exchange Craftsman Award for Slate Installation - First Congregational Ch
- Dade Heritage Trust Preservation Award Vizcaya Museum & Gardens Tea House Restoration – 2022

NOTABLE PROJECTS

- Rehabilitate Market Square Park & Indiana Plaza Memorials, Washington DC
- Tea House & Pergola Restoration, Vizcaya Museum & Garden, Miami FL
- Cupola Repairs Port Huron Federal Building, Port Huron MI
- Façade Restoration of Milwaukee Federal Building, Milwaukee WI
- US Marine Corp War Memorial Sculpture Conservation Cleaning/Repairs, Arlington VA
- Granite Façade Repair, Robert C Weaver Federal Building (HUD), Washington DC
- Exterior Rehabilitation, Louisville City Hall, Louisville KY
- Rehabilitate Historic Cave Trail, Mammoth Cave National Park, Mammoth Cave KY
- Exterior Restoration Wayne County Courthouse, Wooster OH
- Exterior Rehabilitation St Raphael Church, Springfield OH
- Limestone Restoration & Repointing, Birch Bayh Federal Building, Indianapolis IN
- Replace Various Roofs, Salem VAMC, Salem VA
- Department of Veterans Affairs - VAMC Murfreesboro TN
- Tile Roof Replacement, St Anthony Church, Dayton OH
- St Henry Chapel, Calvary Cemetery, Dayton OH
- Shrewsbury-Windle House Iron Fence Restoration, Madison IN

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PERSONNEL QUALIFICATIONS

Bill Koren – Operations Manager

For over twenty years, Bill Koren has worked in historic restoration in both commercial and residential roofing with a specialization in architectural metal working and architectural carpentry. Bill briefly worked for TTG in 2009 and 2010 before embarking on a career as a entrepreneur in historic roofing. Now, as a previous small business owner, he has extensive knowledge and experience in all aspects of business operations and project management with an emphasis on quality control, safety, operational strategies, logistics, and general company leadership. Bill's commitment to delivering on-time, on-budget projects with solid dedication to safety and quality enable Bill to make significant contributions to TTG's mission to preserve and restore our nation's most esteemed historic structures. Bill's intensive roofing knowledge and experience includes slate, tile, flat lock and standing seam copper, as well as lead sheet roofing, zinc roofing, and more. Mr. Koren is admired by customers and coworkers for his outstanding craftsmanship and dedication to safety, quality, and productivity as well his commitment to building superior customer relationships. After witnessing and learning about the benefits of TTG being 100% employee-owned ESOP, Bill rejoined TTG in the spring of 2024, and is dedicated to promoting the growth of TTG's capabilities and capacity for historic restoration services offered throughout TTG's geographic range.



Crawford County Courthouse
Bucyrus OH



Ohio Statehouse Rotunda
Columbus OH

SPECIALIZED TRAINING

- 10 Hour OSHA Safety Training
- Basic Lead Safety Certification

NOTABLE PROJECTS

- Copper Dome Restoration, Crawford County Courthouse OH
- Ohio Statehouse Rotunda Gutter Repair and Maintenance, Columbus OH
- Nashville Historic Courthouse Façade Repairs, Nashville TN
- Lindsley Hall Exterior Restoration, Windows & Masonry, Nashville TN
- Two Rivers Mansion Exterior Restoration, Nashville TN
- Parthenon Emergency Concrete Repairs, Nashville TN
- Lookout Mountain Presbyterian Church Exterior Rehabilitation, Lookout Mountain TN
- The Basilica St Mary of the Assumption Window Restoration, Marietta OH
- NPS Old Courthouse Roof, St Louis MO

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The Tradesmen Group RESTORATION SPECIALISTS



VA Medical Center
Salem VA



St Raphael Church
Springfield OH



VA Medical Center
Danville IL

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PERSONNEL QUALIFICATIONS

William Burgos – Superintendent

William Burgos has worked in flat and sloped roofing for more than 28 years and for TTG since 2010, during which time William dedicated his trade work and craft to historic preservation trades. He has extensive experience in all types of flat and sloped roofing, including EPDM, TPO, modified bitumen, hot applied as well as slate, tile, metal, copper. In 2018 & 2019 William was certified by Sponge-Jet to lead TTG's extensive Sponge-Jet mirco-abrasive cleaning operation of granite masonry for TTG's flagship 2-year project at Milwaukee Federal Building. In 2020, William trained under Bartek Dajnowski and was certified in laser cleaning by GC Lasers. William lead a substantial cleaning campaign to remove graffiti from the historic Nashville Courthouse after riots left the courthouse façade badly damaged by graffiti. William now leads all TTG architectural laser cleaning operations. Mr. Burgos is known for his commitment to jobsite safety, quality work, and providing highest levels of client relations.

SPECIALIZED TRAINING

30 Hour OSHA Safety Training
CDA (Copper Development Association) – copper roof installation training
SAIA Certification Suspended Scaffold Competent Person
Historic Mortar, Lime Putty Mortar Certified US Heritage
Sponge-Jet Certified Operator
Architectural Laser Cleaning – GC Lasers

NOTABLE PROJECTS

Tower Stabilization & Repair Tomochichi Federal Building, Savannah GA
Ext Rehabilitation Lookout Mountain Presbyterian Church, Lookout Mntn TN
Rehabilitate Market Square Park & Indiana Plaza Memorials, Washington D.C.
Renovation of Governor's Residence Pergola & Portico, Columbus OH
Tea House & Pergola Restoration, Vizcaya Museum & Garden, Miami FL
Façade Restoration of Milwaukee Federal Building, Milwaukee WI
Tile Roof Replacement St Anthony Church, Dayton OH
Structure & Roof Restoration, Rock Castle State Historic Site, Hendersonville TN
Exterior Rehabilitation St Raphael Church, Springfield OH
Army National Guard Medical Center Reroof & Facility Upgrades, Smyrna TN
Readiness Center Four Buildings Reroof & Facility Upgrades, Chattanooga TN
Repair/Replace Roof B129, U. S. Air Force 911th Airlift Wing, Coraopolis PA
Replace Roof Building 2, Murfreesboro VAMC, Dept of Veterans Affairs,
Replace Various Roofs, Salem VAMC, Dept of Veterans Affairs, Salem VA
Re-Roof Building 14, Danville VAMC, Dept of Veterans Affairs, Danville, IL
Roof Replacement, Butler High School, Augusta, GA
Roof Replacement, Lincoln High School, Lincoln, GA
Roof Replacement, East Augusta Middle School, Augusta, GA
Roof Replacement, Clearwater Elementary, Clearwater, SC
Roof Replacement, Lincoln Columbia County High School, Augusta, GA





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TAB 3 – Firm's Experience with the Rehabilitation of Historic Structures

TTG is pleased to present the following past performance for previous work completed by TTG as evidence of TTG's substantial experience and expertise in similar projects. Below is a list of notable projects most relevant to this project:

- **Vizcaya Museum & Garden Tea House & Tea House Bridge Restoration, Miami FL**
- **Fire Station 14 Roof & Building Restoration, Nashville TN**
- **Rock Castle State Historic Site, Hendersonville TN**
- **Cupola Repairs Port Huron Federal Building, Port Huron MI**
- **Lookout Mountain Presbyterian Church, Lookout Mountain TN**
- **Exterior Rehabilitation of St Raphael Church, Springfield OH**

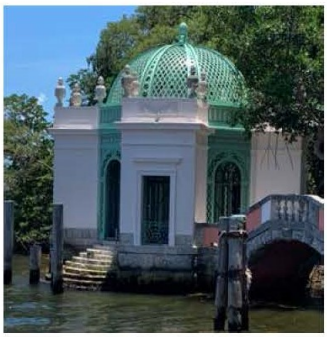
Please see the following Past Performance sheets for each of the above identified projects.
Since 1997, as a full-service rehabilitation/restoration company, TTG is dedicated to preserving and restoring our nation's most valued historic and time-honored structures through our Work With Purpose and self-performing multiple trades in-house, including all aspects of carpentry and carpentry restoration, architectural metal working, architectural sheet metal, historic sloped and flat roofing, painting and coatings, masonry and masonry restoration, concrete and more. In 2022, TTG transitioned to be 100% employee-owned ESOP.

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PAST PERFORMANCE

Type Of Facility: Vizcaya Museum & Garden
Name Of Firm: The Tradesmen Group LLC
Project Name: Vizcaya M&G Tea House, Tea House Bridge & Service Entrance Pergola Restoration
Contract Number: 92020003
Project Location: Miami FL
Name of Owner: Vizcaya Museum & Garden Trust, Inc.

General Scope Of Construction Project:
In 2020, The Tradesmen Group LLC was selected by Vizcaya Museum & Garden located on Biscayne Bay in Miami FL to restore the Tea House, Tea House bridge and service entrance pergola after the structures had suffered damage from hurricane Erma in 2017. Hurricane damage combined with years of deferred maintenance resulted in complete restoration of the Tea House with 100% removal and replacement of all architectural millwork, extensive removal of stucco finishes and repairs to the primary concrete structure. New millwork was fabricated from salvaged old growth redwood from California. Fabrication of millwork, including all radius and dome components, required extensive field measurements, laser scans, 3-D modeling and shop drawings to exactly reproduce original details of the lattice dome, entablature, cornice, treillage and lattice work. Millwork was painted with a high-performance multi-component paint system. Stucco restoration included reproduction of radius profiles to match existing profiles. Stucco was coated with a lime based coating after all stucco was repaired and repaired. Concrete repaired included cracked repairs and forming pouring new concrete with new rebar to replace severely spalled and deteriorated conditions. Other services included replacement of architectural coral stone of the bridge, stone repairs, tuckpointing, masonry cleaning, restoration of metal railings and replacement of electrical service and lighting to the Tea House. Work at the pergola included complete replacement of the pergola with salvaged redwood along with repairs to the stucco, floor tile and masonry columns of the pergola entrance. **All preservation services performed in house** as the Prime Contractor.







Contract Delivery & Type: design bid build

Role In Design: N/A

Original Contract Amount: 1,008,079

Final Contract Amount: $1,104,566

Original Completion Date: 3/19/2021

Final Completion Date: 6/26/2021
Type of Work Subcontracted: hazardous abatement, electric, millwork fabrication
Performance Review By Owner: Excellent
Liquidated Damages: None
Contact Person: Ana Rico, Project Manager
Address of Owner: Vizcaya Museum & Garden
3251 South Miami Ave
Miami FL 33129
Telephone #: 305-860-8429 office
FAX: none
Email: Ana.Rico@vizcaya.org

Dade Heritage Trust Preservation Award
Vizcaya Museum & Gardens Tea House Restoration
2022









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PAST PERFORMANCE

Type Of Facility: Fire Station
Name Of Firm: The Tradesmen Group LLC
Project Name: Fire Station 14 Roof & Building Restoration
Contract Number: 6478045
Project Location: Nashville TN
Name of Owner: Metro Nashville/Davidson County

General Scope of Construction Project:
The Tradesmen Group LLC was selected by Metro Nashville/Davidson Co to restore the roof, windows and other building components after a tornado severely damaged the historic Fire Station 14 in March 2020. The primary sloped roof structure had to be entirely reconstructed including reconstruction of the roof overhang and gable ends. This required fabrication of new circular windows to match original details along with fabrication of custom millwork for the new roof overhang. Badly damaged windows of the fire station were removed for offsite repairs and restoration, including partial and total reconstruction in some instances. Additional repairs included reconstruction of brick masonry on one corner that was structurally damaged, reconstruction of brick gables, replacement of the low sloped roof, replacement of the columns supporting the porch roofs, along with limited interior repairs on plaster and wall/ceiling finishes. In preparation for restoration of the porch millwork all existing paint was removed to bare wood. TTG self-performed masonry, exterior millwork, window removal and installation, painting and roofing.



Before Photo



After Photos
From Dedication & Ribbon Cutting Ceremony

Contract Type: Design bid build with design/build components such as the porch columns

Role In Design: TTG assisted with design for replacement of the columns

Original Contract Amount: $492,840

Final Contract Amount: $710,635

Project Commencement: August 2, 2020

Completion Date: March 23, 2021

Type of Work Subcontracted: Roof framing, offsite window restoration and replication, gutters, lightning protection, glazing replacement on storefront windows

Performance Review By Owner: Excellent

Contact Person: Doug Kinsey

Address of Owner: 730 2nd Ave South
Nashville TN 37219

Telephone #: 615-862-8959 o 615-533-3100 c

Email: doug.kinsey@nashville.gov

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PAST PERFORMANCE

Type of Facility: Rock Castle State Historic Site
Name of Firm: The Tradesmen Group LLC
Project Name: Structure & Roof Restoration
Contract Number: SBC No.: 160/001-01-2015
Project Location: Hendersonville, Sumner County, Tennessee
Name of Owner: State of Tennessee Department of General Services

General Scope of Construction Project:
The Tradesmen Group LLC was selected by the Tennessee Department of General Services to install a new roof on Rock Castle's main house and perform various building repairs and restorations. Work included removing and replacing existing wood shake roof with new hand-rived white oak wood shake, repairing and replacing damaged railings, columns and wood shutters, cleaning, repairing and repainting exterior wood elements including all wood windows. Windows were re-glazed during repair process.







Contract Type: Design/Bid/Build

Role In Design: Design completed by A/E for TN Dept. of General Services

Original Contract Amount: $175,970.00

Current Contract Amount: $183,024.91

Original Completion Date: December 2016

Final Completion Date: March 9, 2017

Type of Work Subcontracted: N/A

Performance Review by Owner: Excellent

Contact Person: Ben Dunn

Address of Owner: 312 Rosa L. Parks Ave., Nashville, TN 37243

Telephone #: (615) 210-4997

Email: ben.dunn@tn.gov

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PAST PERFORMANCE

Type Of Facility: Port Huron Federal Building & U.S. Courthouse
Name Of Firm: The Tradesmen Group LLC
Project Name: Cupola Repairs Port Huron Federal Building
Contract Number: 47PH-0017-C-0010
Project Location: Port Huron MI
Name of Owner: General Services Administration - GSA

General Scope Of Construction Project:
The Tradesmen Group LLC was selected by GSA as the CMc contractor to assist with design of the project from 95% design to final construction documents and then to repair and restore wood & copper cupola of the Port Huron Federal Building & U.S. Courthouse. To complete project design, TTG collaborated with nationally renowned preservation architects Lord Aeck Sargent in final design review and trial sample treatments for removal of lead paint from wood and metal surfaces, and for cost reconciliations for changes in final scope of work based on the final design. Construction phase of the project included removal of all paint from wood and metal surfaces of the cupola (with Sponge-Jet micro-abrasive & chemical removal methods), restoration & replication of decorative wood components throughout the structure, replacement in kind of the copper roof and related flashings throughout the structure, fabrication of new ornate copper ribs that were installed over the eight hips of the roof, restoration of dormer faces and windows, replacement of metal cladding at the base of the cupola. Cupola was then painted with a five coat multi-component epoxy paint system. To complete work on the project TTG designed and installed scaffold over the existing copper main roof with special attention to protecting the existing roof and attic from impact of the scaffold system on the copper roof. Scaffold efforts included intensive shoring placed in the attic in a manner that did not permanently attach to or alter elements of the building structure. **All preservation services performed in house** as the Prime Contractor.







Contract Delivery & Type: CMc open book accounting design assist converted to firm fixed price contract after design
Role In Design: assisted design team/GSA to complete design
Original Contract Amount: design - $18,213; construction - $1,745,484
Final Contract Amount: $1,740,294
Original Completion Date: October 20, 2018
Final Completion Date: November 9, 2018
Type of Work Subcontracted: hazardous abatement, temp electric
Performance Review By Owner: Excellent
Liquidated Damages: None
Contact Person: Chris Yezbick, Project Manager
Address of Owner: GSA Northern Service Center Operations Division
Project Management Branch
985 Michigan Ave, Detroit, MI
Telephone #: 216-401-3192 cell
FAX: none
Email: christopher.yezbick@gsa.gov

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PAST PERFORMANCE

Type Of Facility: Church
Name Of Firm: The Tradesmen Group LLC
Project Name: Lookout Mountain Presbyterian Church Exterior Rehabilitation
Contract Number: N/A
Project Location: Lookout Mountain TN
Name of Owner: Lookout Mountain Presbyterian Church

General Scope Of Construction Project:
The Tradesmen Group LLC was selected by Lookout Mountain Presbyterian Church for the exterior rehabilitation and restoration of the church structure after decades of moisture infiltration and failed attempts at mitigating moisture infiltration. TTG worked with LMPC's designer for the project to address complex issues of moisture infiltration. Solutions involved complete replacement of the slate roof and copper gutters, extensive removal and reinstallation of stone for installation of new thru wall flashings at coping, slate roof to wall intersections, window sills and watertables, 100% tuckpointing of all rubble and architectural cut stone and other water proofing treatments. Slate roof was replaced in-kind as a textural slate roof with unique and varied undulating patterns of thicknesses, widths and lengths of slate to give the roof a very distinct and random appearance. Work included structural stabilization of the tower stone façade with helical retrofit masonry anchors, stabilization of north admin wing gable with tie-rods. Work also included restoration and replacement of windows throughout the structure, along with painting of exterior building features, and extensive interior plaster repairs and painting. **All preservation services performed in house** as the Prime Contractor.







Contract Delivery & Type: Design Assist

Role In Design: TTG assisted in design with LMPC's designer

Original Contract Amount: $9,946,316

Final Contract Amount: $9,317,160.84

Original Completion Date: Nov 30, 2024

Final Completion Date: November 27, 2024

Type of Work Subcontracted: hazardous abatement, temp electric, new window install

Performance Review By Owner: Excellent

Liquidated Damages: None

Contact Person: Stuart Bickley, project manager

Address of Owner: 316 N Bragg Ave
Lookout Mountain TN 37350
Telephone #: 423-421-8500 cell
FAX: none
Email: stuart@lmpc.org

Connecting with Rick Freitag, CEO of The Tradesmen Group (buzzsprout.com)

John Shearer: Checking Out Restoration Work At Lookout Mountain Presbyterian Church - Chattanoogan.com

Inside Lookout Mountain Presbyterian Church's multimillion dollar restoration | Chattanooga Times Free Press

The Tradesmen Group has completed their exterior restoration work! Check out this video for some final thoughts on this huge project, featuring TTG CEO... | By Lookout Mountain Presbyterian Church PCA | Facebook

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PAST PERFORMANCE

Type Of Facility: St Raphael Church
Name Of Firm: The Tradesmen Group LLC
Project Name: Exterior Rehabilitation of St Raphael Church
Contract Number: N/A
Project Location: Springfield OH
Name of Owner: St Raphael Church

General Scope Of Construction Project:
The Tradesmen Group LLC was selected to perform extensive scopes of work for roof, architectural sheet metal and masonry rehabilitation of St Raphael Church. Work included replacement of existing shingle roof with a new slate roof and copper gutters to match original. All architectural copper on the building was replaced in kind with new copper replicated to identically match original, including three new gilded crosses on the front of the church. Extensive masonry repairs included considerable reconstruction of back up brick inside the tall tower, & restoration of Amherst sandstone throughout the structure, including stone replacement, stone Dutchman, stone dress back, repointing of mortar joints with ribbon tooled joints and masonry cleaning. TTG also fabricated four new large wood gothic arched window frames for the tall tower bell level, installed new EPDM roofs to both tower bell levels and repainted all windows of the bell towers. **All restoration services performed in house** as a subcontractor.

Project was awarded Preservation Merit Award from Ohio Historic Preservation Office in 2015.

Contract Type: Design/build

Role In Design: G/C provided design with input from TTG

Contract Amount: $1,137,947

Final Completion Date: January, 2015

Type of Work Subcontracted: N/A

Performance Review By Owner: Excellent

Liquidated Damages: None

Contact Person: Brianna Beedy, Business Manager

Address of Owner: 225 E High St, Springfield OH 45505

Telephone #: (937) 323-7523 ext 11

FAX: (927) 324-1512

Email: bbeedy@catholicweb.com

***St Raphael Church is listed on the National Register of Historic Places**







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The Tradesmen Group RESTORATION SPECIALISTS

















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TAB 4 – Ability to Meet Project Scope

TTG is pleased to present the attached draft project schedule as Exhibit A, with dates assumed for project award and NTP by the City of Fort Pierce, with condition assessment, design phase and construction phase activities noted thereafter.

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TAB 5 – Preliminary Design Concepts

TTG will complete design of the project following the condition assessment and approach the project to rehabilitate the structure in accordance with the project solicitation, including the Amendments and Questions and Answers provided by the City of Fort Pierce. Design and construction for rehabilitation of the house will include the following primary and key design and construction elements:

1. Replacement of the stamped metal roof with an in-kind visually similar custom stamped metal panel roof system, or a standing seam metal roof without exposed fasteners.
2. Upgrade all fascia boards with hardi-board fascia materials.
3. Remove existing siding and trim, replacing them with the same shiplap profile using James Hardiecementitious siding.
4. Prior to installing new siding, insulate all exterior walls with blow-in insulation or foam.
5. Remove and reinstall all exterior windows and door canopy/awnings with new canvas coverings.
6. Pressure wash, seal, and/or stain all exterior decking and stairs along with repair of the deck railing.
7. Professionally prime, caulk, and paint the entire exterior.
8. Replacement of all exterior windows and doors as necessary
9. Painting of the awning frames and replacement of the awning canvases.

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TAB 6 – Price

Seven Gables House Exterior Rehabilitation		
Price Schedule		
Item	**Amount**	
Condition Assessment	**$**	**45,944.00**
Design & Preconstruction		
Schematic Design	$	18,143.00
Design Development	$	14,294.00
Construction Documents	$	10,210.00
Permitting & Precon Planning	$	7,219.00
SubTotal - Total Design Cost	**$**	**49,866.00**
Construction		
Mobilization	$	29,020.00
Staging	$	35,209.00
Access	$	72,719.00
Construcation Phase A/E Administration	$	45,676.00
Demolition & Removal - Roof	$	30,558.00
Demolition & Removal - Siding/Windows/Doors	$	33,263.00
Framing & Sheathing Repairs	$	91,381.00
Insulation	$	23,608.00
Fabricate New Stamped Metal Roof Package	$	74,668.00
Install New Stamped Metal Roof	$	78,344.00
Install New Windows & Doors	$	163,822.00
Install New Hardie Board Siding & Trim	$	57,640.00
Pressure Wash Deck/Porch & Seal Deck	$	6,326.00
Porch Carpentry Repairs	$	28,675.00
Prime/Paint Entire House	$	26,038.00
Awning Repairs/Painting & Canvas Replacement	$	11,567.00
Site Restoration	$	18,538.00
Demobilization	$	25,792.00
SubTotal - Total Construction Cost	**$**	**852,844.00**
Total Project Cost	**$**	**948,654.00**

Conclusion

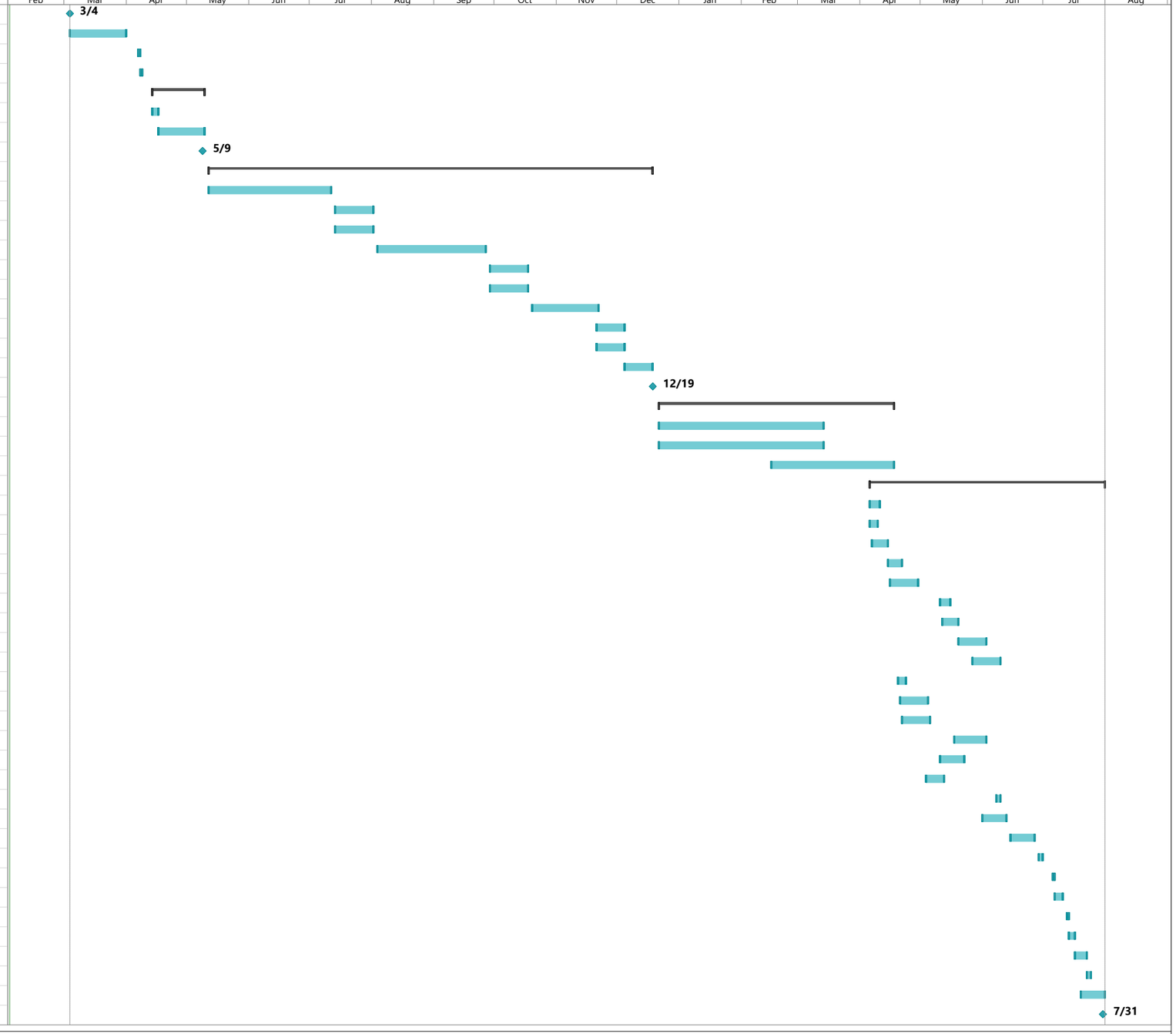
The Tradesmen Group LLC appreciates the opportunity to submit an offer on this project. We are confident in our ability to serve the City of Fort Pierce to the highest standards possible. If awarded this project, it is our intent to exceed expectations in customer service and quality of services provided. Thank you very much from all of us at TTG, a 100% employee-owned company ESOP.

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Exhibit A

The Tradesmen Group LLC | Seven Gables House | City of Fort Pierce

ID	Task Name	Duration	Start	Finish
1	Award	0 days	Tue 3/4/25	Tue 3/4/25
2	Contract Execution	20 days	Tue 3/4/25	Mon 3/31/25
3	Preconstruction Meeting	1 day	Mon 4/7/25	Mon 4/7/25
4	NTP	1 day	Tue 4/8/25	Tue 4/8/25
5	**Condition Assessment**	**20 days**	**Mon 4/14/25**	**Fri 5/9/25**
6	Condition Assessment - Field Work	3 days	Mon 4/14/25	Wed 4/16/25
7	Condition Assessment - Report	17 days	Thu 4/17/25	Fri 5/9/25
8	Assessment Report Delivery	0 days	Fri 5/9/25	Fri 5/9/25
9	**Design Phase**	**159 days**	**Mon 5/12/25**	**Fri 12/19/25**
10	Design thru SD	45 days	Mon 5/12/25	Fri 7/11/25
11	Owner Design Review thru SD 35%	15 days	Mon 7/14/25	Fri 8/1/25
12	Cost Review & Reconciliation	15 days	Mon 7/14/25	Fri 8/1/25
13	Design - DD	40 days	Mon 8/4/25	Fri 9/26/25
14	Owner Design Review thru DD 65%	15 days	Mon 9/29/25	Fri 10/17/25
15	Cost Review & Reconciliation	15 days	Mon 9/29/25	Fri 10/17/25
16	Design - CD	25 days	Mon 10/20/25	Fri 11/21/25
17	Owner Design Review thru CD 100%	10 days	Fri 11/21/25	Thu 12/4/25
18	Final Cost Review & Reconciliation	10 days	Fri 11/21/25	Thu 12/4/25
19	Final Design CD Review	10 days	Fri 12/5/25	Thu 12/18/25
20	CD's Issued	0 days	Fri 12/19/25	Fri 12/19/25
21	**Preconstruction Phase**	**85 days**	**Mon 12/22/25**	**Fri 4/17/26**
22	Permitting	60 days	Mon 12/22/25	Fri 3/13/26
23	Shop Drawings & Submittals	60 days	Mon 12/22/25	Fri 3/13/26
24	Material Procument & Buy-out/Fabrication	45 days	Mon 2/16/26	Fri 4/17/26
25	**Construction Phase**	**85 days**	**Mon 4/6/26**	**Fri 7/31/26**
26	Mobilization	5 days	Mon 4/6/26	Fri 4/10/26
27	Staging & Site Protection	4 days	Mon 4/6/26	Thu 4/9/26
28	Scaffold Erection	6 days	Tue 4/7/26	Tue 4/14/26
29	Remove Siding/Windows & Temporary Dry-in Protection	5 days	Wed 4/15/26	Tue 4/21/26
30	Framing Repairs	10 days	Thu 4/16/26	Wed 4/29/26
31	Exterior Wall Insulation	5 days	Mon 5/11/26	Fri 5/15/26
32	Install Subsiding & AB	6 days	Tue 5/12/26	Tue 5/19/26
33	Install Hardie Board Siding & Trim	10 days	Wed 5/20/26	Tue 6/2/26
34	Install New Windows & Doors	10 days	Wed 5/27/26	Tue 6/9/26
35	Remove Roof & Soffit/Fascia & Temp Dry-In	4 days	Mon 4/20/26	Thu 4/23/26
36	Inspect/Repair Sheathing & Framing	10 days	Tue 4/21/26	Mon 5/4/26
37	Install Underlayment	10 days	Wed 4/22/26	Tue 5/5/26
38	Install New Metal Roof	12 days	Mon 5/18/26	Tue 6/2/26
39	Install New Fascia/Soffit	10 days	Mon 5/11/26	Fri 5/22/26
40	Prime/Paint Awning Frames	7 days	Mon 5/4/26	Tue 5/12/26
41	Pressure Wash Deck	2 days	Mon 6/8/26	Tue 6/9/26
42	Repair Railing/Replace Rotten Components	10 days	Mon 6/1/26	Fri 6/12/26
43	Prime, Caulk, Paint All Exterior	10 days	Mon 6/15/26	Fri 6/26/26
44	Install New Awning Canvas	2 days	Mon 6/29/26	Tue 6/30/26
45	Punch List Inspection	1 day	Mon 7/6/26	Mon 7/6/26
46	Punch List	4 days	Tue 7/7/26	Fri 7/10/26
47	Final Inspection	1 day	Mon 7/13/26	Mon 7/13/26
48	Remove Scaffold	3 days	Tue 7/14/26	Thu 7/16/26
49	Site Restoration	4 days	Fri 7/17/26	Wed 7/22/26
50	Demobilization	2 days	Thu 7/23/26	Fri 7/24/26
51	Project Closeout	10 days	Mon 7/20/26	Fri 7/31/26
52	**Project Complete**	0 days	Fri 7/31/26	Fri 7/31/26



Project: Schedule Seven Gables
Date: Sun 2/2/25

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress

Exhibit B

WJE

PERSONNEL QUALIFICATIONS

Karen K. Zimnicki | Associate Principal



EDUCATION

- University of Illinois at Urbana-Champaign
  - Bachelor of Science, Architectural Studies, 1999
- Master of Architecture, 2002
  - Master of Science, Civil Engineering, construction management specialization

PRACTICE AREAS

- Leakage investigation
- Roofing and Waterproofing
- Building Enclosure Commissioning
- Repair and Rehabilitation
- Litigation Consulting
- Construction Documents and Specifications
- Construction Administration
- Peer Review
- Condition Assessment

REGISTRATIONS

- Architect in FL and IL
- Construction Documents Technologist
- LEED Accredited Professional
- National Council of Architectural Registration Boards

PROFESSIONAL AFFILIATIONS

- Fenestrations and Glazing Industry Alliance
- Sealant, Waterproofing and Restoration Institute

EXPERIENCE

Karen Zimnicki specializes in field evaluation, testing, and repair design to address nonperforming building issues, moisture problems, and associated materials distress. Her experience includes investigation of water leakage and deteriorating building materials, repair design, construction contract administration, and litigation consulting.

Ms. Zimnicki has investigated many construction systems and materials, such as curtain walls, concrete, masonry, steel, waterproofing, roofing, wood cladding, and EIFS systems. Her expertise includes standardized and diagnostic field and laboratory testing, with an emphasis on air and water infiltration, exterior wall materials, roofing, and waterproofing systems.

Before joining WJE, Ms. Zimnicki was an associate and consulting architect at Raths, Raths & Johnson, Inc., and worked as a private contractor for the U.S. Army Corps of Engineers Construction Engineering Research Laboratory.

REPRESENTATIVE PROJECTS

Leakage Investigation

- Seaside at Belleair III Condominium - Belleair, FL: Field investigation, water testing, and repair recommendations for stucco and EIFS facade
- Fort Lauderdale Airport Terminal 4 - FL: Field investigation, water testing and repair recommendations for terminal's metal panel facade
- Miami Beach Convention Center - FL: Field investigation, water testing, and repair recommendations for roof, parking garage, and exterior walls

Building Enclosure Commissioning

- Baptist Medical Center - Jacksonville, FL: Building enclosure commissioning services for hospital tower with precast concrete panel, curtain wall, and low- and steep-slope roofing systems
- U.S. New Embassy Compound - Tegucigalpa, Honduras: Building enclosure commissioning services for facade and roofing
- U.S. New Consulate Compound - Merida, Mexico: Building enclosure commissioning services for facade and roofing

Repair and Rehabilitation

- The W Fort Lauderdale - FL: Investigation and stucco facade repairs
- Broward Financial Centre - Fort Lauderdale, FL: Water leakage investigation and curtain wall, metal panel and glass panel facade repairs

Litigation Consulting

- Nova Southeastern University - Davie, FL: Litigation consultation services for architect standard of care and contractual relationships
- Brickell City Centre - Miami, FL: Stucco consulting services for construction defect claim

Construction Administration

- Miami-Dade County Courthouse - FL: Construction contract administration for terra cotta cladding; window and plaza waterproofing repairs
- The Ritz-Carlton Grand Cayman - Cayman Islands: Construction observations for stucco, waterproofing, and window and flashing repairs

Peer Review

- Raymond James Stadium - Tampa, FL: Review exterior enclosure design including EIFS, window, and door systems
- Norton Museum of Art - West Palm Beach, FL: Review exterior enclosure design including stucco, curtain wall, roofing, and waterproofing systems

Condition Assessment

- Alfred I. duPont Building - Miami, FL: Condition assessment and preparation of long-term repair and maintenance plan for a twenty-story, art deco-style building with limestone facade
- Solitair Brickell Apartments - Miami, FL: Condition assessment and building enclosure repair recommendations for prepurchase due diligence

CONTACT

kzimnicki@wje.com
561.226.1220
www.wje.com

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Karen Zimnicki	Project Architect	a. TOTAL: 21	b. WITH CURRENT FIRM: 8

15. FIRM NAME AND LOCATION *(City and State)*
Wiss, Janney, Elstner Associates, Inc. (Fort Lauderdale, FL)

16. EDUCATION *(DEGREE AND SPECIALIZATION)*	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
Bachelor of Science / Architectural Studies Master of Architecture / Architecture Master of Science / Civil Engineering, Construction Management	Architect in FL and IL LEED AP; Certified Construction Documents Technologist

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Ms. Zimnicki specializes in the investigation and repair of distress in existing structures with an emphasis on building enclosures. She has performed evaluations and assessed causes of deterioration or distress of multiple materials including brick, terra cotta, curtain walls and glazing systems, concrete, masonry, steel, waterproofing, roofing, wood cladding, and EIFS systems. She has conducted condition surveys, performed field investigations, executed testing programs, and designed repair documents for contemporary and historic buildings and structures. Ms. Zimnicki's expertise includes exterior wall evaluation and restoration for structures ranging from plazas to high-rises. She has provided field construction contract administration observation services, acted as the owner's field representative, and performed other administrative duties during construction/repair work.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*: **Broward Financial Centre Water Leakage Investigation** (Fort Lauderdale, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: Ongoing; CONSTRUCTION *(If applicable)*: Ongoing

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☒ Check if project performed with current firm

WJE assessed weathered coatings and water leakage at the Broward Financial Centre, a high-rise office tower. As part of these services, WJE performed field water leakage testing and coatings adhesion testing. Following the investigation, we designed repairs to the exterior wall to address the water leakage and recoat portions of the facade and the parapet wall copings. WJE is currently performing construction contract administration services for the sealant replacement and coating of the facade. (Project Manager)

b.

(1) TITLE AND LOCATION *(City and State)*: **Le Ciel Venetian Tower** (Naples, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2020; CONSTRUCTION *(If applicable)*: 2020

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☒ Check if project performed with current firm

WJE assessed weathered coatings and water leakage at the Le Ciel Venetian Tower, a high-rise residential tower. As part of these services, WJE performed field water leakage testing and coatings adhesion testing. Following the investigation, we designed repairs to the exterior wall to address the water leakage and recoat the facade. WJE recently completed construction contract administration services for the sealant replacement, window gasket replacement, and coating of the facade. (Project Manager)

c.

(1) TITLE AND LOCATION *(City and State)*: **Baptist Medical Center South Tower BECx** (Jacksonville, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2018; CONSTRUCTION *(If applicable)*: 2018

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☒ Check if project performed with current firm

Provided building enclosure commissioning (BECx) services during construction of the new South Tower, a LEED-certified project. Our work included design review of the architectural drawings and specifications related to building enclosure systems and the detailing between components. WJE developed an Enclosure Commissioning Plan and Schedule, which included functional performance (field) testing protocols. WJE also performed construction phase services, including reviewing/commenting on shop drawings, submittals, RFIs, Change Orders, and value engineering suggestions by others; performing construction milestone site visits; and observing functional performance (field) testing. (Project Manager)

d.

(1) TITLE AND LOCATION *(City and State)*: **Miami Beach Convention Center New Construction** (Miami Beach, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2017; CONSTRUCTION *(If applicable)*: 2019

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE — ☒ Check if project performed with current firm

Provided peer review of project documents to identify potential detailing issues that would have adversely affected the durability and resistance of the exterior envelope and waterproofing systems to water penetration, air infiltration, and condensation resistance. During construction, WJE reviewed submittals and shop drawings related to exterior enclosure assemblies, performed site visits, attended meetings at critical milestones, and provided recommendations. (Project Associate)

e.

(1) TITLE AND LOCATION *(City and State)*: **Miami-Dade County Courthouse Facade Assessment** (Miami, FL)

(2) YEAR COMPLETED — PROFESSIONAL SERVICES: 2016; CONSTRUCTION *(If applicable)*: 2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☒ Check if project performed with current firm

WJE performed a comprehensive assessment of the exterior terra cotta cladding, windows, roofing, and the plaza at this National Historic Landmark courthouse. WJE developed a comprehensive written report summarizing its findings, prepared cost estimates for the restoration work, and developed construction documents for the restoration of the facade, windows, roof, and plaza. Construction contract administration services include reviewing the work in progress for general conformance with the project document requirements and preparing responses to address field conditions and contractor questions. (Project Associate)

f.

(1) TITLE AND LOCATION *(City and State)*

7909 Woodland Center Blvd. Condition Assessment
(Tampa, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2016	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☒ Check if project performed with current firm

The project involved a performing a condition assessment, providing repair and maintenance recommendations and preparing budgetary cost estimates. (Project Manager)

g.

(1) TITLE AND LOCATION *(City and State)*

The Galleria at Fort Lauderdale Peer Review
(Fort Lauderdale, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2016	2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☒ Check if project performed with current firm

The project involved performing a peer review of architectural and curtain wall shop drawings prepared by others; offering recommendations for incorporation into the project; performing quality assurance water testing of the installed curtain wall; diagnosing water leakage sources; preparing repair recommendations; performing site visits to observe and document ongoing construction; and preparing written reports. (Project Manager)

h.

(1) TITLE AND LOCATION *(City and State)*

Raymond James Stadium Peer Review
(Tampa, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2016	2016

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☒ Check if project performed with current firm

The project involved performing a peer review of architectural drawings, shop drawings and submittals prepared by others; performing site visits to observe and document ongoing construction; and preparing written reports offering recommendations for incorporation into the project. (Project Manager)

i.

(1) TITLE AND LOCATION *(City and State)*

Alfred I. Dupont Building Condition Assessment
(Miami, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION *(If applicable)*
2015	N/A

(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE ☒ Check if project performed with current firm

The project involved a performing a condition assessment and preparing a long-term repair and maintenance plan for a 20-story art-deco style building located in the heart of downtown Miami. The scope of services included review of the limestone facade and windows of this notable project listed in the U.S. National Register of Historic Places. (Project Manager)

PERSONNEL QUALIFICATIONS

Heba Elsayed | Senior Associate



EDUCATION

- Lehigh University
  - Bachelor of Science, Civil Engineering, 2015
- Georgia Institute of Technology
  - Master of Science, Civil Engineering, 2016

PRACTICE AREAS

- Historic Preservation
- Repair and Rehabilitation Design
- Failure/Damage Investigations
- Structural Investigation
- Nondestructive Testing

REGISTRATIONS

- Professional Engineer in Georgia

PROFESSIONAL AFFILIATIONS

- Association of Preservation Technology
- American Society of Civil Engineers

CONTACT

helsayed@wje.com
770.497.6725
www.wje.com

EXPERIENCE

Heba Elsayed has participated in a variety of structural investigations, analysis, and repair design projects. Ms. Elsayed works on assessment of concrete, steel, and wood structures. Her experience also includes structural analysis, repair and rehabilitation of historic building components, including brick, stone, and terra cotta masonry, and historic wood framing.

REPRESENTATIVE PROJECTS

Historic Preservation

- Martin Luther King, Jr. National Historical Park - Atlanta, Georgia: Building investigation and development of Historic Structure Reports
- Fulton County Courthouse - Atlanta, Georgia: Restoration of terra cotta facade
- Castillo San Cristobal (ongoing) – San Juan, Puerto Rico: Condition assessment, structural evaluation, development of Historic Structures Report
- Fort Pulaski West End WWII Bunkers (ongoing) – Cockspur Island, Georgia: Condition assessment, structural evaluation, development of Historic Structures Report
- Fort Pickens and Battery Pensacola (ongoing)– Pensacola Beach, Florida: Condition assessment, structural evaluation, development of Historic Structures Report
- Evans' Rendezvous – Fernandina Beach, Florida: condition assessment of historic structure, additional structural and geotechnical investigation
- Holly Hill – Roswell, Georgia; condition assessment of historic wood and masonry framed home; development of Historic Structure Report
- Bell Building – Athens, Georgia; restoration of terra cotta facade
- Robert Toombs House - Washington, Georgia; Condition assessment of historic wood and masonry structure
- Auburn Antebellum Home - Natchez, Mississippi: Condition assessment of historic wood and masonry structure
- Hood McPherson Building – Birmingham, Alabama; Restoration of terra cotta facade

Repair and Rehabilitation Design

- Alamo Visitor's Center and Museum (ongoing) – San Antonio, Texas; Design of facade retention system of 1890s stone masonry exterior and interior walls as part of adaptive reuse project
- 200 Broadway – Nashville, Tennessee; Investigation and repair design of 1900s brick masonry exterior walls as part of facade retention and adaptive reuse project; overseeing of repairs during construction
- Lullwater House – Decatur, Georgia; Assessment and repair design for 1920s concrete pool cabana
- Baggage Building - Nashville, Tennessee: Assessment and rehabilitation of historic masonry structure

Failure/Damage Investigations

- Assumption Church - Nashville, Tennessee; Investigation and repair of historic church wood and masonry structure after tornado event
- Sounds Stadium - Nashville, Tennessee; structural assessment of stadium after tornado event
- I-75 Northwest Corridor - Atlanta, Georgia: Investigation and repair of partially collapsed retaining wall panels
- Cooper Tire and Rubber Warehouse - Albany, Georgia: Field investigation, assessment and rehabilitation of steel-framed warehouse after tornado damage; overseeing of masonry, steel, concrete, and roofing repairs during construction administration

Structural Investigation

- Stegman Coliseum – Athens, Georgia; investigation of distress to 1960s precast and cast-in-place concrete framed roof; design and observation of repairs
- Tomochichi Courthouse and Federal Building- investigation and analysis of 1890s steel framed and masonry structure; design and observation of repairs

Nondestructive Testing

- UGA Sanford Stadium Culvert - Athens, Georgia: Investigation of 1,000-foot-long concrete culvert structure
- Bridgeport Old Hwy 66 Bridge - Bridgeport, Oklahoma: Assessment of concrete substructure and foundation
- Holly Springs Home Depot Retaining Wall - Holly Springs, Georgia: Investigation of partially collapsed retaining wall; evaluation of remaining structure

PERSONNEL QUALIFICATIONS

Sedona P. Iodice | Associate III



EDUCATION

- University of Florida
  - Bachelor of Science, Civil Engineering, 2020
  - Master of Engineering, Structural Engineering, 2021

PRACTICE AREAS

- Failure/Damage Investigations
- Bridges and Civil Infrastructure
- Structural Investigation
- Structural Analysis
- Construction Administration
- Water Leakage Investigation

REGISTRATIONS

- Engineer Intern (EI) in Florida
- OSHA 10-Hour Construction
- ARSC Basic Orientation Plus

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers (ASCE)

CONTACT

siodice@wje.com
561.226.1220
www.wje.com

EXPERIENCE

Sedona Iodice joined WJE in 2022 and has experience in condition assessments, repair and rehabilitation design, analysis of existing structures, and construction period services. Ms. Iodice has worked with various structural and architectural materials, including prestressed and post-tensioned concrete, steel, stucco, EIFS, masonry and wood.

REPRESENTATIVE PROJECTS

Failure/Damage Investigations

- Champlain Towers South – Surfside, FL: evaluate failed specimens at evidence facility, perform punching shear hand calculations, and participate in joint testing protocol at collapse site for civil litigation
- NIST NCST Investigation Champlain Towers South Collapse – Miami, FL: Assist NIST with the collection of invasive testing data from the collapse evidence specimens including concrete core and steel reinforcement evidence sampling and provide nondestructive GPR, UST, UPV evaluation support
- Island Towers and Resort Condominiums – Fort Myers, FL: Hurricane Ian structural damage initial triage assessment
- Life Care Center of America – Orlando, FL: Hurricane Ian flooding damage investigation of skilled nursing facility
- James S. Rickards Middle School – Fort Lauderdale, FL: Roof collapse investigation

Bridges and Civil Infrastructure

- Load rating various bridges – INDOT: BrR software
- I-74 over the Mississippi River – Bettendorf, IA: In-depth bridge inspection of cable-stayed arch
- Lincoln Trail Bridge – Cannelton, IA: Use eddy current nondestructive testing to locate welds for steel truss bridge
- ODOT Load Rating – Oregon Department of Transportation: Provide additional calculation services for a bridge that did not meet load rating requirements.
- Port of Houston – Houston, TX: Routine structural condition assessment of port infrastructure
- Liquefied Natural Gas (LNG) Tank Foundations - Cameron, LA: Investigation of reinforced concrete damage due to cryogenic LNG exposure

Structural Investigation

- Crestview Towers Condominium – North Miami Beach, FL: Structurally condemned building condition assessment
- Brickell City Centre – Miami, FL: Litigation support and testing protocol for sub-grade parking garage
- Mosaic Big Bend Warehouse – Tampa, FL: Structural condition assessment of glulam arches
- The District Universal Apartments – Orlando, FL: Parking garage structural assessment

Structural Analysis

- Punta Rassa Condominiums – Fort Myers, FL: ADAPT PT slab model and GPR survey
- AMLI Joya Parking Garage – Miami, FL: ADAPT PT slab model and GPR survey

Construction Administration

- W Hotel – Fort Lauderdale, FL: Assessment and rehabilitation of stucco drainage system, and EIFS system
- Noida Mall of India- India: As-built drawing review of steel truss repairs
- AquaVue Condominiums – Fort Lauderdale, FL: Assessment and rehabilitation of direct applied stucco system
- Margaritaville Beach House – Key West, FL: Replacement of Simpson hangers at wooden perimeter balcony walkways

Water Leakage Investigation

- Terrace Building - Sarasota, FL: Assessment of exterior walls of a building originally built in 1925; spray rack testing based on ASTM E1105 and nozzle testing based on AAMA 501.2
- Palmetto Promenade Apartments – Boca Raton, FL: Water leakage investigation and repair drawings
- Town Westshore Apartments – Tampa, FL: Water leakage investigation per AAMA 511 for litigation

PROJECT PROFILE

Evans' Rendezvous

Historic Structure Report | American Beach, Florida







CLIENT

Naussau County, Florida

BACKGROUND

In 1942, Willie B. Evans, Sr., constructed a small club on an American Beach plot that had been purchased by the Pension Bureau of the Afro-American Life Insurance Company. When Evans returned from serving in WWII, the club was relocated and expanded. The new building, constructed in circa 1951, that housed Evans' Rendezvous included a porch along the ocean as well as a 200-seat dining room. The club served food and provided entertainment. The popularity of American Beach was very much tied to segregation, and the inability of African Americans to freely visit many public and private venues throughout the region, including beaches, restaurants, stores, and hotels.

The former Evans' Rendezvous had experienced deterioration following years of vacancy. As a contributing resource to the American Beach Historic District, Nassau County, the building owner, sought to develop a Historic Structures Report (HSR) to guide future repair, maintenance, and preservation of the building.





SOLUTION

The HSR documents items specific to Evans' Rendezvous, including the history of the building; its design and construction; the existing physical condition of the structure; and its historic significance and integrity. Research was performed to gather information about the original construction and past modifications and repairs performed on the building, for use in assessing existing conditions and developing treatment recommendations for the building.

A condition assessment of the building was performed and observations were documented with digital photographs, field notes, and annotation on baseline drawings prepared by the project team. Based on this information, a context history and a chronology of design and construction were developed, and measured drawings were produced. A structural analysis was also performed to assist the County in determining an appropriate future use.

Ultimately, recommendations were provided for the club for the immediate, short term, and long term. These included foundation repairs, rebuilding or strengthening masonry and concrete masonry walls, terrazzo flooring repair and replacement, restoration of the character-defining features at the interior of the building, including the bar, stage at the dance floor, and vaulted ceiling in the dining room and bar, and eventually, new mechanical, electrical, and plumbing systems.

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

PROJECT PROFILE

Timucuan Ecological and Historical Preserve

Historic Structure Reports | Jacksonville, Florida







CLIENT

National Park Service

BACKGROUND

On February 16, 1988, the Timucuan Ecological and Historic Preserve was established by the United States Congress. The preserve as established included the Kingsley Plantation on Fort George Island. In 1991, the National Park Service took possession of the Kingsley Plantation complex from the State of Florida. Over the course of several years between 1992 and 1997, the NPS also purchased the last two surviving slave cabin ruins that had not been acquired by the state as well as other surrounding properties. Throughout its ownership of the property, the NPS has conducted research and archeological investigations of the property and implemented stabilization and repairs to the tabby slave cabins.

WJE has been contracted for numerous projects at the Preserve. The initial project was an updated National Register nomination for Kingsley Plantation. Subsequent projects were to document and author historic structures reports for the Kingsley Plantation and Barn, the tabby slave cabins, and the nearby Spanish American War Battery. These studies provide historic research, documentation of conditions, recommendations, and materials analysis, intended to enrich the site's preservation plan and interpretation.





SOLUTION

Each project began with historical research to document the original construction, subsequent evolution, and previous repairs made to the structure. Material studies were performed at the WJE in-house laboratory to document the unique materials at each site, which have included brick and mortar, early concrete, and tabby, original formed from a mixture of locally made lime and oyster shells.

Most projects include on-site condition assessment and structural analysis of surviving ruins, to identify shoring and stabilization needs. Based on the overall condition assessment and understanding of the history of the structure, concepts for the ultimate treatment of the structure were defined. Based on the overarching treatment concept, WJE then developed technical recommendations for each material and system, organized as prioritized repair and rehabilitation tasks.

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

PROJECT PROFILE

Chief Vann House State Historic Site

Condition Assessment Report | Chatsworth, GA



CLIENT

Georgia Department of Natural Resources

BACKGROUND

The Chief Vann House State Historic Site, located in Chatsworth, Georgia, is 137 acres in size and includes the Chief Vann House—a circa 1804, two-and-one-half-story brick mass masonry residence with a cellar—a reconstructed log kitchen and workhouse, a nineteenth century Cherokee farmstead exhibit consisting of three relocated log structures, the stone ruins of the Bradford Spring House, gardens, a nature trail, and a visitor center.

The Georgia Department of Natural Resources engaged WJE to assess the historic structures at the Chief Vann House State Historic Site. The Department of Natural Resources sought a condition assessment report to help guide decision-making with regard to future stabilization, rehabilitation, and other management treatments or projects involving the historic structures at the site. Of particular interest was the condition of a main stair at the Chief Vann House, which is cantilevered over the central hall.





SOLUTION

A team of WJE historical architects and engineers performed the work associated with the condition assessment report for the historic structures at Chief Vann State Historic Site. In preparation for performing a visual condition survey of the historic structures, the team reviewed historical documentation, maintenance records, repair drawings, and other pertinent documents to gain a better understanding of the as-built construction and significance of the various structures.

The study addressed all of the historic structures at the site, with the focus of the visual condition survey on the Chief Vann House. As part of the study, the WJE project team reviewed the condition of the interior and exterior of the buildings, documenting areas of distress and other notable conditions. As part of the survey, WJE met with representatives of the Department of Natural Resources to gain an understanding of any ongoing issues at the buildings. The visual survey of the Chief Vann House included a close-up review of exterior elements such as windows, brick masonry, and the roof, as well as a review of the foundation and visible portions of the structure. A WJE structural engineer reviewed the cantilevered stair, where deflection required the addition of a column and tie rod as part of the repairs. The condition assessment report included a description of each building and its features, a summary of the overall condition of each structure, and recommendations for future work. Images of noted conditions and annotated drawings were included in the final report.

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

PROJECT PROFILE

Martin Luther King, Jr., Historic Site

Historic Structure Reports, Cultural Landscape Report | Atlanta, Georgia



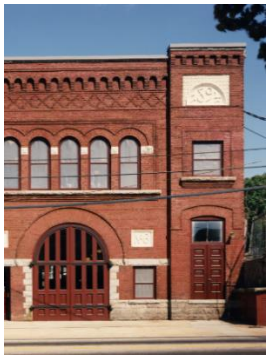
CLIENT

National Park Service

BACKGROUND

The Martin Luther King, Jr. National Historic Site and Preservation District is located within the Sweet Auburn neighborhood on the east side of the City of Atlanta. This largely self-contained, historically African American neighborhood includes commercial, residential, and religious buildings dating from the late nineteenth century through the early twentieth century. The neighborhood, and particularly the block surrounding the Martin Luther King, Jr. Birth Home, represents the formative years of Dr. King's life from 1929 through 1948.

WJE architects and structural engineers prepared nine Historic Structure Reports for historic properties located within or contiguous with the Birth Home block at the National Historic Site. These include eight houses, one of which is the Martin Luther King, Jr. Birth Home, as well as the historic fire station. The HSRs include design and development history, condition assessment, significance and integrity evaluation, and treatments recommendations for preservation/rehabilitation, repair, and maintenance.





SOLUTION

WJE's condition assessment addressed the exterior, structural systems, and primary interior spaces and features of the buildings, and was conducted in cooperation with WFT Architects, another project team consulting firm. Lead firm Panamerican Consultants developed the historical narrative for the HSRs. WJE also identified potential climate change variables that are likely to have an effect on these structures in the future. WJE's research and assessment helped establish the overall preservation direction for at least the next decade.

In addition to the HSR, WJE was consulting on a Cultural Landscape Report for the National Historic Site. The CLR provides park management and maintenance staff with information and guidance to help manage the site's cultural landscape.

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/4/2025

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
Overmyer Hall Associates
1600 W Lane Ave, Ste 200
Columbus OH 43221

License#: 42001

CONTACT NAME: Madison Wines
PHONE (A/C, No, Ext): 614-453-4400 **FAX (A/C, No):** 614-453-9360
E-MAIL ADDRESS: ohacertificates@oh-ins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : American Casualty Company of Reading, PA	20427
INSURER B : Continental Insurance Company	35289
INSURER C : Continental Casualty Company	20443
INSURER D : Philadelphia Insurance Companies	18058
INSURER E :	
INSURER F :	

INSURED
The Tradesmen Group, LLC
8465 Rausch Dr
Plain City OH 43064

TRADGRO-01

COVERAGES **CERTIFICATE NUMBER:** 1845094990 **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	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y		7094399539	9/30/2024	9/30/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			7094397788	9/30/2024	9/30/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 10,000			7094404478	9/30/2024	9/30/2025	EACH OCCURRENCE AGGREGATE	$ 6,000,000 $ 6,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	7094395183	9/30/2024	9/30/2025	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	See Below $ 1,000,000 $ 1,000,000 $ 1,000,000
A D	Ohio Stop Gap Professional Liability Pollution Liability			7094399539 PPK2697772	9/30/2024 9/30/2024	9/30/2025 9/30/2025	E.L Acc/Disease/Limit Each Occ/Aggregate Each Occ/Aggregate	$1M/$1M/$1M $3M/$3M $3M/$3M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers Compensation States: DC, FL, GA, KY, TN, VA
RE: Historic Seven Gables House Exterior Rehabilitation, Seven Gables House, 482 North Indian River Drive, Fort Pierce, FL 34950

Fort Pierce Redevlopment Agency and the City of Fort Pierce and their respective officials, officers, and employees are Additional Insured per the attached General Liability Blanket Additional Insured endorsement CNA75079XX 03 22. Subject to signed written contract. Waiver of subrogation applies in favor of Additional Insured with respects to Employers Liability per attached form, WC 00 03 13 04/84, when required by written contract. Subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER

City of Fort Pierce
Attention: Risk Manager
100 N. U.S. Hwy 1
Fort Pierce FL 34954-1480

CANCELLATION

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
Madison Wines

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Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

I. **WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage; and

C. Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:

1. Coverage broader than what you are required to provide by the **written contract**; or

2. A higher limit of insurance than what you are required to provide by the **written contract**.

Any coverage granted by this Paragraph **I.** shall apply solely to the extent permissible by law.

II. If the written contract requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

A. In the performance of your ongoing operations subject to such **written contract**; or

B. In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:

1. The **written contract** requires you to provide the additional insured such coverage; and

2. This **Coverage Part** provides such coverage.

III. But if the **written contract** requires:

A. Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or

B. Additional insured coverage with “arising out of” language;

then paragraph **I.** above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

IV. But if the **written contract** requires additional insured coverage to the greatest extent permissible by law, then paragraph **I.** above is deleted in its entirety and replaced by the following:

Policy No:
Endorsement No:
Effective Date:

Insured Name:

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Blanket Additional Insured - Owners, Lessees or Contractors - with Products-Completed Operations Coverage Endorsement

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury**, **property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

V. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury**, **property damage**, or **personal and advertising injury** arising out of:

A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:

1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and

2. Supervisory, inspection, architectural or engineering activities; or

B. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **Coverage Part**.

VI. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS,** the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **Coverage Part**:

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

1. Primary and non-contributing with other insurance available to the additional insured; or

2. Primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

VII. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

1. Give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;

2. Send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and

3. Make available any other insurance, and endeavor to tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph **3.** does not apply to other insurance under which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

VIII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **Coverage Part**, provided the contract or agreement:

A. Was executed prior to:

Policy No:
Endorsement No:
Effective Date:

Insured Name:

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1. The **bodily injury** or **property damage**; or
2. The offense that caused the **personal and advertising injury**;

for which the additional insured seeks coverage; and

B. Is still in effect at the time of the **bodily injury** or **property damage occurrence** or **personal and advertising injury** offense.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION ON WHOSE BEHALF YOU ARE REQUIRED TO OBTAIN THIS WAIVER OF OUR RIGHT TO RECOVER FROM UNDER A WRITTEN CONTRACT OR AGREEMENT. THIS ENDORSEMENT DOES NOT APPLY IN KY.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Copyright 1983 National Council on Compensation Insurance.

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 2/4/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY
Overmyer Hall Associates
1600 W Lane Ave, Ste 200
Columbus, OH 43221

PHONE (A/C, No, Ext): 614-453-4400

License#: 42001

FAX (A/C, No): 614-326-0132

E-MAIL ADDRESS: ohacertificates@oh-ins.com

CODE:

SUB CODE:

AGENCY CUSTOMER ID #:

COMPANY
CNA
P O Box 802875
Chicago, IL 60680

INSURED
The Tradesmen Group, LLC
8465 Rausch Dr
Plain City OH 43064

LOAN NUMBER

POLICY NUMBER

EFFECTIVE DATE	EXPIRATION DATE	
09/30/2024	09/30/2025	☐ CONTINUED UNTIL TERMINATED IF CHECKED

THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Builders Risk		
Fire-Resistive Limit	$500,000	$5,000
Masonry Non-Combustible Limit	$500,000	$5,000
Metal Non-Combustible Limit	$500,000	$5,000
Joisted Masonry Limit	$500,000	$5,000
Frame Limit	$500,000	$5,000
Temporary Storage Limit	$250,000	$5,000
Property In Transit Limit	$250,000	$5,000
Earthquake - Low Hazard	$250,000	$25,000
Flood - Low Hazard	$500,000	$25,000
Replacement Cost Subject to poliy terms, conditions, and exclusions.		

REMARKS (Including Special Conditions)

RE: Historic Seven Gables House Exterior Rehabilitation, Seven Gables House, 482 North Indian River Drive, Fort Pierce, FL 34950

Fort Pierce Redevelopment Agency and the City of Fort Pierce are included as Additional Named Insureds and Loss Payees contingent on project being awarded to Named Insured.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

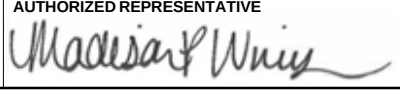
NAME AND ADDRESS

City of Fort Pierce
Attention: Risk Manager
100 N. U.S. Hwy 1
Fort Pierce, FL 34954-1480

☐ ADDITIONAL INSURED ☐ LENDER'S LOSS PAYABLE ☒ LOSS PAYEE
☐ MORTGAGEE ☐

LOAN #

AUTHORIZED REPRESENTATIVE



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DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **REQUEST FOR PROPOSALS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Gelencia Carter, 772-467- 3102	RFP No: 2025-013
Pre-Proposal Site-Visit Date: 11:00 AM, THURSDAY, JANUARY 9, 2025	RFP Title: GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION
Pre-Proposal Site-Visit Location: Seven Gables House 482 North Indian River Drive Fort Pierce, FL 34950	RFP Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:00 PM, TUESDAY, FEBURARY 4, 2025	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: The Tradesmen Group Mailing Address: 8465 Rausch Dr	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* x _____ Authorized Signature (Manual)
City, State, Zip Code: Plain City, OH 43064	Typed or Printed Name: Rick Freitag
Type of Entity (Select one): Corporation x Partnership _____ Proprietorship _____	Title: CEO
Incorporated in the State of: Ohio Year: 1997	Delivery in TBD days, ARO
Phone Number: 614-406-9127	Payment Terms: Net 30 Days
Fax Number: 614 799 1690	FEIN or SS Number: 31-1547172
E-Mail Address: rfreitag@tradesmengroup.com	Local Business: ___Y x N MWBE: ___Y x N
Bid Security is attached, when required, in the amount of $ n/a F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

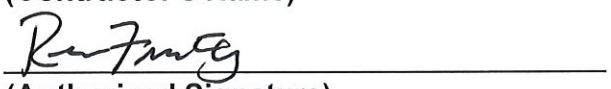
Contractor Covered Transactions

(1) The prospective contractor of the Recipient, The Tradesmen Group LLC, **(Contractor's Name)**

certifies by submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal Department or Agency.

(2) Where the Recipient's contractor's is unable to certify to the above statement, the prospective contractor shall attach an explanation to this form.

The Tradesmen Group LLC
(Contractor's Name)


(Authorized Signature)

Rick Freitag
(Print Name)

Ceo
(Title)

8465 Rausch Dr
(Street and Address)

Plain City, OH 43064
(City, State, Zip)

City of Fort Pierce
(Recipient's Name)

Date: 2/4/2025

Division Contract Number

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that
The Tradesmen Group LLC does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

2/4/2025
Date

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

The Tradesme Group LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

8465 Rausch Dr

6 City, state, and ZIP code

Plain City, OH 43064

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

3	1	–	1	5	4	7	1	7	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Kimberly McNeal | **Date** 2/4/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING
DEPARTMENT

REFERENCES

RFP NO. 2025-013
SEVEN GABLES HOUSE EXTERIOR REHABILITATION

Bidder shall submit as a part of the bid package, three (3) Customer references with name of the customer, address, contact person, and telephone number.

Name Vizcaya Museum & Garden Trust, Inc	**Name** Nashville Metro Gen Svc Dept
Contact: Ana Rico	**Contact:** Doug Kinsey
Address: 3251 S Miami Ave	**Address:** 730 2nd Ave South
Miami, FL 33129	Nashville, TN 37219
Telephone: 305-860-8429	**Telephone:** 615-533-3100
Email: ana.rico@vizcaya.org	**Email:** doug.kinsey@nashville.gov

Name	General Services Administration
Contact:	Chris Yezbick
Address:	985 Michigan Ave
	Detroit, MI
Telephone:	216-401-3192
Email:	christopher.yezbick@gsa.gov

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page (page 1) completed, signed and attached?	X	
Include proof of proper licensing as stated in bid documents.	X	
Include proof of proper insurance as stated in bid documents.	X	
Did you include a list of all materials and equipment to be used in providing the service? TBD		X
Is Drug-Free Workplace form signed and enclosed?	X	
Proposal envelope is marked accordingly	n/a	
Are two (2) complete proposal packages included (one original and one electronic copy (PDF) on a USB Flash Drive) of sealed proposals?	n/a	
Disregard, if you are going to utilize the electronic submission option	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID _____

January 23, 2025

CITY FORT PIERCE

REHABILITATION OF THE HISTORIC SEVEN GABLES HOUSE
RFP No. 2025-013

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by a potential proposer for clarification of the proposal specifications:

1. **QUESTION:** Has this project been submitted and/or approved by the State Historic Preservation Office (SHPO)?

   ANSWER: **No. The building is registered only in the City's local register of historic sites and districts.**

2. **QUESTION:** If not, who is responsible for the preparation of the necessary documentation for the project and submission/approval by SHPO?

   ANSWER: **The City will submit an application for a Certificate of Appropriateness to the City's Planning Department, utilizing the project documents generated by the Contractor. The application will be reviewed administratively and possibly by the City of Fort Pierce Historic Preservation Advisory Board.**

3. **QUESTION:** Please confirm how discovered unforeseen conditions, including structural repairs, will be handled as a changed condition with a change order for additional services?

   ANSWER: **In the Statement of Work of the Request for Proposals, a conditions assessment must be conducted by the contractor during the Pre-rehabilitation Phase. However, if unforeseen conditions present themselves afterwards, then those discoveries can be brought to the attention of the City's Project Manager. If those discoveries/repair services affect the project timeline and/or cost, then a change order must be brought before the City Commission for a decision.**

4. **QUESTION:** If construction permitting requires A/E stamped drawings, who is responsible for production of those drawings?

   ANSWER: **This construction project is using a design-build delivery method, therefore A/E stamped drawings will be the responsibility of the contractor.**

5. **QUESTION:** Please confirm if any work is intended or required on the brick masonry chimney?

ANSWER: **This project focuses on the exterior of the building. The chimney will not be used for fire or heating.**

6. **QUESTION:** Relative to work on the windows that will impact interior spaces, who is responsible for moving items and perhaps personal items out of work zones prior to work in those spaces?

ANSWER: **The City and the tenant will be responsible for removing or relocating their belongings from the work zone.**

7. **QUESTION:** Please confirm window type or materials that are acceptable for reproduction of new replacement windows?

ANSWER: **Impact-resistant windows that match the existing style or as close as possible.**

8. **QUESTION:** Are windows and doors to be replicated in-kind? Or are windows and doors to be replicated to meet current code standards?

ANSWER: **They must meet current code standards while maintaining some level of resemblance to their original style.**

9. **QUESTION:** What area(s) will the contractor be permitted for staging?

ANSWER: **The contractor can use the parking lot east of the building for staging.**

10. **QUESTION:** Where will a dumpster and port-o-jon be permitted to be staged?

ANSWER: **The dumpster can be staged at the east side of the building along the curb. The Seven Gables House has restrooms available for use right outside of the main entrance.**

11. **QUESTION:** Who is responsible for restoration of turf and site conditions following completion of all work?

ANSWER: **The contractor is responsible for replacing the sod as it exists currently.**

12. **QUESTION:** When does the City of Fort Pierce intend to make the award of the project?

ANSWER: **The award is to be made after completion of an evaluation of bids an the approval of the City Commission at their regularly scheduled meetings.**

13. **QUESTION:** Is there a project budget or anticipated cost that can be provided?

ANSWER: **Yes, however the price should reflect the scope of work.**

14. **QUESTION:** Is there a set of plans from the building move that can be transmitted to us during the bid period? This should include foundation, exterior porch, restrooms and exterior staircase and wood deck?

ANSWER: **Yes. Please see attached.**

15. **QUESTION:** Will there be an attempt to keep the museum or gift shop open? Note that the job site should be secure for safety and liability purposes.

ANSWER: **No. the Seven Gables Visitor Center will not remain open during construction.**

16. **QUESTION:** Would we be able to place a construction fence around the project, including the staging areas?

ANSWER: **Yes**

17. **QUESTION:** Please confirm if an electronic submission of the bid is acceptable?

ANSWER: **Yes. Please follow the delivery instructions as stated in the Request for Proposal document.**

18. **QUESTION:** Evaluation Criteria. Please confirm that the price counts only 20 points for the award and shall not be the sole basis for an award.

ANSWER: **We will follow the evaluation criteria as stated in the Request for Proposals document.**

19. **QUESTION:** The RFP notes that specific improvements are to be undertaken which include the following items:

a. Upgrade all fascia boards with hardi-board fascia materials.
b. Remove existing siding and trim, replacing them with the same shiplap profile using hardi-cementuous siding.
c. Replacement of all exterior windows and doors as necessary.

According to the above referenced standards, the historic materials should be repaired rather than replaced in lieu of the replacement of materials approach identified in the specific improvements. Are we to deviate from the U.S. Secretary of Interior's Standards to follow this directive? Deviation from the standards may.

ANSWER: **The project intends to improve the exterior of the building with durable, low maintenance, weather-resistant and impact-resistant materials that can resemble the original style as closely as possible. These improvements do not impact the funding source.**

20. **QUESTION:** What funding sources are being utilized for the project?

ANSWER: **Funding will be provided by the Fort Pierce Redevelopment Agency This is not funded through a grant.**

21. **QUESTION:** What are the scheduling requirements associated with any of the **Funding sources?** Are there any requirements regarding the commencement of the project or the completion of the project and expenditure of funds.

ANSWER: **The awarded contractor must comply with the scheduling requirement agreed upon in the construction agreement. The scheduling timeline will be determined by the contractor in collaboration with the City. The City will follow the directives provided in the agreement regarding contract payments. Please refer to "Exhibit A Sample Contract", which is attached to the Request for Proposals.**

All other conditions of this proposal remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Rick Freitag
Typed or Printed

Company Name: The Tradesmen Group LLC

Address: 8465 Rausch Dr, Plain City, OH 43064

Date: 2/4/2025

/lh

Attachments: Building Permit, Drawings, and Eight (8) Photos of the Seven Gable House

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FREITAG, RICHARD JUSTIN

THE TRADESMEN GROUP, INC.
8465 RAUSCH DRIVE
PLAIN CITY OH 43064

LICENSE NUMBER: CBC1263338

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FREITAG, RICHARD JUSTIN

THE TRADESMEN GROUP, INC.
8465 RAUSCH DRIVE
PLAIN CITY OH 43064

LICENSE NUMBER: CCC1332370

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

REFERENCE CHECK FORM

Bid No: 2025-013 **Title: General Contractor Services – Historic Seven Gables House Exterior Rehabilitation**

This section should be completed by the Department Point of Contact, requesting the bid.

Bidder/Respondent Name: _____

Reference Company Name: _____

Telephone Number: _____ Fax Number: _____

Contact Name: _____ Email: _____

The above company submitted a bid to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and email back to purchasing@cityoffortpierce.com.

- When did this company work for you? From:_____ To:_____

How would you describe the Contractor:

Quality of Work:

Dependability:

Integrity of owner and employees:

What areas could he/she improve upon?

Would you contract with this Contractor again? Yes No Maybe

On a scale of 1 to 5, how would you rate his/her work in general? _____

Add any information/comments that might help us evaluate their ability to perform for us?__

THE SUNRISE CITY
FORT PIERCE
Florida
PURCHASING DEPARTMENT

REFERENCE CHECK FORM

Bid No: 2025-013 **Title: General Contractor Services – Historic Seven Gables House Exterior Rehabilitation**

This section should be completed by the Department Point of Contact, requesting the bid.

Bidder/Respondent Name: _____

Reference Company Name: _____

Telephone Number: _____ Fax Number: _____

Contact Name: _____ Email: _____

The above company submitted a bid to the City of Fort Pierce. He/she listed you as a reference. Please complete the questions below and email back to purchasing@cityoffortpierce.com.

- When did this company work for you? From:_____ To:_____

How would you describe the Contractor:

Quality of Work:

Dependability:

Integrity of owner and employees:

What areas could he/she improve upon?

Would you contract with this Contractor again? Yes No Maybe

On a scale of 1 to 5, how would you rate his/her work in general? _____

Add any information/comments that might help us evaluate their ability to perform for us?__

RFP NO. 2025-013 - GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION
CUMULATIVE EVALUATION MATRIX

Respondents	Evaluator # 1	Evaluator #2	Evaluator #3	Total Scores
New World Builders, Inc. *(DeLand, FL)*	49	85	79	**213**
The Tradesmen Group *(Plain City, OH)*	88	95	85	**268**

CRITERIA	POINTS
Key Personnel, Credentials, and Qualifications - Outlines the key individuals involved in the project, their affiliations, office locations, relevant experience on similar projects, and their availability to assist with the current project.	**10**
Firm's Experience with the Restoration of Historic Structures - The summary details the firm's experience in constructing and rehabilitating historic structures, includes project examples with dates, client names, firm involvement, project duration, before-and-after photos, and estimated budgets.	**10**
Past Performance and References	**20**
Ability to Meet Project Scope - Provides a project schedule and process that identifies general timeframes for design, permitting, and rehabilitation activities.	**20**
Preliminary Design Concepts - Provides a comprehensive visual illustration and list of all exterior/façade improvements.	**20**
Price - Anticipated cost schedule for this project.	**20**
TOTAL	**100**

RFP NO. 2025-013 - GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION
EVALUATION MATRIX

Evaluator # 1

Criteria	New World Builders, Inc. (DeLand, FL)	The Tradesmen Group (Plain City, OH)
Key Personnel, Credentials, and Qualifications	9	9
Firm's Experience With the Restoration of Historic Structures	9	10
Past Performance and References	14	14
Ability to Meet Project Scope	7	18
Preliminary Design Concepts	8	19
Price	2	18
TOTAL	49	88

CRITERIA	POINTS
Key Personnel, Credentials, and Qualifications - Outlines the key individuals involved in the project, their affiliations, office locations, relevant experience on similar projects, and their availability to assist with the current project.	**10**
Firm's Experience with the Restoration of Historic Structures - The summary details the firm's experience in constructing and rehabilitating historic structures, includes project examples with dates, client names, firm involvement, project duration, before-and-after photos, and estimated budgets.	**10**
Past Performance and References	**20**
Ability to Meet Project Scope - Provides a project schedule and process that identifies general timeframes for design, permitting, and rehabilitation activities.	**20**
Preliminary Design Concepts - Provides a comprehensive visual illustration and list of all exterior/façade improvements.	**20**
Price - Anticipated cost schedule for this project.	**20**
TOTAL	**100**

RFP NO. 2025-013 - GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION
EVALUATION MATRIX

Evaluator #2

Criteria	New World Builders, Inc. (DeLand, FL)	The Tradesmen Group (Plain City, OH)
Key Personnel, Credentials, and Qualifications	10	10
Firm's Experience With the Restoration of Historic Structures	10	10
Past Performance and References	15	20
Ability to Meet Project Scope	20	20
Preliminary Design Concepts	20	15
Price	10	20
TOTAL	85	95

CRITERIA	POINTS
Key Personnel, Credentials, and Qualifications - Outlines the key individuals involved in the project, their affiliations, office locations, relevant experience on similar projects, and their availability to assist with the current project.	**10**
Firm's Experience with the Restoration of Historic Structures - The summary details the firm's experience in constructing and rehabilitating historic structures, includes project examples with dates, client names, firm involvement, project duration, before-and-after photos, and estimated budgets.	**10**
Past Performance and References	**20**
Ability to Meet Project Scope - Provides a project schedule and process that identifies general timeframes for design, permitting, and rehabilitation activities.	**20**
Preliminary Design Concepts - Provides a comprehensive visual illustration and list of all exterior/façade improvements.	**20**
Price - Anticipated cost schedule for this project.	**20**
TOTAL	**100**

RFP NO. 2025-013 - GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION
EVALUATION MATRIX

Evaluator #3

Criteria	New World Builders, Inc. (DeLand, FL)	The Tradesmen Group (Plain City, OH)
Key Personnel, Credentials, and Qualifications	10	10
Firm's Experience With the Restoration of Historic Structures	10	10
Past Performance and References	20	20
Ability to Meet Project Scope	15	20
Preliminary Design Concepts	20	20
Price	4	5
TOTAL	79	85

CRITERIA	POINTS
Key Personnel, Credentials, and Qualifications - Outlines the key individuals involved in the project, their affiliations, office locations, relevant experience on similar projects, and their availability to assist with the current project.	**10**
Firm's Experience with the Restoration of Historic Structures - The summary details the firm's experience in constructing and rehabilitating historic structures, includes project examples with dates, client names, firm involvement, project duration, before-and-after photos, and estimated budgets.	**10**
Past Performance and References	**20**
Ability to Meet Project Scope - Provides a project schedule and process that identifies general timeframes for design, permitting, and rehabilitation activities.	**20**
Preliminary Design Concepts - Provides a comprehensive visual illustration and list of all exterior/façade improvements.	**20**
Price - Anticipated cost schedule for this project.	**20**
TOTAL	**100**

City of Fort Pierce
Seven Gables House
Expenditures

Year	Description	Amount
Fixed Assets:		
1998 -2000	Blgd improvements / Restoration	266,060.40
1999	Landscaping	1,500.00
2021	Tent for termites	2,685.00
2022	Termite renewal annual	402.00

Items not able to quantify:

Annual insurance premiums
In house labor for repairs / vandalism

Permits issued	Application Type	est value
14-00000930	Elecric misc	2,576.00
99-00001308	Elecric misc	10,000.00
98-00001502	Residential & Repairs	130,000.00
98-00001454	Demolitions	2,400.00
98-00000855	Foundation only	8,900.00

City Commission Day Meeting **8. f.**

Meeting Date: 04/14/2025

Re: Recommendation for Renewing the Lease Agreement with Ft. Pierce Resorts, LLC for Parking at Indian River Drive and A.E. Backus Ave.

Submitted For: Jason Atkinson, Director of Public Works, Public Works

SUBJECT:

Parking Committee Recommendation for Renewing the Lease Agreement with Ft. Pierce Resorts, LLC for Parking at Indian River Drive and A.E. Backus Ave.

Attachments

City Commission Memo

Presentation Slides

Form Review

Form Started By: Marsha Commond Started On: 03/31/2025 03:24 PM

Final Approval Date: 03/31/2025

THE SUNRISE CITY
FORT PIERCE
Florida
PUBLIC WORKS DEPARTMENT

TO : Honorable Mayor and City Commission

THRU : Jason Atkinson, Public Works Director

FROM : Marsha Commond, Special Projects Coordinator

RE : **Recommendation for Renewing the Lease Agreement with Fort Pierce Resorts, LLC for Parking at Indian River Drive and A.E. Backus Ave.**

DATE : April 14, 2025

The Lessor, Fort Pierce Resorts, LLC, is seeking to renew the current lease agreement with revised fees and terms. Specifically, they are proposing a monthly base rent of $2,500 for the property located at Indian River Drive and A.E. Backus Ave, which the City is currently using as parking spaces.

The Parking Committee recommends negotiating the monthly base rent down from the suggested $2,500 to $2,000. Currently, the City pays $1,350 in monthly base rent, which is billed quarterly at a total of $4,050. Accepting the proposed fee of $2,500 would result in an increase of $1,150 per month.

At present, the City faces an annual cost of $32,997.24 for renting the property. This total includes accounting fees, property management fees, taxes, and the monthly base rent. A new monthly base rent of $2,500 would raise the annual cost to $46,797.24, reflecting a 42% increase (please refer to page four of the attached presentation slides).

Additionally, these increases are not accounted for in the budget. Therefore, it will be necessary to identify funds to cover any approved increase by the City Commission.

Ft. Pierce Resorts, LLC Lease Renewal

Parking Spaces on Indian River Dr. and A.E. Backus Ave.

April 14, 2025


12G
1
2
3
4
5
6
N Indian River Dr
A E Backus Ave
126 Total Parking Spaces

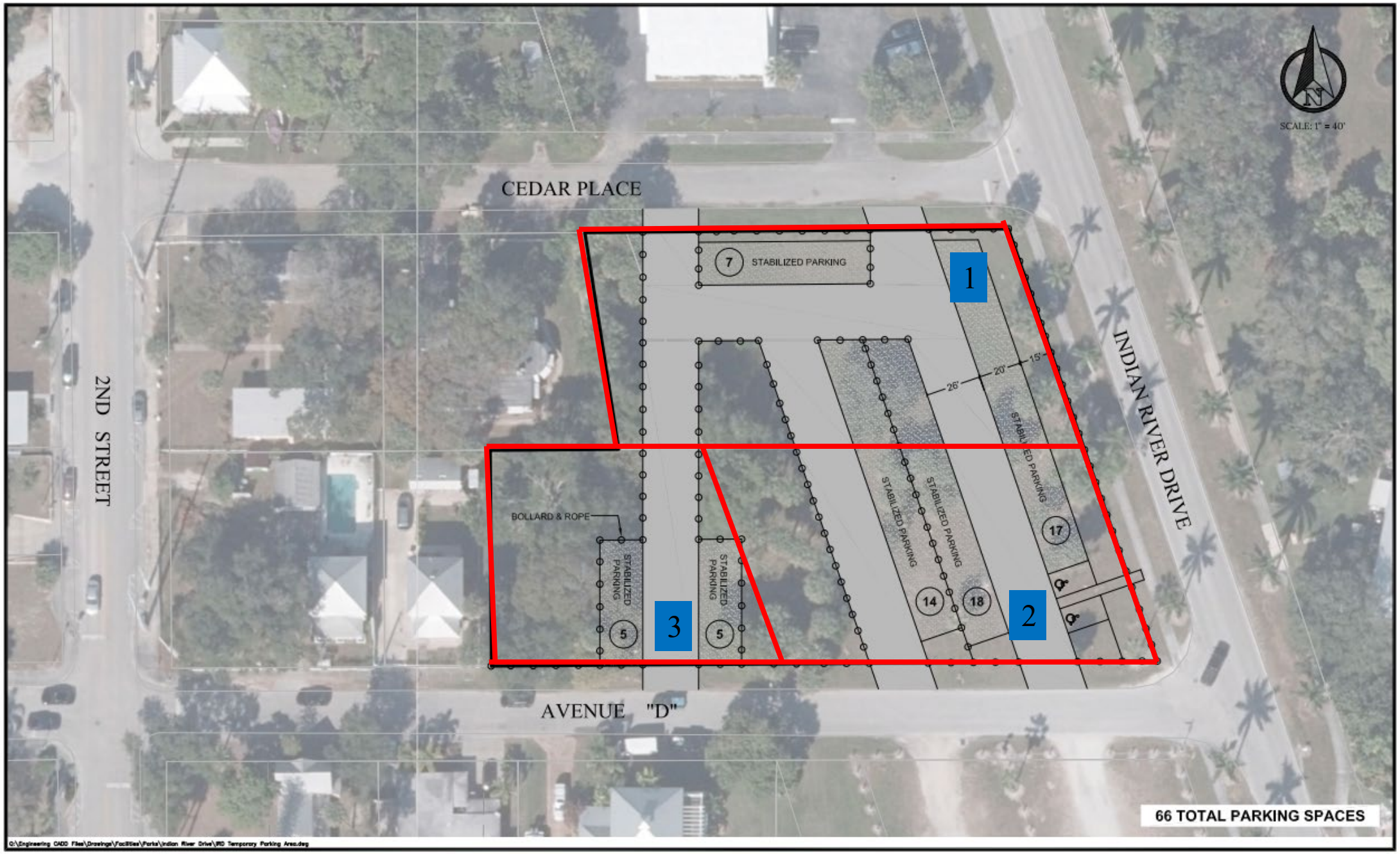
Proposed Lease Changes

Fees & Terms	Current	1st Proposal	2nd Proposal
Base Rent	$ 1,350	$ 3,500	$2,500
Payment Schedule	Quarterly	Monthly	Monthly
Lease Term	18	24	24

Cost Difference

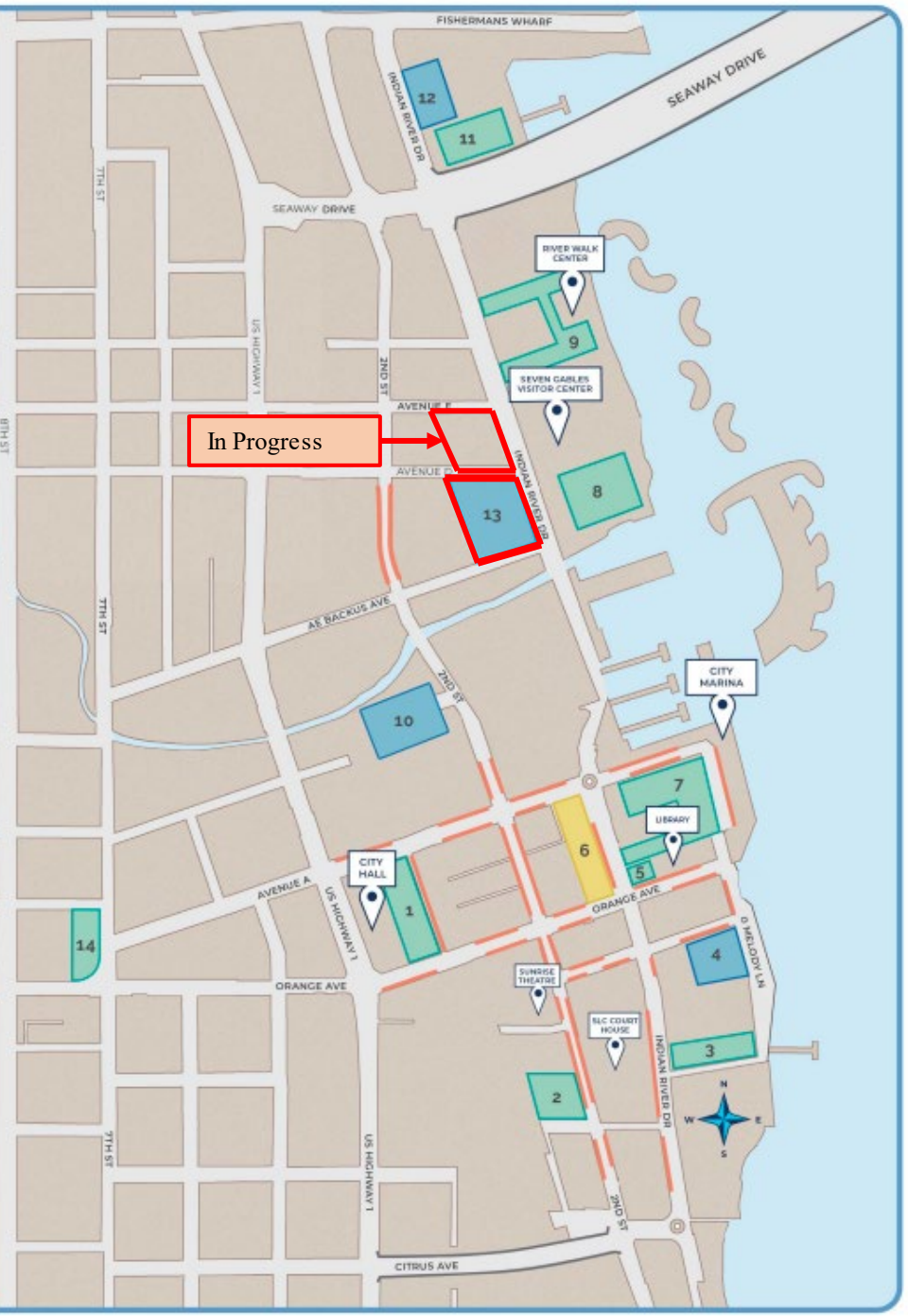
Fort Pierce Resort, LLC
Estimated Increase

	Current		Proposed		Annual Difference	
	1/4 ly	Annually	Monthly	Annually		
Taxes - estimated	3,851.31	15,405.24	1,283.77	15,405.24	-	
Base rental	4,050.00	16,200.00	2,500.00	30,000.00	13,800.00	
Property Mgt Fees	60.00	240.00	20.00	240.00	-	
Accounting Fees	288.00	1,152.00	96.00	1,152.00	-	
Total	8,249.31	32,997.24	3,899.77	46,797.24	**13,800.00**	**42%**



FORT PIERCE Florida

PROPOSED PARKING AT AVENUE "D" AND INDIAN RIVER DRIVE



FREE PAVED PARKING

FREE UNPAVED PARKING

MIXED-USE PARKING

TWO-HOUR PARKING

LANDMARKS

DOWNTOWN PARKING LOCATIONS

NO.	DESCRIPTION	ADDRESS	# OF SPACES
1	Parking Garage	300 Orange Ave.	454
2	Parking Garage	271 S. 2nd St.	187
3	Paved Surface	210 S. Indian River Dr.	89
4	Unpaved Surface	200 S. Indian River Dr.	Open Parking
5	Paved Surface	100 N. Indian River Dr.	15
6	Paved Surface	102 N. Indian River Dr.	107
7	Paved Surface	Marina Square	179
8	Paved Surface	482 N. Indian River Dr.	79
9	Paved Surface	600 N. Indian River Dr.	61
10	Unpaved Surface	299 N. 2nd St.	Open Parking
11	Paved Surface	800 N. Indian River Dr.	42
12	Unpaved Surface	25 Fishermans Wharf	Open Parking
13	Unpaved Surface	500 N. Indian River Dr.	Open Parking
14	Paved Surface	Orange Ave & 7th St.	16

Downtown Fort Pierce Parking Guide

Questions?

City Commission Day Meeting **9. a.**

Meeting Date: 04/14/2025

Re: Donation to South Beach Maintenance Fund

Submitted For: Johnna Morris, Finance Director, Finance Department

SUBJECT:

Acceptance of a $40,000 bequest from the Estate of Carole L. Mushier to the City of Fort Pierce South Beach Maintenance Fund.

SUMMARY:

The South Beach Maintenance Fund is a restricted account. Per Ms. Mushier's instructions, the funding will only be used to cover the costs of ongoing maintenance and new minor projects on South Beach.
Further instructed, the Public Works Director shall be responsible for utilizing the funds, and each maintenance cost and new minor project funded by the South Beach Maintenance Fund shall not exceed $5,000.

RECOMMENDATION:

Accept the bequest and restrict the funds for use as Ms. Mushier instructed.

ALTERNATIVES:

Not accept the bequest and return the funds to the estate.

RESPONSIBLE STAFF:

Johnna Morris, Finance Director

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N: N

Fiscal Year: 2025

Amount: 40,000

OTHER INFORMATION:

Increase of $40,000 to the South Beach Maintenance Fund

Attachments

Excerpt from the Last Will and Testament of Carole L. Mushier

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	04/02/2025 10:31 AM
City Manager	Devoshay Johnson	04/02/2025 12:12 PM
Form Started By: Megan LeGrand		Started On: 04/01/2025 02:14 PM
Final Approval Date: 04/02/2025		

(f) SOUTH BEACH MAINTENANCE FUND. To the City of Fort Pierce South Beach Maintenance Fund, the sum of forty thousand ($40,000.00) submitted to the Director of Finance for the City to be used as permitted in this restricted account.

City Commission Day Meeting **10. a.**

Meeting Date: 04/14/2025

Re:

SUBJECT:

Resolution 25-R32 appointing Scott Marcum to the Police Community Advisory Committee as Commissioner Taylor's appointee.

SUMMARY:

RECOMMENDATION:

Adopt the Resolution.

ALTERNATIVES:

Seek candidates.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Commissioner James Taylor

Attachments

Resolution
Application

Form Review

Form Started By: Tina Rel Started On: 04/02/2025 01:58 PM
Final Approval Date: 04/02/2025

RESOLUTION NO. 25-R32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE POLICE COMMUNITY ADVISORY COMMITTEE**; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed or reappointed by the City Commission to serve as members of the Police Community Advisory Committee which was established via Resolution No. 18-R32 and amended by Resolution No. 18-R37; said terms to commence upon adoption of this resolution and to run concurrently with the appointing Commissioner's term of office, until removed or when a successor has been duly appointed.

Name	Appointed by:
Scott Marcum	Commissioner James Taylor

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 14th day of April, 2025.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
SARA HEDGES, CITY ATTORNEY

Print

Application For Appointment/Reappointment - Submission #23941

Date Submitted: 3/31/2025

Name of Board or Boards for which you are applying:*

Police Community Advisory Board

Name:*

Scott Marcum

Home Address:*

701 French Creek Ln

City:* Ft Pierce

State:* FL

Zip:* 34982

How long at this address?* 5

Telephone Number* 561-262-7070

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Retired Martin County deputy/school security

Employer:*

St Lucie School Boarrd

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, state the business and location:

St Lucie school board

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [x] Yes
- [ ] No

Finanace/Accounting:

- [ ] Yes
- [x] No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [x] Yes
- [ ] No

Utilities:

- [x] Yes
- [ ] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

32years of law enforcement/ owned my own business.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

James Taylor

Applicant Email Address:*

supportpa@aol.com

Date:*

3/31/2025

Applicant's Signature:*

Scott Marcum

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

City Commission Day Meeting **10. b.**

Meeting Date: 04/14/2025

Re:

SUBJECT:

Resolution 25-R33 approving FPUA's FY2023-2024 Final Budget Amendment

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 176 (12), Javier Cisneros, Director of Utilities has forwarded the FY 2024 Final Budget Amendment for consideration and approval by the City Commission.

RECOMMENDATION:

By majority vote, waive the thirty-day period for disapproval and approve FY 2024 Final Budget Amendment as submitted.

ALTERNATIVES:

By four-fifths (4/5) vote, disapprove or decrease any line item expenditures or amendments thereto. If no disapproval occurs, the budget and amendments there to shall be deemed approved as submitted within thirty (30) days.

RESPONSIBLE STAFF:

Javier Cisneros, Director of Utilities

COORDINATED WITH:

Barbara Mika, FPUA Director of Finance and Administration
Linda W. Cox, City Clerk

Attachments

Resolution
FPUA Final Budget Amendment
Presentation
CAO Memo

Form Review

Form Started By: Tina Rel Started On: 03/07/2025 03:10 PM
Final Approval Date: 03/07/2025

RESOLUTION NO. 25-R33

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING THE **FINAL BUDGET AMENDMENT FOR THE FORT PIERCE UTILITIES AUTHORITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024**; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the City of Fort Pierce Charter, Article XII, Section 176 and Section 178, the Fort Pierce Utilities Authority amended its budget for fiscal year 2024 via Resolution UA 2025-05; and

WHEREAS, in accordance with the City of Fort Pierce Charter, Article XII, Section 176(12), the Fort Pierce Utilities Authority has presented to the City Commission its final budget amendment for FY2024.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The that City Commission hereby accepts the FY2024 Final Budget Amendment of the Fort Pierce Utilities Authority as adopted by Resolution UA 2025-05, attached hereto as Exhibit A, and waives the thirty-day period for disapproval by the City Commission.

SECTION 2. This Resolution shall be effective immediately upon final adoption by the City Commission.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 14th day of April, 2025.

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

APPROVED AS TO FORM
AND CORRECTNESS

_____
Sara K. Hedges, City Attorney

RESOLUTION NO. UA 2025-05

A RESOLUTION AMENDING THE BUDGET OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024.

BE IT RESOLVED BY FORT PIERCE UTILITIES AUTHORITY:

SECTION I: That in accordance with City of Fort Pierce Charter, Article XII, Section 176 and Section 178, Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, hereby amends its budget for fiscal year 2024 for the operation of the utilities systems for the City of Fort Pierce, Florida, by adjusting various budget items as set forth in the attached schedule consisting of 45 pages.

SECTION II: Attached hereto and incorporated herein by reference is the 45 page schedule referred to above.

SECTION III: That it shall be the duty of the Director of Fort Pierce Utilities Authority to adjust the accounts and perform necessary transfers among the accounts to conform to the amended budget.

SECTION IV: That this Resolution shall be in full force and effect upon adoption by the Fort Pierce Utilities Authority Board and the City Commission of the City of Fort Pierce, Florida, and shall be effective retroactive to September 30, 2024.

This Resolution is adopted this 1st day of April, 2025.

ATTEST: _____
Secretary

(FPUA Seal)

FORT PIERCE UTILITIES AUTHORITY

BY: _____
Chairman

APPROVED AS TO FORM & CORRECTNESS:

BY: _____
Fort Pierce Utilities Authority Attorney

Fort Pierce Utilities Authority

Memorandum

To: Javier Cisneros, P.E., Director of Utilities

From: Barbara A. Mika, CGFO, Chief Financial Officer

Date: March 11, 2025

Subject: **Resolution No. UA 2025-05, Final Budget Amendment for FY 2024**

RECOMMENDATION:

Adopt Resolution No. UA 2025-05, a resolution amending the budget of Fort Pierce Utilities Authority of the City of Fort Pierce, Florida for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024.

SUMMARY/SUPPORTING INFORMATION:

Presented for the Board's review and approval is the Final Budget Amendment for FY 2024.

The Final Budget Amendment reflects revenues in the amount of $174,515,216 an increase of $14,996,389 (9.4%) as compared to the Amended FY 2024 Budget, which was approved by the Board on August 6, 2024. As well, the Final Budget Amendment reflects expenses in the amount of $128,542,302 (budget basis), a decrease of $2,097,510 (-1.6%) from the Amended FY 2024 Budget figure of $130,639,812, which excludes contingency. Also presented in the budget amendment summary is a recap of FPUA's expenses as presented in the financial statements and the calculation of the Change in Net Position. The difference between the two presentations is that capitalized salary, benefit and overhead costs are included in the budgeted expenditures, but are excluded from expenses for financial statement reporting purposes, in accordance with Generally Accepted Accounting Principles.

Increase in Net Position

FPUA's financial statements reflect an increase in net position for FY 2024 in the amount of $48,890,290 as compared to the $30,647,097 increase projected in the Amended FY 2024 Budget.

Unit Sales and Revenues

As shown in the table below, unit sales were below the amended projections for all utilities except Wastewater.

	Amended Budget	Actual	Increase (Decrease)	Percent
Electric (MWh)	583,948	583,496	(452)	(0.08%)
Water (*)	3,096,096	3,081,672	(14,424)	(0.47%)
Wastewater (*)	1,776,809	1,811,039	34,230	1.93%
Natural Gas (ccf)	5,151,627	5,007,567	(144,060)	(2.80%)

* Thousands of Gallons

Expenses

Overall projected budgetary expenses, in the amount of $128,542,302 were lower than the amended projections by $2,097,510 (-1.6%).

- Personnel Services including salaries and overtime brought a savings of $433,292.
- Savings in contracted services not utilized during the budget year included maintenance and service contracts, various professional fees and training totaling $773,243.
- Overall commodities, which includes subscriptions and operating supplies resulted in additional savings totaling $711,435.

Summary

Fiscal Year 2024 was another year of maintaining effective cost controls and improving efficiency at FPUA, while continuing to respond to customer needs and providing quality service.

ALTERNATIVES (IF ANY):

None

ATTACHMENTS:

Resolution No. UA 2025-05

FORT PIERCE UTILITIES AUTHORITY
FY 2024 FINAL BUDGET AMENDMENT
SUMMARY

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
REVENUES			
ELECTRIC	$ 75,991,740	$ 74,696,543	$ (1,295,197)
WATER	30,962,408	31,978,172	1,015,764
NATURAL GAS	7,223,082	7,447,507	224,425
WASTEWATER	40,690,220	55,545,923	14,855,703
MANATEE CENTER	771,773	786,670	14,897
FPUAnet	1,748,300	1,815,769	67,469
TCEC	2,131,304	2,244,632	113,328
TOTAL REVENUES	$ 159,518,827	$ 174,515,216	$ 14,996,389
EXPENSES PER THE FINANCIAL STATEMENTS			
ELECTRIC	$ 71,876,321	$ 70,608,288	$ (1,268,033)
WATER	23,831,929	23,026,832	(805,097)
NATURAL GAS	7,459,922	7,191,491	(268,431)
WASTEWATER	20,909,052	19,955,570	(953,482)
MANATEE CENTER	771,773	786,670	14,897
FPUAnet	1,891,429	1,811,443	(79,986)
TCEC	2,131,304	2,244,632	113,328
TOTAL EXPENSES	$ 128,871,730	$ 125,624,926	$ (3,246,804)
INCREASE (DECREASE) IN NET POSITION			
ELECTRIC	$ 4,115,419	$ 4,088,255	$ (27,164)
WATER	7,130,479	8,951,340	1,820,861
NATURAL GAS	(236,840)	256,016	492,856
WASTEWATER	19,781,168	35,590,353	15,809,185
MANATEE CENTER	-	-	-
FPUAnet	(143,129)	4,326	147,455
TCEC	-	-	-
CHANGE IN NET POSITION	$ 30,647,097	$ 48,890,290	$ 18,243,193

ALLOCATION DISTRIBUTION
FY 2024

	DEPARTMENT	CAPITAL	ELECTRIC	WATER	GAS	WASTEWATER	FPUAnet	OTHER	TOTAL
01	MANATEE CENTER	$ -	$ -	$ -	$ -	$ -	$ -	$ 781,095	781,095
02	TCEC	-	-	-	-	-	-	2,244,632	2,244,632
10	BOARD	7,895	48,534	36,916	6,810	27,255	145	-	127,555
11	DIRECTOR OF UTILITIES	28,099	201,810	153,548	28,311	113,367	610	-	525,745
12	GENERAL COUNSEL	25,095	167,719	127,547	23,537	94,166	498	-	438,561
14	CHIEF FINANCIAL OFFICER	47,419	60,251	68,379	16,811	45,963	9,676	-	248,498
15	HUMAN RESOURCES	60,191	121,265	139,032	34,181	93,453	19,769	-	467,891
18	SAFETY	13,401	41,667	47,596	11,701	31,992	6,756	-	153,114
21	FINANCE	125,374	656,017	491,937	92,855	362,683	1,691	-	1,730,558
22	SUPPLY CHAIN MANAGEMENT	532,644	158,347	91,898	89,528	28,065	9,597	-	910,079
31	CHIEF OPERATING OFFICER	22,799	98,244	112,952	27,769	75,923	16,081	-	353,769
32	INFORMATION TECHNOLOGY SERVICES	289,713	1,046,117	1,207,151	296,774	811,408	172,158	-	3,823,320
35	FACILITIES	68,905	421,010	332,479	72,912	222,618	-	-	1,117,923
39	ADMINISTRATIVE & GENERAL	-	-	-	-	-	-	5,575	5,575
41	PUBLIC AFFAIRS & SUSTAINABILITY	28,451	217,623	165,598	30,527	122,265	660	-	565,125
43	CUSTOMER SERVICE	739	803,864	611,587	112,776	451,542	2,425	-	1,982,933
44	UTILITY OPERATIONS	385	604,204	459,766	84,755	339,457	1,834	-	1,490,401
46	GEOSPATIAL TECHNOLOGY SERVICES	43,208	240,562	183,107	33,738	135,196	738	-	636,549
49	ADMINISTRATIVE & GENERAL	5,083	14,354	15,860	3,899	10,661	2,215	-	52,074
51	DIRECTOR OF ELECTRIC & GAS SYSTEMS	9,660	348,350	-	-	-	-	-	358,011
53	ELECTRIC PURCHASES FOR RESALE	-	43,814,416	-	-	-	-	-	43,814,416
54	ELECTRIC TRANSMISSION & DISTRIBUTION	748,668	10,074,323	-	-	-	-	-	10,822,991
55	ELECTRIC OPERATIONS	2,118	2,041,203	-	-	-	-	-	2,043,321
56	ELECTRIC & GAS ENGINEERING	-	1,251,474	-	-	-	-	-	1,251,474
59	ADMINISTRATIVE & GENERAL	-	8,176,933	-	-	-	-	-	8,176,933
61	DIRECTOR OF WATER/ WASTEWATER SYSTEMS	-	-	237,189	-	158,126	-	-	395,315
62	WATER RESOURCES	-	-	8,776,421	-	-	-	-	8,776,421
64	WATER DISTRIBUTION	251,684	-	6,089,133	-	-	-	-	6,340,817
66	WATER/WASTEWATER ENGINEERING	130,177	-	715,631	-	477,087	-	-	1,322,895
69	ADMINISTRATIVE & GENERAL	-	-	2,963,105	-	-	-	-	2,963,105
74	GAS OPERATIONS	115,101	-	-	2,193,976	-	-	-	2,309,077
75	NATURAL GAS PURCHASES FOR RESALE	-	-	-	3,134,257	-	-	-	3,134,257
79	ADMINISTRATIVE & GENERAL	-	-	-	896,374	-	-	-	896,374
82	WATER RECLAMATION	3,165	-	-	-	4,865,773	-	-	4,868,937
84	WASTEWATER COLLECTION	48,101	-	-	-	5,913,467	-	-	5,961,568
89	ADMINISTRATIVE & GENERAL	-	-	-	-	5,575,102	-	-	5,575,102
93	FPUAnet COMMUNICATIONS	309,302	-	-	-	-	1,399,308	-	1,708,611
95	FPUAnet PURCHASES FOR RESALE	-	-	-	-	-	61,592	-	61,592
99	ADMINISTRATIVE & GENERAL	-	-	-	-	-	105,688	-	105,688
	TOTALS	$ 2,917,376	$ 70,608,288	$ 23,026,832	$ 7,191,491	$ 19,955,570	$ 1,811,443	$ 3,031,302	$ 128,542,302

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2022	ACTUAL FY 2023	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024
	PERSONNEL SERVICES				
1010	SALARIES & WAGES	$ 16,772,499	$ 17,034,321	$ 18,277,034	$ 18,098,498
1020	OVERTIME	1,015,965	1,254,434	1,574,500	1,319,744
	PERSONNEL SERVICES TOTAL	17,788,464	18,288,755	19,851,534	19,418,242
	EMPLOYEE BENEFITS				
4050	RETIREMENT	6,838,672	7,775,976	5,705,423	5,373,527
4060	FICA	1,297,688	1,343,922	1,518,642	1,441,264
4070	EMPLOYEES' INSURANCE	4,200,978	4,580,802	4,756,000	4,915,919
4090	VACATION PAY EXPENSE	(62,400)	52,991	-	224,963
4100	SICK PAY EXPENSE	(15,418)	97,686	-	833,868
4110	NET OPEB EXPENSE	76,942	78,363	77,000	90,099
4600	WORKERS' COMPENSATION	162,711	137,443	225,750	200,227
4640	UNEMPLOYMENT CLAIMS	72	3,355	10,000	(1,083)
	EMPLOYEE BENEFITS TOTAL	12,499,245	14,070,538	12,292,815	13,078,784
	CONTRACTUAL SERVICES				
2110	ADVERTISING	64,106	68,174	87,182	81,393
2122	RENTALS	93,847	90,268	179,985	184,655
2131	MAINTENANCE OF STRUCTURES	81,807	82,985	131,345	71,421
2132	MAINTENANCE OF VEHICLES	180,637	172,880	264,430	265,930
2133	MAINTENANCE OF EQUIPMENT	155,771	187,371	218,646	262,848
2139	MAINTENANCE/SERVICE CONTRACTS	4,263,208	4,043,994	3,617,878	3,490,511
2140	POSTAGE	206,171	206,068	234,678	207,317
2151	PRINTING	71,503	74,776	102,737	42,977
2161	PROFESSIONAL FEES - AUDIT	54,670	68,651	62,650	59,000
2164	PROFESSIONAL FEES - CONS/ENG	1,094,471	878,182	1,099,000	630,627
2165	TEMPORARY LABOR	19,748	39,460	93,000	79,316
2166	PROFESSIONAL FEES - OTHER	955,404	191,754	216,420	148,594
2170	TRAINING	257,471	247,937	331,063	225,036
2171	TRAVEL	9,423	21,118	23,963	28,663
2172	CAR ALLOWANCE	148,410	146,836	145,190	145,430
2190	COMMUNICATIONS	433,620	719,604	1,255,200	1,255,442
2200	UTILITIES	2,650,257	2,874,946	2,516,560	2,530,194
2230	EMPLOYEE RELATIONS	70,539	36,117	76,380	51,793
2240	BUSINESS RELATIONS	2,741	5,946	6,900	1,645
2250	COMMUNITY RELATIONS	98,609	32,662	56,100	40,557
2260	MEMBERSHIPS - PROFESSIONAL	66,905	68,139	77,853	69,842
2262	MEMBERSHIPS - CIVIC	28,375	27,940	38,651	27,760
2290	BILLING - HOUSING AUTHORITY	2,405	2,475	2,791	2,491
	CONTRACTUAL SERVICES TOTAL	11,010,098	10,288,283	10,838,602	9,903,442
	PURCHASES FOR RESALE				
3360	PURCHASES FOR RESALE	62,593,285	55,872,099	47,395,236	47,010,266
	PURCHASES FOR RESALE TOTAL	62,593,285	55,872,099	47,395,236	47,010,266

OPERATIONS AND MAINTENANCE EXPENSE ANALYSIS BY OBJECT CODE

OBJECT CODE		ACTUAL FY 2022	ACTUAL FY 2023	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024
	COMMODITIES				
3311	OFFICE SUPPLIES	72,997	68,772	129,059	105,954
3313	SUBSCRIPTIONS	24,093	70,105	1,120,710	701,438
3316	OPERATING SUPPLIES	1,769,912	1,902,407	1,733,082	1,675,027
3320	CHEMICALS	1,133,389	1,361,551	1,603,000	1,527,738
3331	VEHICLE SUPPLIES	493,343	495,666	475,750	357,997
3340	SMALL TOOLS	69,556	83,354	101,096	83,108
	COMMODITIES TOTAL	3,563,290	3,981,855	5,162,697	4,451,262
	FIXED & SUNDRY				
4010	COST OF GOODS SOLD	94,800	78,738	92,400	70,436
4015	SALES DISCOUNTS	3,711	2,987	7,500	11,880
4020	CASH (OVER) SHORT	(1,702)	(1,260)	300	(784)
4080	EMPLOYEE SUGGESTIONS & AWARDS	9,943	9,395	12,600	3,558
4509	OTHER TAXES	38,667	38,987	38,538	38,538
4510	GROSS RECEIPTS TAX	2,050,093	2,256,646	2,490,900	1,914,027
4520	LICENSES & PERMITS	65,240	57,601	70,545	91,642
4531	CIVIC CONTRIBUTIONS	212,899	269,472	515,835	524,207
4610	PROPERTY & LIAB./INS & UNINSUR	763,497	978,009	1,548,350	1,472,098
4666	INVENTORY ADJUSTMENTS	330,171	247,484	17,500	137,469
4700	UTILITY BAD DEBT EXPENSE	130,704	339,467	470,000	210,484
5730	BANK CHARGES	525,900	639,717	810,000	603,038
9005	DUPLICATE CHARGES	(54,630)	(50,663)	(62,000)	(50,905)
	FIXED & SUNDRY TOTAL	4,169,293	4,866,580	6,012,468	5,025,688
	INTEREST EXPENSES				
5721	INTEREST - BONDS	3,678,605	7,263,767	6,980,301	6,980,301
5723	INTEREST - DEPOSITS	42,951	17,420	86,349	136,208
5729	INTEREST OTHER	-	13,526	26,000	25,022
5731	AMORTIZATION OF BOND DISCOUNT	(143,152)	(656,574)	(673,112)	(670,875)
	INTEREST EXPENSES TOTAL	3,578,404	6,638,139	6,419,538	6,470,656
	MISCELLANEOUS				
5710	STORM EXPENSES	130,251	167,439	-	21,233
9000	CITY DISTRIBUTION	6,524,408	6,758,421	7,467,922	7,467,922
9030	DEPRECIATION	14,731,295	14,564,931	15,199,000	15,694,807
	MISCELLANEOUS TOTAL	21,385,954	21,490,791	22,666,922	23,183,962
	GRAND TOTAL	$ 136,588,033	$ 135,497,040	$ 130,639,812	$ 128,542,302

ELECTRIC REVENUES

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF ELECTRICITY:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 26,931,600	$ 26,588,049	$ (343,551)
OUTSIDE CITY	6,935,700	6,570,647	(365,053)
GENERAL SERVICE:			
INSIDE CITY	33,499,500	32,701,911	(797,589)
OUTSIDE CITY	6,960,000	6,040,154	(919,846)
POWER COST ADJUSTMENT:			
RESIDENTIAL	(1,286,700)	(1,250,871)	35,829
GENERAL SERVICE	(1,839,900)	(1,422,334)	417,566
UNBILLED SERVICE REVENUE	-	94,800	94,800
RENTAL LIGHTS:			
RESIDENTIAL	75,700	73,480	(2,220)
GENERAL SERVICE	1,197,100	1,168,750	(28,350)
STREET & TRAFFIC SIGNALS	552,800	523,480	(29,320)
TOTAL	73,025,800	71,088,066	(1,937,734)
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	882,800	915,634	32,834
TOTAL OPERATING REVENUES	73,908,600	72,003,700	(1,904,900)
NON-OPERATING REVENUES			
INVESTMENT INCOME	1,251,300	1,358,849	107,549
REVENUE FOR CITY BILLING	76,340	75,741	(599)
MISCELLANEOUS INCOME	21,500	18,578	(2,922)
GRANT REVENUE	-	48,433	48,433
TOTAL NON-OPERATING REVENUES	1,349,140	1,501,601	152,461
REVENUES BEFORE CAPITAL CONTRIBUTIONS	75,257,740	73,505,301	(1,752,439)
CAPITAL CONTRIBUTIONS			
CONTRIBUTED CAPITAL - CASH	634,000	1,144,272	510,272
CONTRIBUTED CAPITAL - NONCASH	100,000	46,970	(53,030)
TOTAL CAPITAL CONTRIBUTIONS	734,000	1,191,242	457,242
TOTAL REVENUES	$ 75,991,740	$ 74,696,543	$ (1,295,197)

NATURAL GAS REVENUES

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF GAS:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 1,283,300	$ 1,254,256	$ (29,044)
OUTSIDE CITY	217,800	212,050	(5,750)
GENERAL SERVICE:			
INSIDE CITY	2,450,200	2,568,800	118,600
OUTSIDE CITY	1,001,100	1,081,989	80,889
CONTRACT SALES			
COMMERCIAL	183,300	160,310	(22,990)
INDUSTRIAL	239,500	237,787	(1,713)
HEAT ONLY:			
RESIDENTIAL	5,900	6,021	121
GENERAL SERVICE	2,300	2,295	(5)
PURCHASED GAS ADJUSTMENT:			
RESIDENTIAL	72,100	80,739	8,639
GENERAL SERVICE	1,309,700	1,371,177	61,477
COMPRESSED NATURAL GAS	20,800	20,824	24
UNBILLED SERVICE REVENUE	-	(17,700)	(17,700)
TOTAL	6,786,000	6,978,548	192,548
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	51,800	53,319	1,519
TOTAL OPERATING REVENUES	6,837,800	7,031,867	194,067
NON-OPERATING REVENUES			
INVESTMENT INCOME	269,700	265,782	(3,918)
REVENUE FOR CITY BILLING	10,782	10,596	(186)
GAS PIPING & APPLIANCE SALES	217,300	266,206	48,906
GAS PIPING & APPLIANCE COSTS	(182,000)	(186,219)	(4,219)
GRANT REVENUE	-	314	314
TOTAL NON-OPERATING REVENUES	315,782	356,679	40,897
REVENUES BEFORE CAPITAL CONTRIBUTIONS	7,153,582	7,388,546	234,964
CAPITAL CONTRIBUTIONS			
CONTRIBUTED CAPITAL - CASH	69,500	58,961	(10,539)
CONTRIBUTED CAPITAL - NONCASH	-	-	-
TOTAL CAPITAL CONTRIBUTIONS	69,500	58,961	(10,539)
TOTAL REVENUES	$ 7,223,082	$ 7,447,507	$ 224,425

WATER REVENUES

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
SALES OF WATER:			
RESIDENTIAL SALES:			
INSIDE CITY	$ 7,205,200	$ 7,924,146	$ 718,946
OUTSIDE CITY	3,519,000	3,103,176	(415,824)
GENERAL SERVICE:			
INSIDE CITY	7,599,600	8,142,382	542,782
OUTSIDE CITY	5,087,300	4,693,219	(394,081)
UNBILLED SERVICE REVENUE	-	150,200	150,200
SALES FOR RESALE	2,482,400	2,370,327	(112,073)
FIRE PROTECTION	260,600	250,394	(10,206)
TOTAL	26,154,100	26,633,844	479,744
OTHER OPERATING REVENUES:			
MISCELLANEOUS SERVICE REVENUE	243,500	268,503	25,003
TOTAL OPERATING REVENUES	26,397,600	26,902,347	504,747
NON-OPERATING REVENUES			
INVESTMENT INCOME	1,264,700	731,146	(533,554)
REVENUE FOR CITY BILLING	57,508	57,864	356
MISCELLANEOUS INCOME	1,000	-	(1,000)
GRANT REVENUE	-	2,982	2,982
TOTAL NON-OPERATING REVENUES	1,323,208	791,992	(531,216)
REVENUES BEFORE CAPITAL CONTRIBUTIONS	27,720,808	27,694,339	(26,469)
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	1,265,500	1,474,405	208,905
CONTRIBUTED CAPITAL - CASH	316,500	338,476	21,976
CONTRIBUTED CAPITAL - NONCASH	1,659,600	2,470,952	811,352
TOTAL CAPITAL CONTRIBUTIONS	3,241,600	4,283,833	1,042,233
TOTAL REVENUES	$ 30,962,408	$ 31,978,172	$ 1,015,764

WASTEWATER REVENUES

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
WASTEWATER CHARGES:			
RESIDENTIAL:			
INSIDE CITY	$ 7,747,900	$ 7,688,308	$ (59,592)
OUTSIDE CITY	889,700	967,108	77,408
GENERAL SERVICE:			
INSIDE CITY	7,784,200	7,706,669	(77,531)
OUTSIDE CITY	1,750,000	1,817,704	67,704
REVENUE FROM ST. LUCIE COUNTY	599,200	904,981	305,781
UNBILLED SERVICE REVENUE	-	96,200	96,200
TOTAL	18,771,000	19,180,971	409,971
OTHER OPERATING REVENUES:			
OTHER WASTEWATER REVENUES	347,800	355,386	7,586
TOTAL OPERATING REVENUES	19,118,800	19,536,357	417,557
NON-OPERATING REVENUES			
INVESTMENT INCOME	2,554,800	2,417,147	(137,653)
REVENUE FOR CITY BILLING	42,420	42,738	318
MISCELLANEOUS INCOME	1,700	1,341	(359)
GRANT REVENUE	16,286,000	28,681,855	12,395,855
TOTAL NON-OPERATING REVENUES	18,884,920	31,143,081	12,258,161
REVENUES BEFORE CAPITAL CONTRIBUTIONS	38,003,720	50,679,438	12,675,718
CAPITAL CONTRIBUTIONS			
CAPITAL IMPROVEMENT CHARGES	1,703,700	2,050,634	346,934
CAPITAL IMPROVEMENT CHARGES-MWRF	-	227,848	227,848
CONTRIBUTED CAPITAL - CASH	110,600	67,668	(42,932)
CONTRIBUTED CAPITAL - NONCASH	872,200	2,520,335	1,648,135
TOTAL CAPITAL CONTRIBUTIONS	2,686,500	4,866,485	2,179,985
TOTAL REVENUES	$ 40,690,220	$ 55,545,923	$ 14,855,703

MANATEE CENTER

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
FPUA CONTRIBUTION	$ 515,835	$ 524,207	$ 8,372
GIFT SHOP SALES	146,000	155,530	9,530
DONATIONS	3,000	2,166	(834)
ADMISSIONS	46,000	41,640	(4,360)
TEACHING INCOME & CAMPS	10,000	15,049	5,049
TOTAL OPERATING REVENUES	720,835	738,592	17,757
NON-OPERATING REVENUES			
GRANT REVENUE	40,938	40,938	-
GAIN (LOSS) ON DISPOSITION OF PROPERTY	10,000	7,140	(2,860)
TOTAL NON-OPERATING REVENUES	50,938	48,078	(2,860)
TOTAL REVENUES	$ 771,773	$ 786,670	$ 14,897

FPUAnet COMMUNICATIONS REVENUES

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
OPERATING REVENUES			
DEDICATED INTERNET ACCESS	$ 397,000	$ 388,587	$ (8,413)
FIBER BANDWIDTH CONNECTIONS	131,000	128,479	(2,521)
COMMERCIAL	66,000	55,802	(10,198)
RESIDENTIAL	23,000	18,613	(4,387)
DARK FIBER TRANSMISSION	1,025,000	1,045,148	20,148
WIRELESS BROADBAND INTERNET ACCESS	-	(108)	(108)
OTHER OPERATING REVENUES	-	7,748	7,748
TOTAL OPERATING REVENUES	1,642,000	1,644,269	2,269
NON-OPERATING REVENUES			
GATEWAY RENTALS	3,400	-	(3,400)
VOICE SERVICES	1,500	-	(1,500)
REVENUE FOR CITY BILLING	150	262	112
TOTAL NON-OPERATING REVENUES	5,050	262	(4,788)
REVENUES BEFORE CAPITAL CONTRIBUTIONS	1,647,050	1,644,531	(2,519)
CONTRIBUTED CAPITAL - CASH	101,250	171,238	69,988
TOTAL REVENUES	$ 1,748,300	$ 1,815,769	$ 67,469

TREASURE COAST ENERGY CENTER REVENUES

	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
NON-OPERATING REVENUES			
FMPA TCEC O&M EXPENSE RECOVERY	$ 2,131,304	$ 2,244,632	$ 113,328
TOTAL NON-OPERATING REVENUES	2,131,304	2,244,632	113,328
TOTAL REVENUES	$ 2,131,304	$ 2,244,632	$ 113,328


FPUA
COMMUNITY PROUD

DEPT. 01 - MANATEE CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 244,540	$ 244,506	$ (34)
1020	OVERTIME	500	49	(451)
2122	RENTALS	-	641	641
2110	ADVERTISING	14,000	14,414	414
2131	MAINTENANCE OF STRUCTURES	16,785	4,718	(12,067)
2133	MAINTENANCE OF EQUIPMENT	686	6	(680)
2139	MAINTENANCE/SERVICE CONTRACTS	92,000	80,146	(11,854)
2140	POSTAGE	490	763	273
2250	COMMUNITY RELATIONS	-	97	97
2151	PRINTING	7,500	1,634	(5,866)
2166	PROFESSIONAL FEES - OTHER	3,000	9,400	6,400
2170	TRAINING	3,000	1,938	(1,062)
2171	TRAVEL	-	1,253	1,253
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	5,600	5,551	(49)
2200	UTILITIES	9,640	10,165	525
2230	EMPLOYEE/VOLUNTEER RELATIONS	5,000	3,992	(1,008)
2260	MEMBERSHIPS - PROFESSIONAL	1,100	779	(321)
2262	MEMBERSHIPS - CIVIC	201	-	(201)
3311	OFFICE SUPPLIES	3,216	1,595	(1,621)
3313	POSTAGE	384	140	(244)
3316	OPERATING SUPPLIES	38,320	50,965	12,645
4010	COST OF GOODS SOLD	92,400	70,436	(21,964)
4015	SALES DISCOUNTS	7,500	11,880	4,380
4020	CASH (OVER) SHORT	200	89	(111)
4050	RETIREMENT	77,189	76,489	(700)
4060	FICA	18,746	17,721	(1,025)
4070	EMPLOYEES' INSURANCE	67,260	83,982	16,722
4090	VACATION PAY EXPENSE	-	17,128	17,128
4100	SICK PAY EXPENSE	-	19,538	19,538
4110	NET OPEB EXPENSE	1,055	1,592	537
4520	LICENSES & PERMITS	300	-	(300)
4600	WORKERS' COMPENSATION	986	534	(452)
4610	PROPERTY & LIAB/INS & UNINSUR	18,300	18,413	113
4666	INVENTORY ADJUSTMENTS	-	4,321	4,321
5730	BANK CHARGES	10,000	4,945	(5,055)
9030	DEPRECIATION EXPENSE	23,000	17,974	(5,026)
	TOTALS	$ 766,198	$ 781,095	$ 14,897

DEPT. 39 - MANATEE CENTER ADMINISTRATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
5710	STORM EXPENSES	$ -	$ -	$ -
9000	CITY DISTRIBUTION	5,575	5,575	-
	TOTALS	$ 5,575	$ 5,575	$ -

DEPT. 02 - TREASURE COAST ENERGY CENTER

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 992,464	$ 1,067,386	$ 74,922
1020	OVERTIME	425,000	418,370	(6,630)
2170	TRAINING	1,000	800	(200)
2172	CAR ALLOWANCE	5,160	5,160	-
2230	EMPLOYEE RELATIONS	1,000	293	(707)
3316	OPERATING SUPPLIES	1,000	525	(475)
4050	RETIREMENT	401,432	318,061	(83,371)
4060	FICA	108,436	104,127	(4,309)
4070	EMPLOYEES' INSURANCE	182,226	184,589	2,363
4090	VACATION PAY EXPENSE	-	29,760	29,760
4100	SICK PAY EXPENSE	-	104,345	104,345
4110	NET OPEB EXPENSE	2,901	2,865	(36)
4600	WORKERS' COMPENSATION	10,175	7,853	(2,322)
4610	PROPERTY & LIAB/INS & UNINSUR	510	500	(10)
		$ 2,131,304	$ 2,244,632	$ 113,328

DEPT. 10 - BOARD

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 18,005	$ 18,074	$ 69
2170	TRAINING	10,000	3,572	(6,428)
2171	TRAVEL	-	525	525
2172	CAR ALLOWANCE	12,000	12,000	-
2190	COMMUNICATIONS	1,100	1,846	746
3311	OFFICE SUPPLIES	100	64	(36)
4060	FICA	1,377	2,017	640
4070	EMPLOYEES' INSURANCE	86,217	88,898	2,681
4600	WORKERS' COMPENSATION	298	317	19
4610	PROPERTY & LIAB/INS & UNINSUR	240	241	1
	TOTALS	$ 129,337	$ 127,555	$ (1,782)

DEPT. 11 - DIRECTOR OF UTILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 269,064	$ 269,140	$ 76
2133	MAINTENANCE OF EQUIPMENT	-	-	-
2139	MAINTENANCE/SERVICE CONTRACTS	850	1,191	341
2140	POSTAGE	50	24	(26)
2151	PRINTING	-	23	23
2164	PROFESS. FEES - CONSULTING/ENG	25,000	1,365	(23,635)
2170	TRAINING	9,000	7,172	(1,828)
2171	TRAVEL	2,000	7,679	5,679
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,200	1,627	427
2230	EMPLOYEE RELATIONS	12,000	11,727	(273)
2240	BUSINESS RELATIONS	2,000	496	(1,504)
2250	COMMUNITY RELATIONS	100	500	400
2260	MEMBERSHIPS - PROFESSIONAL	1,782	-	(1,782)
2262	MEMBERSHIPS - CIVIC	400	425	25
3311	OFFICE SUPPLIES	4,945	5,424	479
3313	SUBSCRIPTIONS	180	192	12
3316	OPERATING SUPPLIES	100	15	(85)
4050	RETIREMENT	84,207	82,841	(1,366)
4060	FICA	20,583	18,678	(1,905)
4070	EMPLOYEES' INSURANCE	49,144	50,751	1,607
4090	VACATION PAY EXPENSE	-	(3,059)	(3,059)
4100	SICK PAY EXPENSE	-	57,629	57,629
4110	NET OPEB EXPENSE	527	637	110
4600	WORKERS' COMPENSATION	343	308	(35)
4610	PROPERTY & LIAB/INS & UNINSUR	3,600	3,602	2
9030	DEPRECIATION	-	2,200	2,200
	TOTALS	$ 492,235	$ 525,745	$ 33,510

DEPT. 12 - GENERAL COUNSEL

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 254,548	$ 227,975	$ (26,573)
2166	PROFESSIONAL FEES - OTHER	75,000	60,000	(15,000)
2170	TRAINING	9,000	479	(8,521)
2171	TRAVEL	500	2,555	2,055
2172	CAR ALLOWANCE	5,160	4,300	(860)
2190	COMMUNICATIONS	1,000	1,669	669
2260	MEMBERSHIPS - PROFESSIONAL	1,000	205	(795)
3311	OFFICE SUPPLIES	13,500	12,911	(589)
3313	SUBSCRIPTIONS	150	50	(100)
4050	RETIREMENT	80,175	78,875	(1,300)
4060	FICA	19,473	17,281	(2,192)
4070	EMPLOYEES' INSURANCE	39,402	34,888	(4,514)
4090	VACATION PAY EXPENSE	-	(6,773)	(6,773)
4110	NET OPEB EXPENSE	527	637	110
4600	WORKERS' COMPENSATION	130	172	42
4610	PROPERTY & LIAB/INS & UNINSURED	-	3,337	3,337
	TOTALS	$ 499,565	$ 438,561	$ (61,004)

DEPT. 14 - CHIEF FINANCIAL OFFICER

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 154,107	$ 154,138	$ 31
2140	POSTAGE	100	-	(100)
2151	PRINTING	-	23	23
2164	PROFESSIONAL FEES - CONSULT/ENG	15,000	11,313	(3,688)
2166	PROFESSIONAL FEES - OTHER	5,000	2,500	(2,500)
2170	TRAINING	5,500	4,200	(1,300)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,000	1,257	257
2230	EMPLOYEE RELATIONS	150	-	(150)
2260	MEMBERSHIPS - PROFESSIONAL	375	430	55
3311	OFFICE SUPPLIES	1,000	-	(1,000)
4050	RETIREMENT	48,193	47,166	(1,027)
4060	FICA	11,789	11,632	(157)
4070	EMPLOYEES' INSURANCE	26,070	24,385	(1,685)
4090	VACATION PAY EXPENSE	-	(8,866)	(8,866)
4100	SICK PAY EXPENSE	-	(3,683)	(3,683)
4520	LICENSES & PERMITS	-	(8,868)	(8,868)
4110	NET OPEB EXPENSE	1,055	318	(737)
4600	WORKERS' COMPENSATION	238	394	156
4610	PROPERTY & LIAB/INS & UNINSURED	59,100	6,998	(52,102)
	TOTALS	$ 333,837	$ 248,498	$ (85,339)

DEPT. 15 - HUMAN RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 290,197	$ 266,267	$ (23,930)
1020	OVERTIME	4,000	3,425	(575)
2131	MAINTENANCE OF STRUCTURES	-	25	25
2139	MAINTENANCE/SERVICE CONTRACTS	19,080	20,817	1,737
2140	POSTAGE	100	137	37
2151	PRINTING	100	114	14
2164	PROFESS. FEES - CONSULTING/ENG	45,000	14,500	(30,500)
2165	TEMPORARY LABOR	-	444	444
2166	PROFESSIONAL FEES - OTHER	16,000	1,532	(14,469)
2170	TRAINING	10,000	7,561	(2,439)
2171	TRAVEL	100	(26)	(126)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	1,000	844	(156)
2230	EMPLOYEE RELATIONS	2,000	1,685	(315)
2240	BUSINESS RELATIONS	1,500	245	(1,255)
2260	MEMBERSHIPS - PROFESSIONAL	500	872	372
3311	OFFICE SUPPLIES	5,000	6,206	1,206
3313	SUBSCRIPTIONS	1,960	1,580	(380)
3316	OPERATING SUPPLIES	-	(200)	(200)
4050	RETIREMENT	92,458	84,078	(8,380)
4060	FICA	22,506	19,698	(2,808)
4070	EMPLOYEES' INSURANCE	65,856	58,259	(7,597)
4080	EMPLOYEE SUGGESTIONS & AWARDS	10,000	3,558	(6,442)
4090	VACATION PAY EXPENSE	-	(8,496)	(8,496)
4100	SICK PAY EXPENSE	-	(26,261)	(26,261)
4110	NET OPEB EXPENSE	791	1,273	482
4600	WORKERS' COMPENSATION	179	191	12
4610	PROPERTY & LIAB/INS & UNINSUR	6,270	6,264	(6)
	TOTALS	$ 597,897	$ 467,891	$ (130,006)

DEPT. 18 - SAFETY

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 72,746	$ 63,946	$ (8,800)
2132	MAINTENANCE OF VEHICLES	200	747	547
2139	MAINTENANCE/SERVICE CONTRACTS	5,000	3,837	(1,163)
2140	POSTAGE	98	-	(98)
2151	PRINTING	800	-	(800)
2166	PROFESSIONAL FEES - OTHER	2,800	59	(2,741)
2170	TRAINING	18,000	1,915	(16,085)
2171	TRAVEL	200	345	145
2190	COMMUNICATIONS	1,200	1,086	(114)
2200	UTILITIES	620	1,282	662
2230	EMPLOYEE RELATIONS	4,900	28	(4,872)
2260	MEMBERSHIPS - PROFESSIONAL	1,000	-	(1,000)
3311	OFFICE SUPPLIES	1,000	288	(712)
3316	OPERATING SUPPLIES	40,000	25,000	(15,000)
3331	VEHICLE SUPPLIES	1,800	2,489	689
4050	RETIREMENT	23,197	19,701	(3,496)
4060	FICA	5,565	4,491	(1,074)
4070	EMPLOYEES' INSURANCE	27,544	25,105	(2,439)
4080	EMPLOYEE SUGGESTIONS & AWARDS	2,600	-	(2,600)
4090	VACATION PAY EXPENSE	-	(546)	(546)
4110	NET OPEB EXPENSE	264	318	54
4600	WORKERS' COMPENSATION	315	244	(71)
4610	PROPERTY & LIAB/INS & UNINSUR	2,790	2,778	(12)
	TOTALS	$ 212,639	$ 153,114	$ (59,525)

DEPT. 21 - FINANCE

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 572,016	$ 575,576	$ 3,560
1020	OVERTIME	2,500	2,846	346
2139	MAINTENANCE/SERVICE CONTRACTS	300	182	(118)
2140	POSTAGE	50	1	(49)
2151	PRINTING	1,000	958	(42)
2161	PROFESSIONAL FEES - AUDIT	62,650	59,000	(3,650)
2164	PROFESS. FEES - CONSULTING/ENG	41,000	17,388	(23,613)
2166	PROFESSIONAL FEES - OTHER	18,700	25,215	6,515
2170	TRAINING	10,000	8,443	(1,557)
2171	TRAVEL	750	522	(228)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	1,000	659	(341)
2230	EMPLOYEE RELATIONS	1,150	599	(551)
2250	COMMUNITY RELATIONS	-	85	85
2260	MEMBERSHIPS - PROFESSIONAL	1,000	865	(135)
3311	OFFICE SUPPLIES	7,000	5,747	(1,253)
3313	SUBSCRIPTIONS	100	51	(49)
4020	CASH (OVER) SHORT	-	(743)	(743)
4050	RETIREMENT	180,016	177,885	(2,131)
4060	FICA	43,950	41,001	(2,949)
4070	EMPLOYEES' INSURANCE	174,354	176,123	1,769
4090	VACATION PAY EXPENSE	-	3,993	3,993
4100	SICK PAY EXPENSE	-	15,367	15,367
4110	NET OPEB EXPENSE	2,901	2,865	(36)
4520	LICENSES & PERMITS	105	-	(105)
4600	WORKERS' COMPENSATION	656	635	(21)
4610	PROPERTY & LIAB/INS & UNINSUR	13,900	13,901	1
4640	UNEMPLOYMENT CLAIMS	10,000	-	(10,000)
5730	BANK CHARGES	800,000	598,093	(201,907)
	TOTALS	$ 1,948,398	$ 1,730,558	$ (217,840)

DEPT. 22 - SUPPLY CHAIN MANAGEMENT

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 365,768	$ 394,589	$ 28,821
1020	OVERTIME	8,000	6,879	(1,121)
2110	ADVERTISING	3,500	1,910	(1,590)
2122	RENTALS	2,500	2,247	(253)
2132	MAINTENANCE OF VEHICLES	7,500	9,737	2,237
2133	MAINTENANCE OF EQUIPMENT	2,000	85	(1,915)
2139	MAINTENANCE/SERVICE CONTRACTS	2,500	2,439	(61)
2140	POSTAGE	150	-	(150)
2151	PRINTING	200	-	(200)
2166	PROFESSIONAL FEES - OTHER	-	1,006	1,006
2170	TRAINING	3,900	4,734	834
2171	TRAVEL	100	1,501	1,401
2190	COMMUNICATIONS	4,500	3,772	(728)
2200	UTILITIES	42,200	46,110	3,910
2230	EMPLOYEE RELATIONS	200	61	(139)
2260	MEMBERSHIPS - PROFESSIONAL	100	290	190
3311	OFFICE SUPPLIES	2,000	1,943	(57)
3313	SUBSCRIPTIONS	2,156	-	(2,156)
3316	OPERATING SUPPLIES	10,000	6,618	(3,382)
3331	VEHICLE SUPPLIES	2,640	4,566	1,926
3340	SMALL TOOLS	1,500	1,673	173
4050	RETIREMENT	117,080	117,975	895
4060	FICA	28,593	27,120	(1,473)
4070	EMPLOYEES' INSURANCE	94,939	108,870	13,931
4090	VACATION PAY EXPENSE	-	18,637	18,637
4100	SICK PAY EXPENSE	-	36,198	36,198
4110	NET OPEB EXPENSE	1,582	2,229	647
4520	LICENSES & PERMITS	200	50	(150)
4600	WORKERS' COMPENSATION	5,609	4,347	(1,262)
4610	PROPERTY & LIAB/INS & UNINSUR	35,290	32,375	(2,915)
4666	INVENTORY ADJUSTMENTS	8,000	21,907	13,907
9030	DEPRECIATION EXPENSE	29,000	50,210	21,210
	TOTALS	$ 781,707	$ 910,079	$ 128,372

DEPT. 31 - CHIEF OPERATING OFFICER

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 143,404	$ 143,340	$ (64)
2151	PRINTING	-	23	23
2164	PROFESSIONAL FEES - CONSULT/ENG	68,000	46,513	(21,487)
2170	TRAINING	5,000	9,917	4,917
2171	TRAVEL	-	983	983
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	300	95	(205)
2240	BUSINESS RELATIONS	1,000	333	(667)
2260	MEMBERSHIPS - PROFESSIONAL	1,000	-	(1,000)
2262	MEMBERSHIPS - CIVIC	35,000	25,000	(10,000)
3311	OFFICE SUPPLIES	500	18	(482)
4050	RETIREMENT	44,957	44,929	(28)
4060	FICA	10,970	10,864	(106)
4070	EMPLOYEES' INSURANCE	27,685	28,582	897
4090	VACATION PAY EXPENSE	-	4,514	4,514
4100	SICK PAY EXPENSE	-	17,252	17,252
4110	NET OPEB EXPENSE	264	318	54
4600	WORKERS' COMPENSATION	120	64	(56)
4610	PROPERTY & LIAB/INS & UNINSUR	1,910	1,903	(7)
9030	DEPRECIATION EXPENSE	14,000	13,961	(39)
	TOTALS	$ 359,270	$ 353,769	$ (5,501)

DEPT. 32 - INFORMATION TECHNOLOGY SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 969,813	$ 965,359	$ (4,454)
1020	OVERTIME	10,000	9,661	(339)
2132	MAINTENANCE OF VEHICLES	1,000	4,806	3,806
2133	MAINTENANCE OF EQUIPMENT	26,000	10,970	(15,031)
2139	MAINTENANCE/SERVICE CONTRACTS	392,500	283,441	(109,059)
2140	POSTAGE	500	-	(500)
2151	PRINTING	30	-	(30)
2164	PROFESS. FEES - CONSULTING/ENG	207,000	140,600	(66,400)
2170	TRAINING	16,128	12,042	(4,086)
2171	TRAVEL	500	351	(149)
2172	CAR ALLOWANCE	6,600	6,600	-
2190	COMMUNICATIONS	383,600	381,171	(2,429)
2230	EMPLOYEE RELATIONS	850	586	(264)
2260	MEMBERSHIPS - PROFESSIONAL	-	-	-
3311	OFFICE SUPPLIES	1,000	513	(487)
3313	SUBSCRIPTIONS	1,114,260	697,326	(416,934)
3316	OPERATING SUPPLIES	338,975	191,243	(147,732)
3331	VEHICLE SUPPLIES	4,000	3,137	(863)
3340	SMALL TOOLS	500	254	(246)
4050	RETIREMENT	306,683	296,421	(10,262)
4060	FICA	74,956	68,885	(6,071)
4070	EMPLOYEES' INSURANCE	266,475	277,415	10,940
4090	VACATION PAY EXPENSE	-	15,385	15,385
4100	SICK PAY EXPENSE	-	7,357	7,357
4110	NET OPEB EXPENSE	4,219	4,776	557
4600	WORKERS' COMPENSATION	1,014	1,017	3
4610	PROPERTY & LIAB/INS & UNINSUR	40,440	40,457	17
9030	DEPRECIATION EXPENSE	450,000	403,546	(46,454)
	TOTALS	$ 4,617,043	$ 3,823,320	$ (793,723)

DEPT. 35 - FACILITIES

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 490,336	$ 448,028	$ (42,308)
1020	OVERTIME	50,000	31,338	(18,662)
2122	RENTALS	1,000	6,034	5,034
2131	MAINTENANCE OF STRUCTURES	50,000	40,333	(9,667)
2132	MAINTENANCE OF VEHICLES	7,500	6,747	(753)
2139	MAINTENANCE/SERVICE CONTRACTS	242,470	161,680	(80,790)
2140	POSTAGE	4,500	3,461	(1,039)
2151	PRINTING	-	69	69
2164	PROFESSIONAL FEES - CONSULT/ENG	20,000	-	(20,000)
2170	TRAINING	4,000	773	(3,227)
2171	TRAVEL	-	721	721
2172	CAR ALLOWANCE	2,150	2,150	-
2190	COMMUNICATIONS	4,600	5,178	578
2200	UTILITIES	67,230	69,469	2,239
2230	EMPLOYEE RELATIONS	-	241	241
2260	MEMBERSHIPS - PROFESSIONAL	650	124	(526)
3311	OFFICE SUPPLIES	2,450	3,179	729
3313	SUBSCRIPTIONS	-	759	759
3316	OPERATING SUPPLIES	6,370	32,313	25,943
3331	VEHICLE SUPPLIES	20,000	9,863	(10,137)
3340	SMALL TOOLS	4,225	6,914	2,689
4050	RETIREMENT	168,876	140,650	(28,226)
4060	FICA	41,336	37,198	(4,138)
4070	EMPLOYEES' INSURANCE	135,316	121,588	(13,728)
4090	VACATION PAY EXPENSE	-	(21,599)	(21,599)
4100	SICK PAY EXPENSE	-	(24,471)	(24,471)
4110	NET OPEB EXPENSE	1,582	2,547	965
4520	LICENSES & PERMITS	-	150	150
4600	WORKERS' COMPENSATION	4,684	4,347	(337)
4610	PROPERTY & LIAB/INS & UNINSUR	26,270	21,214	(5,056)
9030	DEPRECIATION EXPENSE	20,000	6,927	(13,073)
	TOTALS	$ 1,375,545	$ 1,117,923	$ (257,622)

DEPT. 41 - PUBLIC AFFAIRS - SUSTAINABILITY

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 281,551	$ 269,041	$ (12,510)
1020	OVERTIME	-	64	64
2110	ADVERTISING	12,682	9,731	(2,951)
2151	PRINTING	21,500	22,225	725
2164	PROFESSIONAL FEES - CONSULT/ENG	25,000	25,300	300
2166	PROFESSIONAL FEES - OTHER	3,200	613	(2,587)
2170	TRAINING	4,500	3,092	(1,408)
2171	TRAVEL	4,000	1,590	(2,410)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	900	614	(286)
2230	EMPLOYEE RELATIONS	16,225	7,674	(8,551)
2240	BUSINESS RELATIONS	500	134	(366)
2250	COMMUNITY RELATIONS	51,500	39,876	(11,624)
2260	MEMBERSHIPS - PROFESSIONAL	350	584	234
2262	MEMBERSHIPS - CIVIC	2,500	1,910	(590)
3311	OFFICE SUPPLIES	12,000	11,175	(825)
3313	SUBSCRIPTIONS	120	-	(120)
3316	OPERATING SUPPLIES	10,050	6,316	(3,734)
4050	RETIREMENT	87,816	83,482	(4,334)
4060	FICA	21,539	20,858	(681)
4070	EMPLOYEES' INSURANCE	40,508	29,082	(11,426)
4090	VACATION PAY EXPENSE	-	3,575	3,575
4100	SICK PAY EXPENSE	-	18,420	18,420
4110	NET OPEB EXPENSE	1,055	1,592	537
4600	WORKERS' COMPENSATION	60	254	194
4610	PROPERTY & LIAB/INS & UNINSUR	2,760	2,764	4
	TOTALS	$ 605,476	$ 565,125	$ (40,351)

DEPT. 43 - CUSTOMER SERVICE

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,011,029	$ 992,923	$ (18,106)
1020	OVERTIME	10,000	7,943	(2,057)
2139	MAINTENANCE/SERVICE CONTRACTS	139,000	130,790	(8,210)
2151	PRINTING	2,000	(8,036)	(10,036)
2165	TEMPORARY LABOR	68,000	62,499	(5,501)
2166	PROFESSIONAL FEES - OTHER	7,970	3,209	(4,761)
2170	TRAINING	12,000	2,927	(9,073)
2171	TRAVEL	196	-	(196)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	6,300	6,131	(169)
2230	EMPLOYEE RELATIONS	12,000	10,634	(1,366)
2260	MEMBERSHIPS - PROFESSIONAL	290	200	(90)
2290	BILLING HOUSING AUTHORITY	2,791	2,491	(300)
3311	OFFICE SUPPLIES	10,000	14,132	4,132
3316	OPERATING SUPPLIES	1,900	4,183	2,283
4020	CASH (OVER) SHORT	100	(133)	(233)
4050	RETIREMENT	240,941	245,731	4,790
4060	FICA	78,109	73,086	(5,023)
4070	EMPLOYEES' INSURANCE	351,089	368,555	17,466
4090	VACATION PAY EXPENSE	-	10,603	10,603
4100	SICK PAY EXPENSE	-	28,705	28,705
4110	NET OPEB EXPENSE	6,065	6,686	621
4600	WORKERS' COMPENSATION	1,730	1,460	(270)
4610	PROPERTY & LIAB/INS & UNINSUR	14,920	14,913	(7)
9030	DEPRECIATION EXPENSE	31,000	-	(31,000)
	TOTALS	$ 2,010,730	$ 1,982,933	$ (27,797)

DEPT. 44 - UTILITY OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 268,478	$ 296,509	$ 28,031
1020	OVERTIME	500	315	(185)
2122	RENTALS	5,250	2,092	(3,158)
2132	MAINTENANCE OF VEHICLES	12,000	11,412	(588)
2133	MAINTENANCE OF EQUIPMENT	3,500	1,487	(2,013)
2139	MAINTENANCE/SERVICE CONTRACTS	56,328	16,441	(39,887)
2140	POSTAGE	225,000	202,239	(22,761)
2151	PRINTING	58,000	24,475	(33,525)
2170	TRAINING	17,000	14,291	(2,709)
2171	TRAVEL	1,500	-	(1,500)
2172	CAR ALLOWANCE	3,300	4,400	1,100
2190	COMMUNICATIONS	11,000	3,434	(7,566)
2230	EMPLOYEE RELATIONS	1,250	1,606	356
3311	OFFICE SUPPLIES	8,750	8,831	81
3316	OPERATING SUPPLIES	24,570	26,588	2,018
3331	VEHICLE SUPPLIES	34,000	29,513	(4,487)
3340	SMALL TOOLS	-	642	642
4050	RETIREMENT	60,229	236,788	176,559
4060	FICA	20,577	58,822	38,245
4070	EMPLOYEES' INSURANCE	327,963	365,415	37,452
4090	VACATION PAY EXPENSE	-	12,466	12,466
4100	SICK PAY EXPENSE	-	48,720	48,720
4110	NET OPEB EXPENSE	4,747	5,731	984
4600	WORKERS' COMPENSATION	11,500	10,214	(1,286)
4610	PROPERTY & LIAB/INS & UNINSUR	16,500	38,873	22,373
5729	INTEREST - OTHER	-	16,502	16,502
9030	DEPRECIATION	30,000	52,597	22,597
	TOTALS	$ 1,201,942	$ 1,490,401	$ 288,459

DEPT. 46 - GEOSPATIAL TECHNOLOGY SERVICES

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 351,181	$ 326,480	$ (24,701)
2151	PRINTING	40	399	359
2164	PROFESSIONAL FEES - CONSULT/ENG	60,000	59,200	(800)
2170	TRAINING	18,555	11,537	(7,018)
2171	TRAVEL	500	-	(500)
2172	CAR ALLOWANCE	3,300	3,300	-
2190	COMMUNICATIONS	1,000	1,646	646
2230	EMPLOYEE/VOLUNTEER RELATIONS	400	232	(168)
3311	OFFICE SUPPLIES	500	299	(201)
3313	SUBSCRIPTIONS	100	65	(35)
4050	RETIREMENT	110,362	102,128	(8,234)
4060	FICA	26,865	24,035	(2,830)
4070	EMPLOYEES' INSURANCE	72,291	74,886	2,595
4090	VACATION PAY EXPENSE	-	1,921	1,921
4100	SICK PAY EXPENSE	-	15,540	15,540
4110	NET OPEB EXPENSE	1,319	1,592	273
4600	WORKERS' COMPENSATION	1,104	968	(136)
4610	PROPERTY & LIAB/INS & UNINSUR	12,320	12,320	-
	TOTALS	$ 659,837	$ 636,549	$ (23,288)

DEPT. 49 - ADMINISTRATIVE & GENERAL-ADMINISTRATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 500	$ 324	$ (176)
2131	MAINTENANCE OF STRUCTURES	7,000	5,292	(1,708)
2139	MAINTENANCE/SERVICE CONTRACTS	15,000	3,420	(11,580)
2190	COMMUNICATIONS	20,200	22,933	2,733
3316	OPERATING SUPPLIES	4,000	1,179	(2,821)
4509	OTHER TAXES	10,964	10,964	(0)
4520	LICENSES & PERMITS	-	75	75
4700	UTILITY BAD DEBT EXPENSE	20,430	7,887	(12,543)
5729	INTEREST - OTHER	13,000	-	(13,000)
	TOTALS	$ 91,094	$ 52,074	$ (39,020)

DEPT. 51 - DIRECTOR OF ELECTRIC & GAS SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 178,322	$ 178,226	$ (96)
2139	MAINTENANCE/SERVICE CONTRACTS	-	173	173
2164	PROFESS. FEES - CONSULTING/ENG	49,000	44,973	(4,027)
2170	TRAINING	3,500	1,494	(2,006)
2171	TRAVEL	-	588	588
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	1,000	937	(63)
2230	EMPLOYEE RELATIONS	6,000	5,447	(553)
2240	BUSINESS RELATIONS	50	-	(50)
2260	MEMBERSHIPS - PROFESSIONAL	44,100	42,018	(2,082)
3311	OFFICE SUPPLIES	1,500	487	(1,013)
4050	RETIREMENT	14,318	13,973	(345)
4060	FICA	13,642	13,403	(239)
4070	EMPLOYEES' INSURANCE	41,311	42,617	1,306
4090	VACATION PAY EXPENSE	-	2,423	2,423
4100	SICK PAY EXPENSE	-	2,787	2,787
4110	NET OPEB EXPENSE	527	637	110
4600	WORKERS' COMPENSATION	284	308	24
4610	PROPERTY & LIAB/INS & UNINSUR	2,370	2,360	(10)
	TOTALS	$ 361,084	$ 358,011	$ (3,073)

DEPT. 53 - ELECTRIC PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 44,133,236	$ 43,814,416	$ (318,820)
	TOTALS	$ 44,133,236	$ 43,814,416	$ (318,820)

DEPT. 54 - ELECTRIC TRANSMISSION & DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 2,476,616	$ 2,352,059	$ (124,557)
1020	OVERTIME	310,000	301,851	(8,149)
2122	RENTALS	87,000	100,773	13,773
2132	MAINTENANCE OF VEHICLES	90,000	91,510	1,510
2133	MAINTENANCE OF EQUIPMENT	30,000	29,385	(615)
2139	MAINTENANCE/SERVICE CONTRACTS	490,000	496,120	6,120
2140	POSTAGE	1,400	96	(1,304)
2151	PRINTING	2,000	-	(2,000)
2166	PROFESSIONAL FEES - OTHER	4,000	3,366	(634)
2170	TRAINING	35,000	47,972	12,972
2171	TRAVEL	1,000	-	(1,000)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	439,900	442,268	2,368
2200	UTILITIES	117,660	109,191	(8,469)
2230	EMPLOYEE RELATIONS	6,000	862	(5,138)
3311	OFFICE SUPPLIES	3,000	1,441	(1,559)
3316	OPERATING SUPPLIES	260,000	329,025	69,025
3331	VEHICLE SUPPLIES	40,000	(45,946)	(85,946)
3340	SMALL TOOLS	20,000	1,564	(18,436)
4050	RETIREMENT	787,023	720,700	(66,323)
4060	FICA	213,176	204,440	(8,736)
4070	EMPLOYEES' INSURANCE	505,255	509,698	4,443
4090	VACATION PAY EXPENSE	-	35,689	35,689
4100	SICK PAY EXPENSE	-	62,102	62,102
4110	NET OPEB EXPENSE	7,120	8,596	1,476
4520	LICENSES & PERMITS	440	81	(359)
4600	WORKERS' COMPENSATION	24,109	43,881	19,772
4610	PROPERTY & LIAB/INS & UNINSUR	180,290	110,405	(69,885)
4666	INVENTORY ADJUSTMENTS	-	115,437	115,437
9005	DUPLICATE CHARGES - CREDIT	(62,000)	(50,905)	11,095
9030	DEPRECIATION EXPENSE	4,327,000	4,796,167	469,167
	TOTALS	$ 10,401,149	$ 10,822,991	$ 421,842

DEPT. 55 - ELECTRIC OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,156,542	$ 1,176,872	$ 20,330
1020	OVERTIME	95,000	78,425	(16,575)
2122	RENTALS	3,750	7,919	4,169
2132	MAINTENANCE OF VEHICLES	6,000	5,041	(959)
2133	MAINTENANCE OF EQUIPMENT	5,000	3,230	(1,770)
2139	MAINTENANCE/SERVICE CONTRACTS	30,000	48	(29,952)
2140	POSTAGE	500	-	(500)
2151	PRINTING	250	23	(227)
2165	TEMPORARY LABOR	5,000	-	(5,000)
2166	PROFESSIONAL FEES - OTHER	250	-	(250)
2170	TRAINING	33,000	17,298	(15,702)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	26,400	25,942	(458)
2200	UTILITIES	4,690	5,272	582
2230	EMPLOYEE RELATIONS	1,225	559	(666)
2240	BUSINESS RELATIONS	500	-	(500)
3311	OFFICE SUPPLIES	5,000	1,426	(3,574)
3316	OPERATING SUPPLIES	21,457	13,946	(7,511)
3331	VEHICLE SUPPLIES	45,160	14,361	(30,799)
3340	SMALL TOOLS	2,241	4,137	1,896
4050	RETIREMENT	353,551	260,359	(93,192)
4060	FICA	95,743	72,841	(22,902)
4070	EMPLOYEES' INSURANCE	170,324	178,071	7,747
4090	VACATION PAY EXPENSE	-	15,361	15,361
4100	SICK PAY EXPENSE	-	64,812	64,812
4110	NET OPEB EXPENSE	2,901	3,502	601
4520	LICENSES & PERMITS	2,000	950	(1,050)
4600	WORKERS' COMPENSATION	8,969	7,853	(1,116)
4610	PROPERTY & LIAB/INS & UNINSUR	41,390	38,553	(2,837)
9030	DEPRECIATION EXPENSE	52,000	41,359	(10,641)
	TOTALS	$ 2,174,003	$ 2,043,321	$ (130,682)

DEPT. 56 - ELECTRIC & GAS ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 665,911	$ 599,700	$ (66,211)
2132	MAINTENANCE OF VEHICLES	980	2,824	1,844
2139	MAINTENANCE/SERVICE CONTRACTS	500	411	(89)
2140	POSTAGE	35	15	(20)
2151	PRINTING	50	23	(27)
2164	PROFESS. FEES - CONSULTING/ENG	65,000	69,433	4,433
2170	TRAINING	20,000	13,622	(6,378)
2171	TRAVEL	150	2,375	2,225
2172	CAR ALLOWANCE	10,320	10,320	-
2190	COMMUNICATIONS	5,500	5,959	459
2230	EMPLOYEE RELATIONS	480	539	59
2260	MEMBERSHIPS - PROFESSIONAL	700	264	(436)
3311	OFFICE SUPPLIES	5,000	4,013	(987)
3313	SUBSCRIPTIONS	450	160	(290)
3316	OPERATING SUPPLIES	3,000	1,342	(1,658)
3331	VEHICLE SUPPLIES	5,000	6,457	1,457
4050	RETIREMENT	208,109	185,363	(22,746)
4060	FICA	50,942	43,751	(7,191)
4070	EMPLOYEES' INSURANCE	193,273	187,887	(5,386)
4090	VACATION PAY EXPENSE	-	(44)	(44)
4100	SICK PAY EXPENSE	-	28,448	28,448
4110	NET OPEB EXPENSE	2,373	2,865	492
4520	LICENSES & PERMITS	-	30,991	30,991
4600	WORKERS' COMPENSATION	6,908	4,655	(2,253)
4610	PROPERTY & LIAB/INS & UNINSUR	29,920	29,920	-
9030	DEPRECIATION EXPENSE	25,000	20,179	(4,821)
	TOTALS	$ 1,299,601	$ 1,251,474	$ (48,127)

DEPT. 59 - ADMINISTRATIVE & GENERAL ADMINISTRATION - ELECTRIC

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 500	$ 1,186	$ 686
2131	MAINTENANCE OF STRUCTURES	15,000	9,065	(5,935)
2133	MAINTENANCE OF EQUIPMENT	500	-	(500)
2139	MAINTENANCE/SERVICE CONTRACTS	150,000	182,039	32,039
2190	COMMUNICATIONS	13,600	11,957	(1,643)
3316	OPERATING SUPPLIES	9,800	4,324	(5,476)
4509	OTHER TAXES	7,276	7,276	(0)
4510	GROSS RECEIPTS TAX	2,388,000	1,803,508	(584,492)
4520	LICENSES & PERMITS	11,000	10,068	(932)
4531	CONTRIBUTIONS - CIVIC	299,645	304,565	4,920
4610	PROPERTY & LIAB INS PREMIUMS	270,890	270,892	2
4700	UTILITY BAD DEBT EXPENSE	331,885	144,580	(187,305)
5710	STORM EXPENSES	-	21,233	21,233
5721	INTEREST - BONDS	792,848	792,848	(0)
5723	INTEREST - DEPOSITS	50,731	80,027	29,296
5729	INTEREST - OTHER	5,000	3,447	(1,553)
5731	AMORTIZATION-BOND DISCOUNT	(57,257)	(56,167)	1,090
9000	CITY DISTRIBUTION	4,447,769	4,447,769	-
9030	DEPRECIATION EXPENSE	140,000	138,314	(1,686)
	TOTALS	$ 8,877,187	$ 8,176,933	$ (700,254)

DEPT. 61 - DIRECTOR OF WATER/WASTEWATER SYSTEMS

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 148,582	$ 148,273	$ (309)
2164	PROFESS. FEES - CONSULTING/ENG	250,000	146,821	(103,179)
2166	PROFESSIONAL FEES - OTHER	49,000	15,148	(33,852)
2170	TRAINING	3,000	1,148	(1,852)
2171	TRAVEL	6,000	1,380	(4,620)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	800	898	98
2240	BUSINESS RELATIONS	200	-	(200)
2260	MEMBERSHIPS - PROFESSIONAL	500	-	(500)
3311	OFFICE SUPPLIES	9,000	117	(8,883)
4050	RETIREMENT	46,039	46,487	448
4060	FICA	11,367	11,619	252
4070	EMPLOYEES' INSURANCE	20,018	16,442	(3,576)
4090	VACATION PAY EXPENSE	-	(1,160)	(1,160)
4100	SICK PAY EXPENSE	-	609	609
4110	NET OPEB EXPENSE	264	318	54
4600	WORKERS' COMPENSATION	60	64	4
4610	PROPERTY & LIAB/INS & UNINSUR	2,000	1,991	(9)
	TOTALS	$ 551,990	$ 395,315	$ (156,675)

DEPT. 62 - WATER RESOURCES

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,469,642	$ 1,460,515	$ (9,128)
1020	OVERTIME	115,000	112,880	(2,120)
2122	RENTALS	18,000	6,106	(11,894)
2131	MAINTENANCE OF STRUCTURES	-	635	635
2132	MAINTENANCE OF VEHICLES	30,000	32,266	2,266
2133	MAINTENANCE OF EQUIPMENT	45,000	100,169	55,169
2139	MAINTENANCE/SERVICE CONTRACTS	345,000	385,321	40,321
2140	POSTAGE	280	157	(123)
2151	PRINTING	3,200	50	(3,150)
2164	PROFESS. FEES - CONSULTING/ENG	15,000	7,143	(7,858)
2165	TEMPORARY LABOR	20,000	16,373	(3,627)
2166	PROFESSIONAL FEES - OTHER	5,000	4,117	(883)
2170	TRAINING	15,000	4,599	(10,401)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	104,600	107,072	2,472
2200	UTILITIES	1,187,340	1,242,451	55,111
2230	EMPLOYEE RELATIONS	1,200	966	(234)
2260	MEMBERSHIPS - PROFESSIONAL	450	275	(175)
2262	MEMBERSHIPS - CIVIC	550	425	(125)
3311	OFFICE SUPPLIES	6,000	3,855	(2,145)
3313	SUBSCRIPTIONS	750	876	126
3316	OPERATING SUPPLIES	350,000	297,221	(52,779)
3320	CHEMICALS	1,400,000	1,310,010	(89,990)
3331	VEHICLE SUPPLIES	40,000	47,802	7,802
3340	SMALL TOOLS	7,000	6,159	(841)
3360	PURCHASES FOR RESALE	2,000	-	(2,000)
4050	RETIREMENT	446,593	428,137	(18,456)
4060	FICA	121,225	115,304	(5,921)
4070	EMPLOYEES' INSURANCE	404,581	419,015	14,434
4090	VACATION PAY EXPENSE	-	22,519	22,519
4100	SICK PAY EXPENSE	-	114,598	114,598
4110	NET OPEB EXPENSE	6,592	7,323	731
4520	LICENSES & PERMITS	17,000	10,715	(6,286)
4600	WORKERS' COMPENSATION	40,764	33,310	(7,454)
4610	PROPERTY & LIAB/INS & UNINSUR	377,030	371,459	(5,571)
9030	DEPRECIATION EXPENSE	2,157,000	2,101,439	(55,561)
	TOTALS	$ 8,756,957	$ 8,776,421	$ 19,464

DEPT. 64 - WATER DISTRIBUTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,237,460	$ 1,350,889	$ 113,429
1020	OVERTIME	300,000	144,557	(155,443)
2122	RENTALS	1,235	374	(861)
2132	MAINTENANCE OF VEHICLES	25,750	30,555	4,805
2133	MAINTENANCE OF EQUIPMENT	10,500	18,568	8,068
2139	MAINTENANCE/SERVICE CONTRACTS	250,000	231,403	(18,597)
2140	POSTAGE	50	66	16
2151	PRINTING	1,807	23	(1,784)
2166	PROFESSIONAL FEES - OTHER	4,200	5,180	980
2170	TRAINING	16,480	6,025	(10,455)
2171	TRAVEL	267	1,530	1,263
2190	COMMUNICATIONS	31,300	33,028	1,728
2200	UTILITIES	29,360	30,212	852
2230	EMPLOYEE RELATIONS	1,100	605	(495)
2250	COMMUNITY RELATIONS	3,500	-	(3,500)
2260	MEMBERSHIPS - PROFESSIONAL	556	275	(281)
3311	OFFICE SUPPLIES	6,798	5,753	(1,045)
3316	OPERATING SUPPLIES	223,510	230,781	7,271
3331	VEHICLE SUPPLIES	108,150	91,075	(17,075)
3340	SMALL TOOLS	36,050	35,426	(624)
4050	RETIREMENT	423,510	375,178	(48,332)
4060	FICA	117,616	113,419	(4,197)
4070	EMPLOYEES' INSURANCE	358,037	386,891	28,854
4090	VACATION PAY EXPENSE	-	33,740	33,740
4100	SICK PAY EXPENSE	-	76,987	76,987
4110	NET OPEB EXPENSE	7,384	8,278	894
4520	LICENSES & PERMITS	6,500	9,412	2,912
4600	WORKERS' COMPENSATION	37,182	24,185	(12,997)
4610	PROPERTY & LIAB/INS & UNINSUR	58,410	60,231	1,821
4666	INVENTORY ADJUSTMENTS	-	7,185	7,185
9030	DEPRECIATION EXPENSE	2,830,000	3,028,986	198,986
	TOTALS	$ 6,126,712	$ 6,340,817	$ 214,105

DEPT. 66 - WATER/WASTEWATER ENGINEERING

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 726,855	$ 687,229	$ (39,626)
1020	OVERTIME	6,000	2,862	(3,138)
2132	MAINTENANCE OF VEHICLES	1,600	5,367	3,767
2133	MAINTENANCE OF EQUIPMENT	1,000	-	(1,000)
2139	MAINTENANCE/SERVICE CONTRACTS	1,500	31	(1,469)
2140	POSTAGE	25	96	71
2151	PRINTING	560	25	(535)
2164	PROFESSIONAL FEES - CONSULT/ENG	125,000	46,080	(78,920)
2166	PROFESSIONAL FEES - OTHER	2,000	1,516	(484)
2170	TRAINING	2,000	242	(1,758)
2171	TRAVEL	2,000	-	(2,000)
2172	CAR ALLOWANCE	15,480	15,480	-
2190	COMMUNICATIONS	3,500	2,857	(643)
2200	UTILITIES	26,390	26,838	448
2230	EMPLOYEE RELATIONS	500	930	430
2260	MEMBERSHIPS - PROFESSIONAL	600	291	(309)
3311	OFFICE SUPPLIES	7,000	5,825	(1,175)
3316	OPERATING SUPPLIES	4,000	3,459	(541)
3331	VEHICLE SUPPLIES	7,000	5,833	(1,167)
3340	SMALL TOOLS	100	46	(54)
4050	RETIREMENT	212,229	195,288	(16,941)
4060	FICA	56,063	52,293	(3,770)
4070	EMPLOYEES' INSURANCE	158,155	164,086	5,931
4090	VACATION PAY EXPENSE	-	10,708	10,708
4100	SICK PAY EXPENSE	-	34,836	34,836
4110	NET OPEB EXPENSE	3,164	3,820	656
4520	LICENSES & PERMITS	1,000	-	(1,000)
4600	WORKERS' COMPENSATION	14,061	8,906	(5,155)
4610	PROPERTY & LIAB/INS & UNINSUR	41,480	41,462	(18)
9030	DEPRECIATION EXPENSE	18,000	6,488	(11,512)
	TOTALS	$ 1,437,262	$ 1,322,895	$ (114,367)

DEPT. 69 - ADMINISTRATIVE & GENERAL ADMINISTRATION - WATER

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 1,000	$ 259	$ (741)
2131	MAINTENANCE OF STRUCTURES	18,000	8,035	(9,965)
2139	MAINTENANCE/SERVICE CONTRACTS	125,000	166,131	41,131
2190	COMMUNICATIONS	14,500	14,811	311
3316	OPERATING SUPPLIES	2,500	2,215	(285)
4509	OTHER TAXES	12,537	12,537	0
4531	CONTRIBUTIONS - CIVIC	107,023	107,777	754
4700	UTILITY BAD DEBT EXPENSE	59,500	29,117	(30,383)
5721	INTEREST - BONDS	1,127,615	1,127,615	(0)
5723	INTEREST - DEPOSITS	17,951	28,316	10,365
5729	INTEREST - OTHER	5,000	2,634	(2,366)
5731	AMORTIZATION-BOND DISCOUNT	(94,327)	(93,623)	704
9000	CITY DISTRIBUTION	1,516,555	1,516,555	-
9030	DEPRECIATION EXPENSE	41,000	40,727	(273)
	TOTALS	$ 2,953,854	$ 2,963,105	$ 9,251

DEPT. 74 - GAS OPERATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 914,078	$ 877,925	$ (36,153)
1020	OVERTIME	48,000	38,796	(9,204)
2110	ADVERTISING	51,300	50,394	(906)
2122	RENTALS	4,000	2,885	(1,115)
2132	MAINTENANCE OF VEHICLES	11,000	6,359	(4,641)
2133	MAINTENANCE OF EQUIPMENT	4,500	929	(3,571)
2139	MAINTENANCE/SERVICE CONTRACTS	37,000	42,461	5,461
2140	POSTAGE	250	147	(103)
2151	PRINTING	1,000	23	(977)
2166	PROFESSIONAL FEES - OTHER	3,000	3,064	64
2170	TRAINING	15,000	14,889	(111)
2171	TRAVEL	1,500	1,225	(275)
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	18,700	18,313	(387)
2200	UTILITIES	16,220	16,327	107
2230	EMPLOYEE RELATIONS	550	908	358
2240	BUSINESS RELATIONS	150	-	(150)
2260	MEMBERSHIPS - PROFESSIONAL	15,000	16,110	1,110
3311	OFFICE SUPPLIES	2,000	1,015	(985)
3316	OPERATING SUPPLIES	75,000	79,563	4,563
3331	VEHICLE SUPPLIES	38,000	44,006	6,006
3340	SMALL TOOLS	12,000	13,007	1,007
4020	CASH (OVER) SHORT	-	3	3
4050	RETIREMENT	287,771	237,400	(50,371)
4060	FICA	73,599	59,342	(14,257)
4070	EMPLOYEES' INSURANCE	248,660	248,034	(626)
4090	VACATION PAY EXPENSE	-	5,060	5,060
4100	SICK PAY EXPENSE	-	31,154	31,154
4110	NET OPEB EXPENSE	3,955	4,457	502
4520	LICENSES & PERMITS	13,700	11,227	(2,473)
4600	WORKERS' COMPENSATION	14,800	11,101	(3,699)
4610	PROPERTY & LIAB/INS & UNINSUR	12,880	39,169	26,289
4666	INVENTORY ADJUSTMENTS	500	(18,677)	(19,177)
9030	DEPRECIATION EXPENSE	378,000	447,303	69,303
	TOTALS	$ 2,307,273	$ 2,309,077	$ 1,804

DEPT. 75 - NATURAL GAS PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 3,200,000	$ 3,134,257	$ (65,743)
	TOTALS	$ 3,200,000	$ 3,134,257	$ (65,743)

DEPT. 79 - ADMINISTRATIVE & GENERAL ADMINISTRATION - GAS

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 500	$ 216	$ (284)
2131	MAINTENANCE OF STRUCTURES	3,000	1,509	(1,491)
2139	MAINTENANCE/SERVICE CONTRACTS	40,000	29,622	(10,378)
2190	COMMUNICATIONS	3,300	3,364	64
3316	OPERATING SUPPLIES	5,390	786	(4,604)
4509	OTHER TAXES	801	801	(0)
4510	GROSS RECEIPTS TAX	102,900	110,519	7,619
4520	LICENSES & PERMITS	9,800	13,381	3,581
4531	CONTRIBUTIONS - CIVIC	24,997	28,412	3,415
4700	UTILITY BAD DEBT EXPENSE	4,341	3,276	(1,065)
5721	INTEREST - BONDS	387,546	387,546	(0)
5723	INTEREST - DEPOSITS	4,732	7,464	2,732
5729	INTEREST - OTHER	500	482	(18)
5731	AMORTIZATION-BOND DISCOUNT	(37,963)	(37,876)	87
9000	CITY DISTRIBUTION	321,576	321,576	-
9030	DEPRECIATION EXPENSE	26,000	25,296	(704)
	TOTALS	$ 897,420	$ 896,374	$ (1,046)

DEPT. 82 - WATER RECLAMATION

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 912,144	$ 888,652	$ (23,492)
1020	OVERTIME	30,000	19,742	(10,258)
2122	RENTALS	15,000	12,130	(2,870)
2132	MAINTENANCE OF VEHICLES	14,000	2,423	(11,577)
2133	MAINTENANCE OF EQUIPMENT	26,460	14,812	(11,648)
2139	MAINTENANCE/SERVICE CONTRACTS	730,000	849,575	119,575
2140	POSTAGE	100	-	(100)
2151	PRINTING	100	25	(75)
2170	TRAINING	5,000	2,699	(2,301)
2171	TRAVEL	1,200	226	(974)
2172	CAR ALLOWANCE	5,880	5,880	-
2190	COMMUNICATIONS	118,900	118,998	98
2200	UTILITIES	662,380	648,071	(14,309)
2230	EMPLOYEE RELATIONS	800	651	(149)
2260	MEMBERSHIPS - PROFESSIONAL	300	60	(240)
3311	OFFICE SUPPLIES	3,500	3,242	(258)
3316	OPERATING SUPPLIES	75,000	63,598	(11,402)
3320	CHEMICALS	178,000	205,397	27,397
3331	VEHICLE SUPPLIES	20,000	20,132	132
3340	SMALL TOOLS	1,500	1,122	(378)
4050	RETIREMENT	258,693	274,016	15,323
4060	FICA	72,074	74,923	2,849
4070	EMPLOYEES' INSURANCE	210,261	215,374	5,113
4090	VACATION PAY EXPENSE	-	9,928	9,928
4100	SICK PAY EXPENSE	-	38,229	38,229
4110	NET OPEB EXPENSE	4,219	5,094	875
4520	LICENSES & PERMITS	-	1,298	1,298
4600	WORKERS' COMPENSATION	16,802	12,929	(3,873)
4610	PROPERTY & LIAB/INS & UNINSUR	113,150	109,671	(3,479)
9030	DEPRECIATION EXPENSE	1,312,000	1,270,039	(41,961)
	TOTALS	$ 4,787,463	$ 4,868,937	$ 81,474

DEPT. 84 - WASTEWATER COLLECTION

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 1,050,440	$ 1,066,987	$ 16,547
1020	OVERTIME	150,000	139,742	(10,258)
2110	ADVERTISING	250	2,867	2,617
2122	RENTALS	39,000	41,297	2,297
2132	MAINTENANCE OF VEHICLES	42,000	38,599	(3,401)
2133	MAINTENANCE OF EQUIPMENT	60,000	83,206	23,206
2139	MAINTENANCE/SERVICE CONTRACTS	300,000	199,919	(100,081)
2151	PRINTING	100	46	(54)
2166	PROFESSIONAL FEES - OTHER	1,800	2,274	474
2170	TRAINING	3,500	3,108	(392)
2171	TRAVEL	-	13	13
2172	CAR ALLOWANCE	5,880	5,880	-
2190	COMMUNICATIONS	11,900	12,733	833
2200	UTILITIES	352,780	324,758	(28,022)
2230	EMPLOYEE RELATIONS	800	800	(0)
3311	OFFICE SUPPLIES	2,800	2,405	(395)
3316	OPERATING SUPPLIES	209,750	275,532	65,782
3320	CHEMICALS	25,000	12,331	(12,669)
3331	VEHICLE SUPPLIES	95,000	105,851	10,851
3340	SMALL TOOLS	5,880	3,078	(2,802)
4050	RETIREMENT	355,186	294,003	(61,183)
4060	FICA	91,834	77,478	(14,356)
4070	EMPLOYEES' INSURANCE	254,062	268,428	14,366
4090	VACATION PAY EXPENSE	-	11,654	11,654
4100	SICK PAY EXPENSE	-	23,759	23,759
4110	NET OPEB EXPENSE	5,274	5,731	457
4520	LICENSES & PERMITS	7,900	11,512	3,612
4600	WORKERS' COMPENSATION	21,268	16,360	(4,908)
4610	PROPERTY & LIAB/INS & UNINSUR	148,340	155,489	7,149
4640	UNEMPLOYMENT CLAIMS	-	(1,083)	(1,083)
4666	INVENTORY ADJUSTMENTS	-	99	99
9030	DEPRECIATION EXPENSE	2,968,000	2,776,713	(191,287)
	TOTALS	$ 6,208,744	$ 5,961,568	$ (247,176)

DEPT. 89 - ADMINISTRATIVE & GENERAL ADMINISTRATION - WASTEWATER

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
2122	RENTALS	$ 750	$ 173	$ (577)
2131	MAINTENANCE OF STRUCTURES	21,560	1,809	(19,751)
2133	MAINTENANCE OF EQUIPMENT	500	-	(500)
2139	MAINTENANCE/SERVICE CONTRACTS	80,850	137,225	56,375
2164	PROFESS. FEES - CONSULTING/ENG.	80,000	-	(80,000)
2190	COMMUNICATIONS	7,900	8,079	179
3316	OPERATING SUPPLIES	5,390	1,632	(3,758)
4509	OTHER TAXES	6,960	6,960	(0)
4531	CONTRIBUTIONS - CIVIC	77,513	77,635	122
4700	UTILITY BAD DEBT EXPENSE	53,411	25,083	(28,328)
5721	INTEREST - BONDS	4,544,792	4,544,792	0
5723	INTEREST - DEPOSITS	12,935	20,403	7,468
5729	INTEREST - OTHER	2,500	1,945	(555)
5731	AMORTIZATION-BOND DISCOUNT	(454,754)	(454,399)	355
9000	CITY DISTRIBUTION	1,176,447	1,176,447	-
9030	DEPRECIATION EXPENSE	27,000	27,319	319
	TOTALS	$ 5,643,754	$ 5,575,102	$ (68,652)

DEPT. 93 - FPUAnet COMMUNICATIONS

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
1010	SALARIES & WAGES	$ 591,195	$ 587,896	$ (3,299)
1020	OVERTIME	10,000	-	(10,000)
2110	ADVERTISING	5,450	2,078	(3,372)
2132	MAINTENANCE OF VEHICLES	14,900	17,536	2,636
2133	MAINTENANCE OF EQUIPMENT	3,000	-	(3,000)
2139	MAINTENANCE/SERVICE CONTRACTS	73,000	65,647	(7,353)
2140	POSTAGE	1,000	114	(886)
2151	PRINTING	2,500	831	(1,669)
2164	PROFESS. FEES - CONSULTING/ENG	9,000	-	(9,000)
2166	PROFESSIONAL FEES - OTHER	15,500	10,395	(5,105)
2170	TRAINING	23,000	16,549	(6,451)
2171	TRAVEL	1,500	3,325	1,825
2172	CAR ALLOWANCE	5,160	5,160	-
2190	COMMUNICATIONS	7,900	8,712	812
2200	UTILITIES	50	48	(2)
2230	EMPLOYEE RELATIONS	600	168	(432)
2240	BUSINESS RELATIONS	1,000	437	(563)
2250	COMMUNITY RELATEIONS	1,000	-	(1,000)
2260	MEMBERSHIPS - PROFESSIONAL	6,500	6,200	(300)
3311	OFFICE SUPPLIES	4,500	4,050	(450)
3313	SUBSCRIPTIONS	100	240	140
3316	OPERATING SUPPLIES	13,000	26,857	13,857
3331	VEHICLE SUPPLIES	15,000	18,857	3,857
3340	SMALL TOOLS	10,100	9,087	(1,013)
4050	RETIREMENT	188,590	189,425	835
4060	FICA	45,991	44,938	(1,053)
4070	EMPLOYEES' INSURANCE	157,724	178,002	20,278
4090	VACATION PAY EXPENSE	-	10,440	10,440
4100	SICK PAY EXPENSE	-	40,888	40,888
4110	NET OPEB EXPENSE	2,373	3,502	1,129
4520	LICENSES & PERMITS	600	600	-
4600	WORKERS' COMPENSATION	1,402	3,354	1,952
4610	PROPERTY & LIAB/INS & UNINSUR	15,080	19,643	4,563
4666	INVENTORY ADJUSTMENTS	9,000	7,196	(1,804)
9030	DEPRECIATION EXPENSE	300,000	426,435	126,435
	TOTALS	$ 1,535,715	$ 1,708,611	$ 172,896

DEPT. 95 - FPUAnet COMMUNICATIONS - PURCHASES FOR RESALE

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
3360	PURCHASES FOR RESALE	$ 60,000	$ 61,592	$ 1,592
	TOTALS	$ 60,000	$ 61,592	$ 1,592

DEPT. 99 - ADMINISTRATIVE & GENERAL

CODE	DESCRIPTION	AMENDED BUDGET FY 2024	FINAL BUDGET FY 2024	DIFFERENCE INCREASE (DECREASE)
4531	CONTRIBUTIONS - CIVIC	$ 6,657	$ 5,819	$ (838)
4700	UTILITY BAD DEBT EXPENSE	433	540	107
5721	INTEREST - BONDS	127,500	127,500	-
5729	INTEREST - OTHER	-	12	12
5731	AMORTIZATION-BOND DISCOUNT	(28,811)	(28,811)	0
9030	AMORTIZATION	1,000	629	(371)
	TOTALS	$ 106,779	$ 105,688	$ (1,091)

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FPUA
COMMUNITY PROUD

Fiscal Year Ended September 30, 2024
Final Budget Amendment
and
Annual Comprehensive Financial Report

Presented April 14, 2025

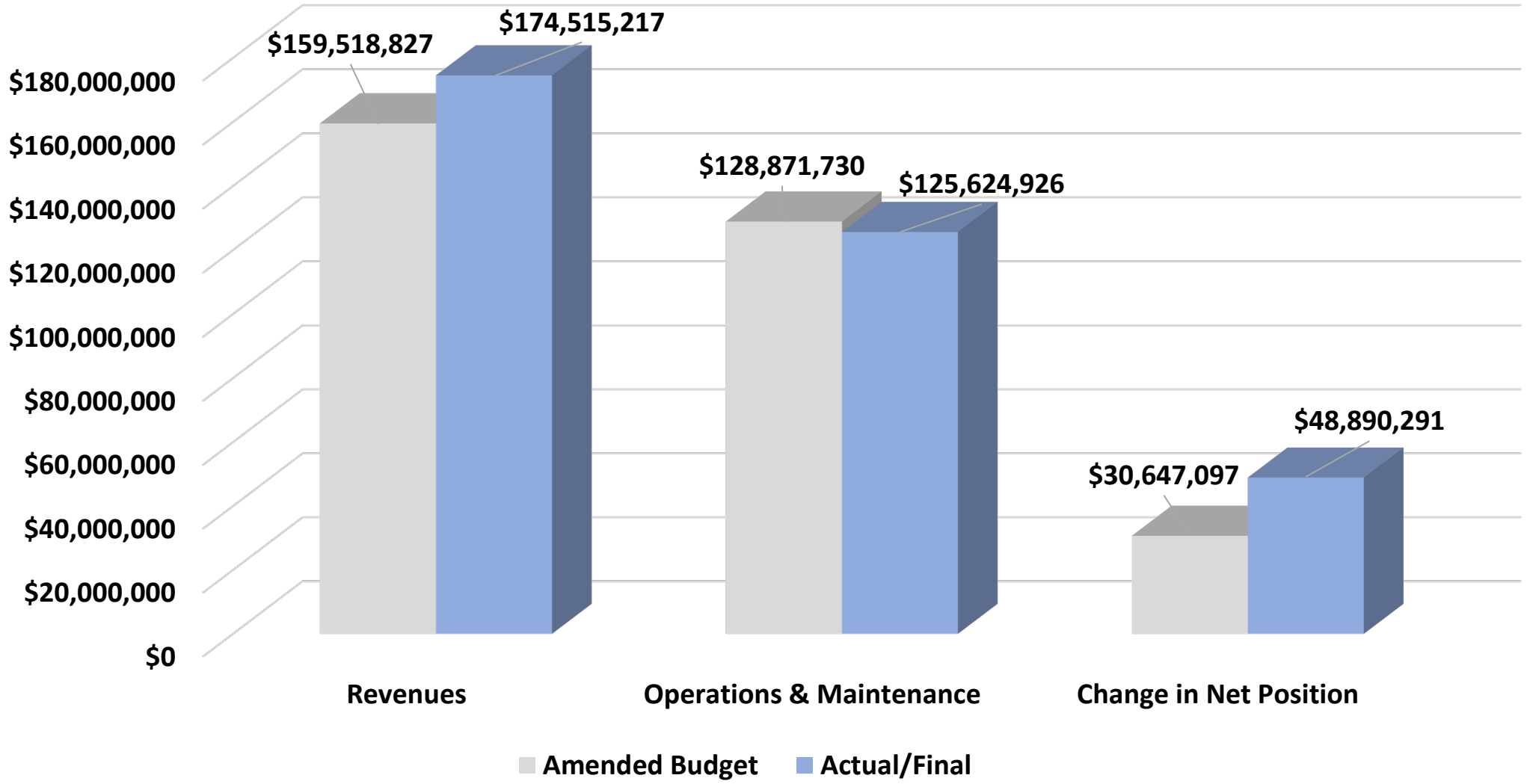
Financial Operating Results

Fiscal Year ended September 30, 2024

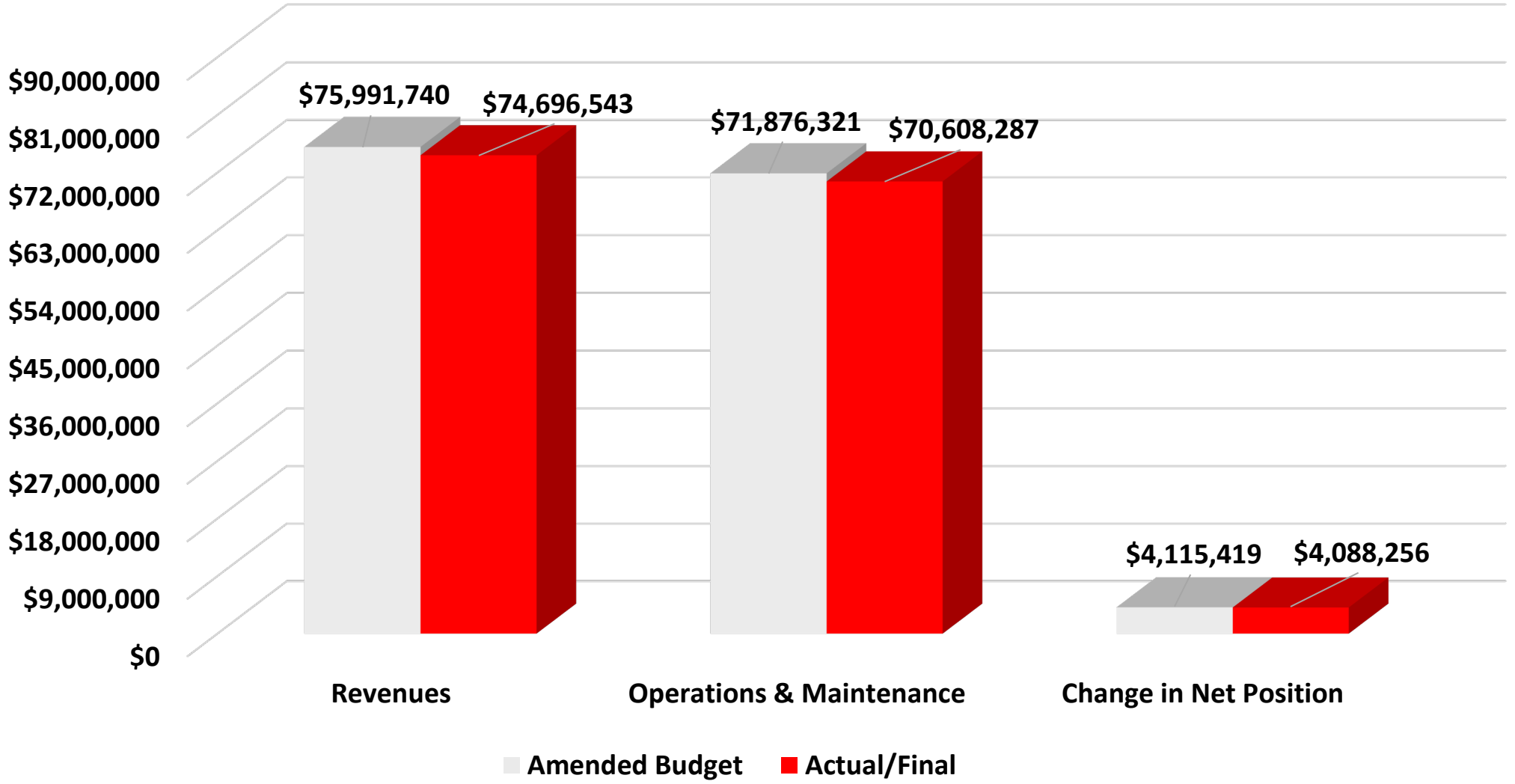
Summary Fiscal Year Results:

- Increase in Net Position $48,890,291
- Operating Income increased $5,849,727
- Grant Revenue increased $24,756,306
- Capital Contributions increased $1,996,885
- Investment income greater $1,431,339

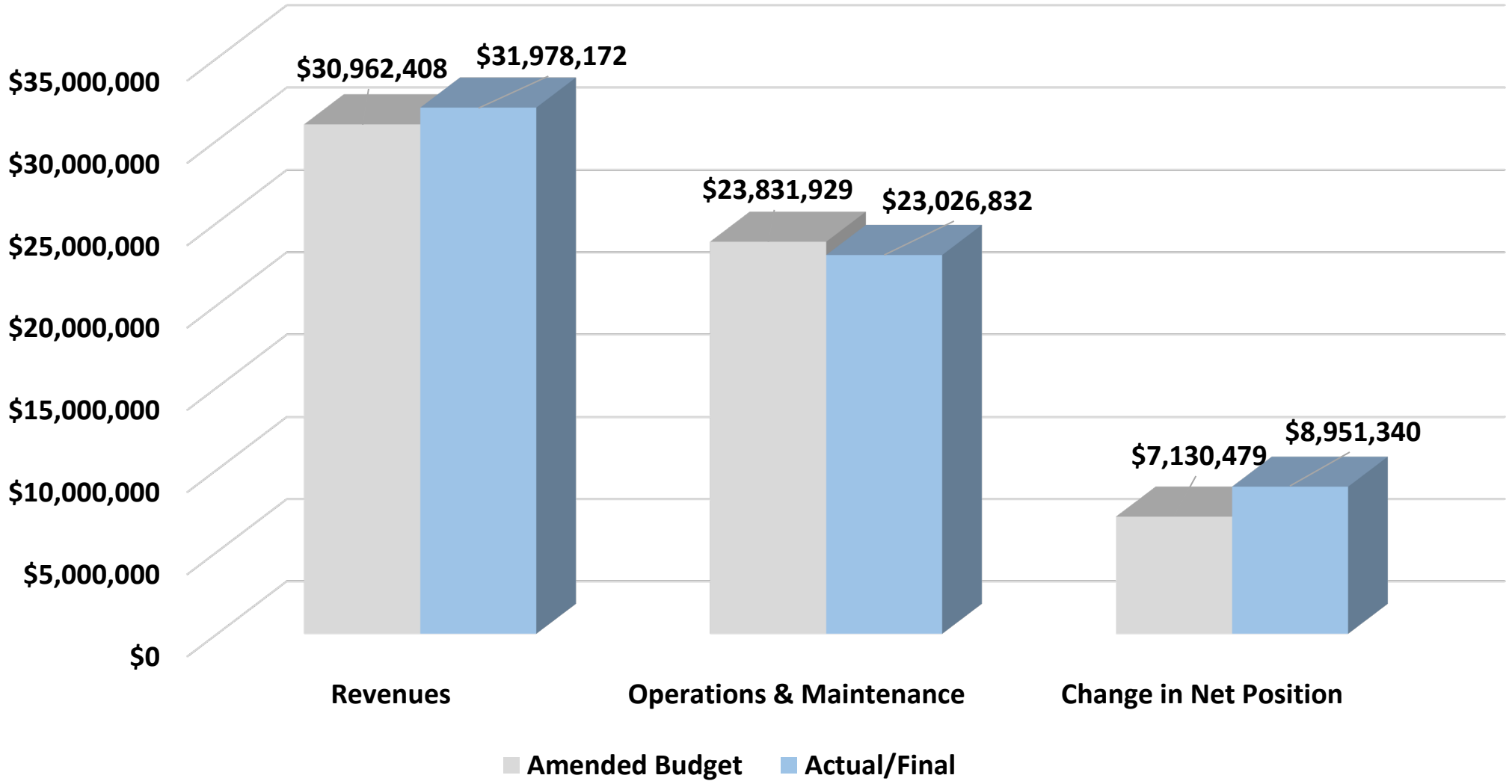
Total Revenue and O&M Expense Amended Budget vs. Actual/Final



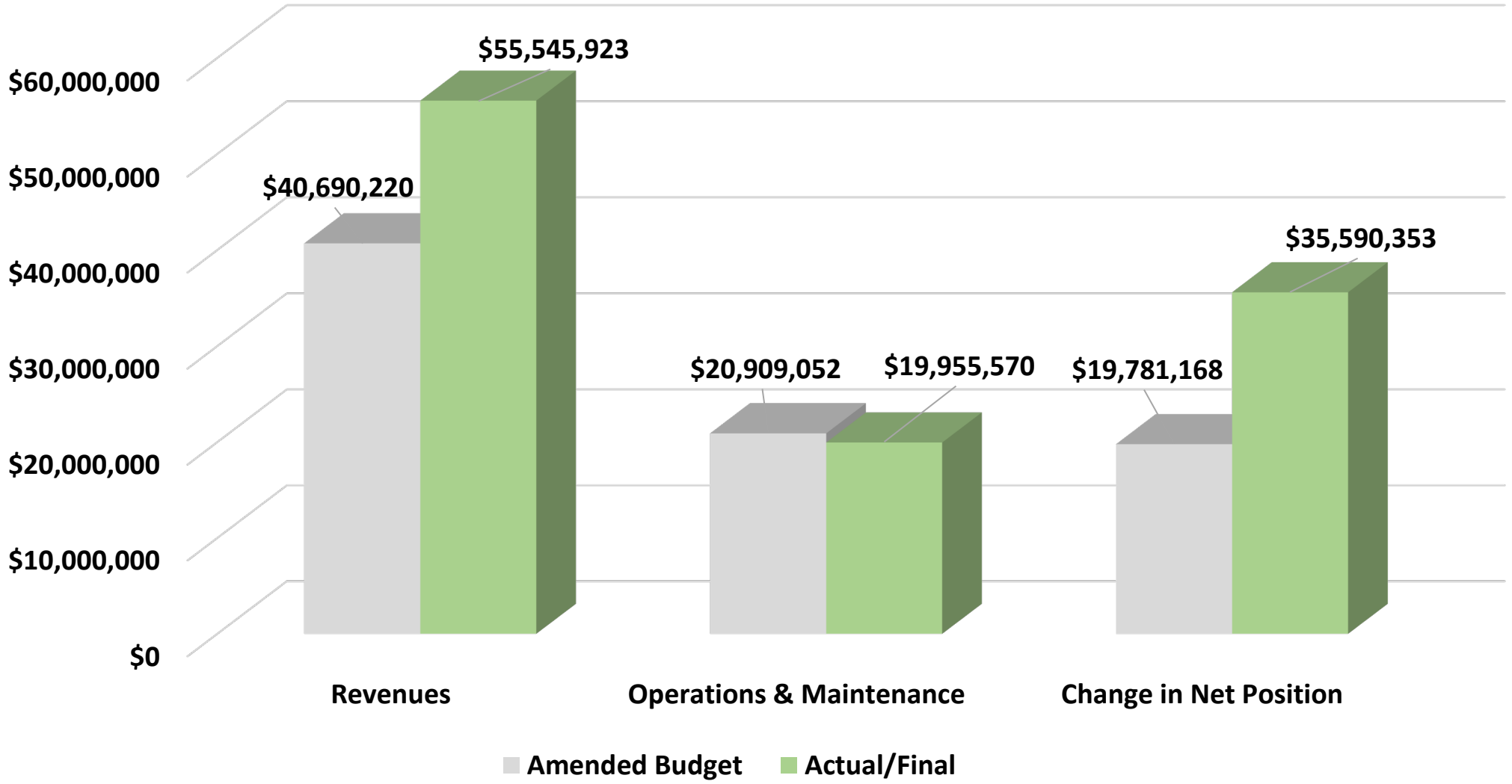
Electric System Total Revenue and O&M Expense Amended Budget vs. Actual/Final



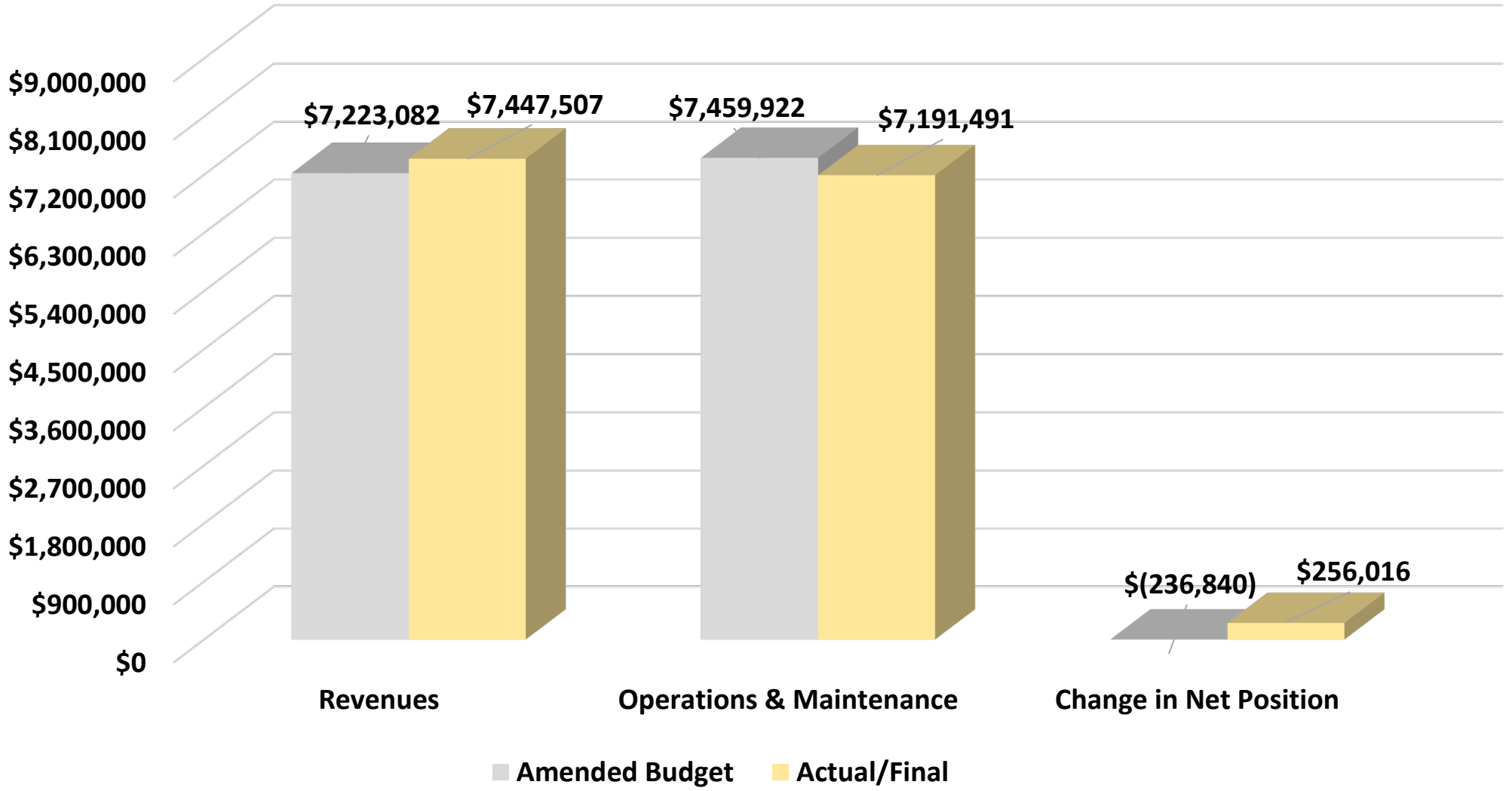
Water System Total Revenue and O&M Expense Amended Budget vs. Actual/Final



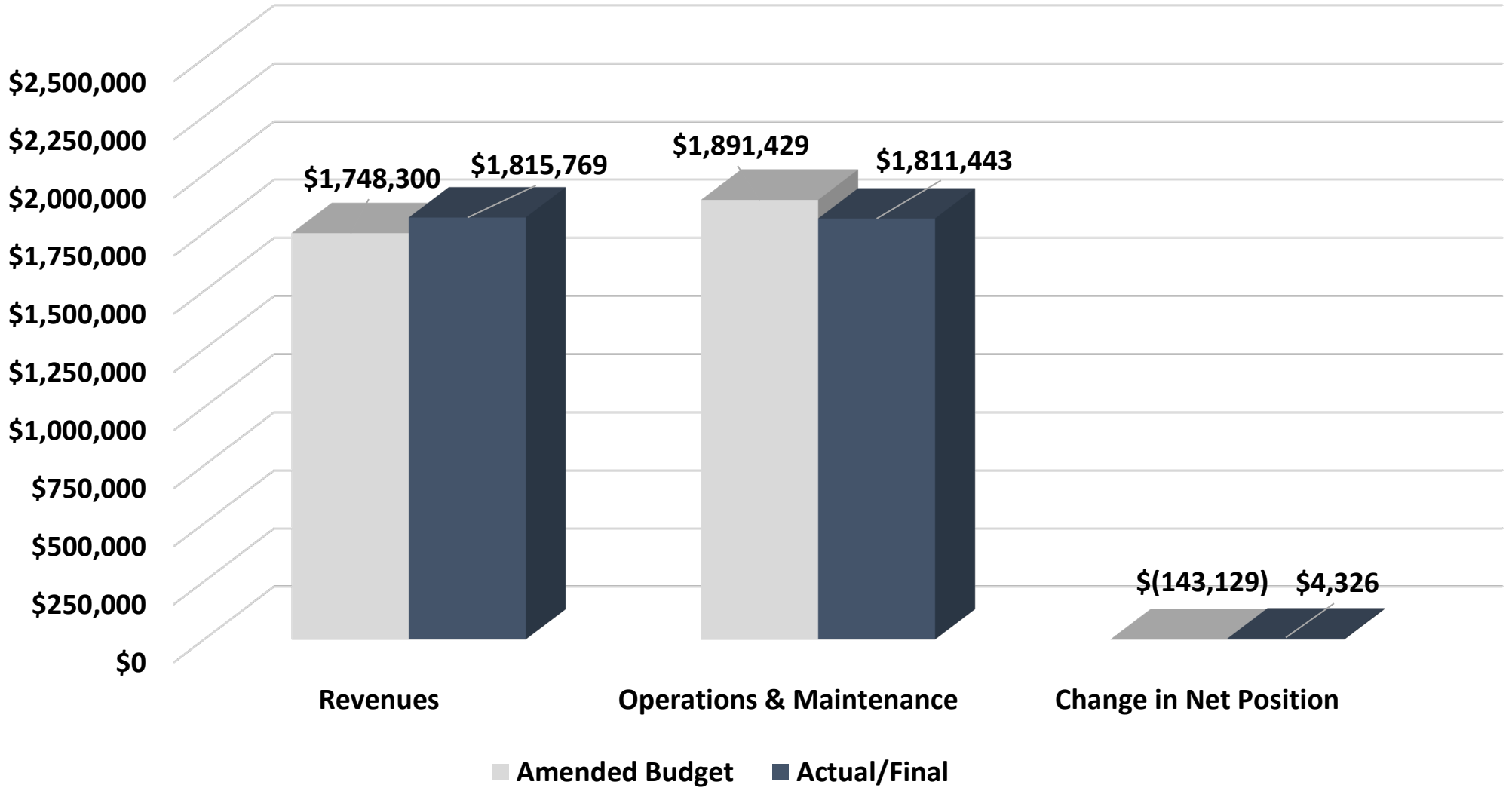
Wastewater System Total Revenue and O&M Expense Amended Budget vs. Actual/Final



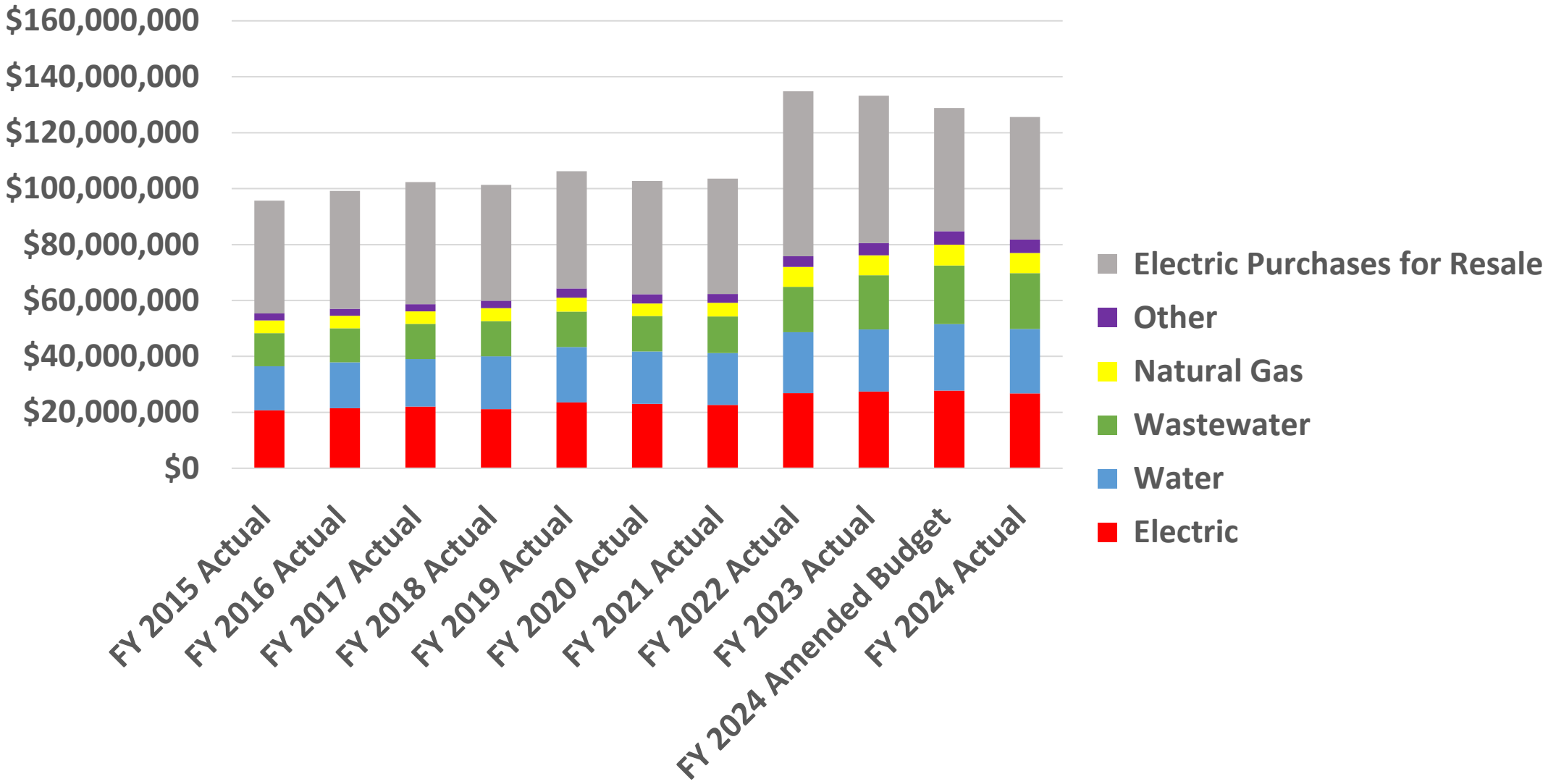
Natural Gas System Total Revenue and O&M Expense Amended Budget vs. Actual/Final



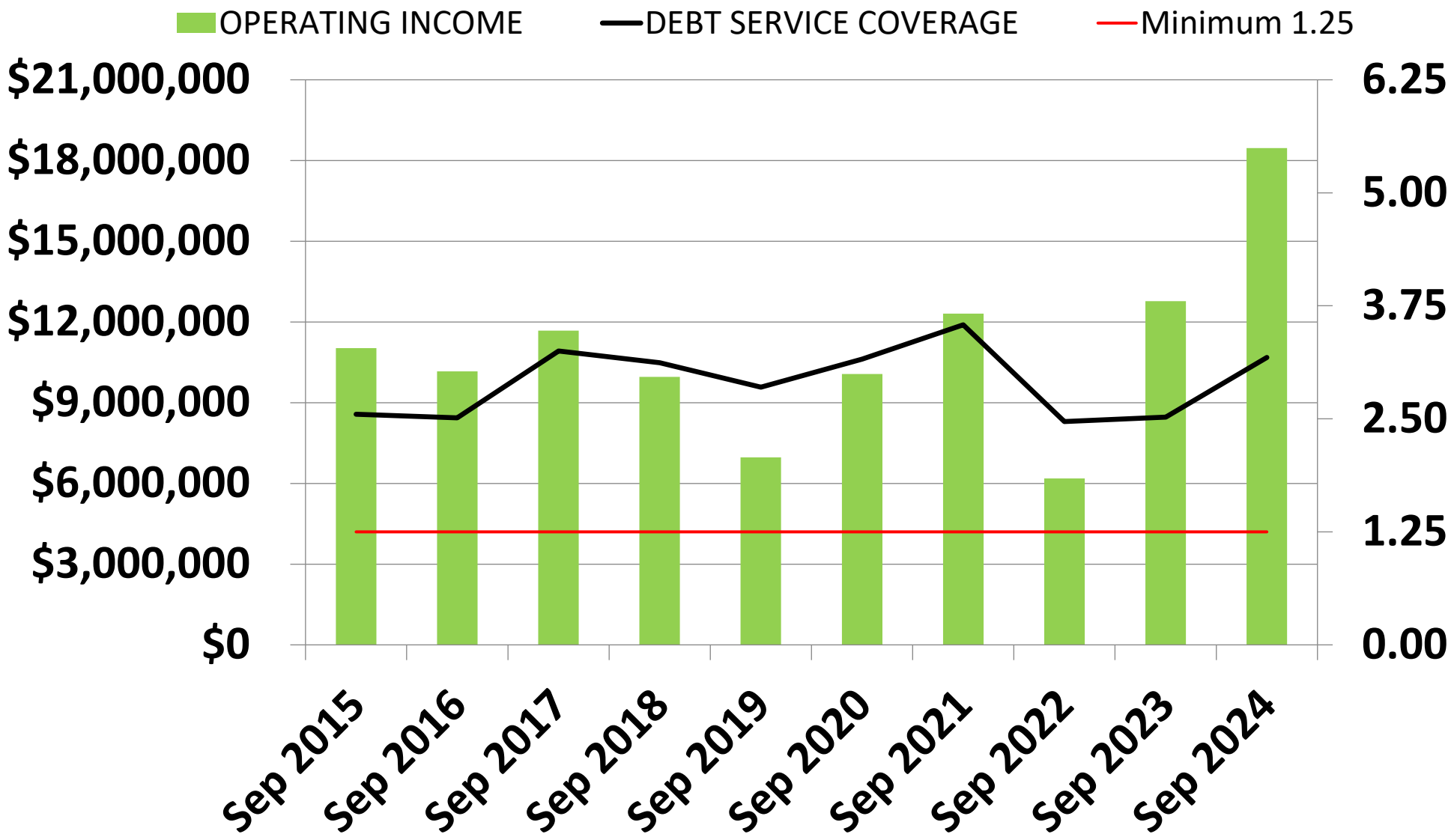
FPUAnet System Total Revenue and O&M Expense Amended Budget vs. Actual/Final



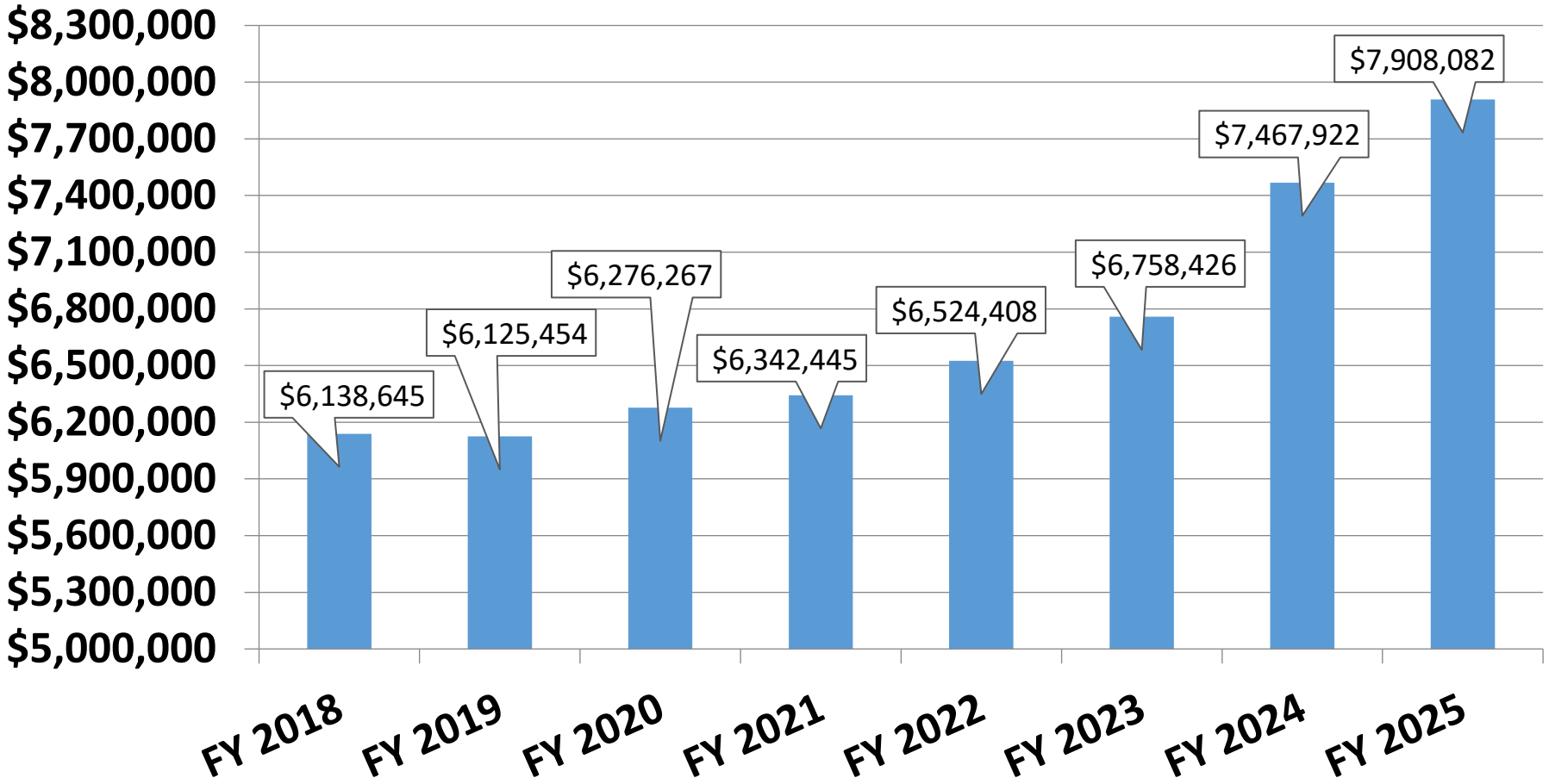
Operations and Maintenance Expenses net of Transfers



Operating Income and Debt Service Coverage



City Distribution



Requesting Approval

Fort Pierce Utilities Authority

Fiscal Year 2024

Final Budget Amendment

Requesting approval of the FY 2024 Audit

…as being the unmodified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2024 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA Annual Comprehensive Financial Report, on file with the City Clerk's office pursuant to the City Charter.

Questions or Comments



THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	TINA REL, RECORD MANAGEMENT COORDINATOR
FROM:	SARA HEDGES, CITY ATTORNEY *SH*
RE:	FPUA FINAL BUDGET AMENDMENT RESOLUTION APPROVAL
CAO RLS FILE:	RLS 25-77
DATE:	APRIL 3, 2025

I have reviewed the above Request for Legal Services (RLS) related to the Final Budget Amendment Approval for the FPUA. The Resolution is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

City Commission Day Meeting **10. c.**

Meeting Date: 04/14/2025

Re:

SUBJECT:

Resolution 25-R34 accepting the Fort Pierce Utilities Annual Comprehensive Financial Report for FY2024 and annual distribution.

SUMMARY:

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178(c), FPUA is requesting approval and acceptance of FPUA's Comprehensive Annual Finance Report

RECOMMENDATION:

Approve and accept the report.

ALTERNATIVES:

Do not accept the report.

RESPONSIBLE STAFF:

Javier Cisneros, Director of Utilities

COORDINATED WITH:

Barbara Mika, FPUA Director of Finance and Administration
Linda W. Cox, City Clerk

Fiscal Impact

OTHER INFORMATION:

The amount of this year’s Distribution to the City of Fort Pierce will be $7,908,082 and will be paid after approval and acceptance of the audit.

Attachments

Resolution

FPUA Cover Memo

ACFR Report

Form Review

Form Started By: Tina Rel Started On: 03/07/2025 03:05 PM

Final Approval Date: 03/07/2025

RESOLUTION NO. 25-R34

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ACCEPTING THE FORT PIERCE UTILITIES AUTHORITY'S FY2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024**; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the City of Fort Pierce Charter, Article XII, Section 178(c), the Fort Pierce Utilities Authority has submitted its FY2024 Annual Comprehensive Financial Report to the City Commission.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178 (c), City Commission accepts the Comprehensive Financial Report submitted by the Fort Pierce Utilities Authority and attached hereto as Exhibit A, as being the unmodified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2024 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA ACFR, on file with the City Clerk's office pursuant to the City Charter.

SECTION 2. Upon acceptance of the audit, the annual distribution in the amount of $7,908,082.00 will be paid by the Fort Pierce Utilities Authority to the City of Fort Pierce, Florida.

SECTION 3. This Resolution shall be effective immediately upon final adoption by the City Commission.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 14th day of April, 2024.

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(SEAL)

APPROVED AS TO FORM
AND CORRECTNESS

_____
Sara K. Hedges, City Attorney

Fort Pierce Utilities Authority

MEMORANDUM

To: Fort Pierce City Commission

From: Barbara Mika, CGFO, CPPT
Chief Financial Officer

Through: Javier Cisneros, PE
FPUA Director of Utilities

Date: April 3, 2025

Subject: City Commission Agenda Request for April 14, 2025 Meeting
FY 2024 Annual Comprehensive Financial Report

In accordance with the provisions of the City of Fort Pierce Charter, Article XII, Section 178 (c), I am requesting the City Commission approve the audit as being the unmodified opinion of the auditors that FPUA's financial statements for the fiscal year ending September 30, 2024 are fairly presented in accordance with accounting principles generally accepted in the United States of America, and accept the filing of such audit with the City of Fort Pierce, the same to be kept together with the FPUA ACFR, on file with the City Clerk's office pursuant to the City Charter.

The amount of this year's Distribution to the City of Fort Pierce will be $7,908,082 and will be paid after approval and acceptance of the audit.

If you have any questions or need additional information, please contact me.

Attachments: FY 2024 Annual Comprehensive Financial Report

cc: City Manager
City Clerk
City Attorney

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FPUA
COMMUNITY PROUD

For The Fiscal Year Ended
September 30, 2024



2024 BEST places to work ST. LUCIE COUNTY

GFOA Distinguished Budget Award SINCE 1996

Trail Building Strong Communities Award 2024

GFOA Certificate Achievement Financial Reporting SINCE 1994

PLATINUM RP3 Reliable Public Power Provider

Fort Pierce Utilities Authority
A Component Unit of the City of Fort Pierce
206 S. 6th Street Fort Pierce, FL 34950
www.fpua.com

Fort Pierce Utilities Authority

A Component Unit of the City of Fort Pierce, Florida

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the fiscal year ended September 30, 2024

Prepared by
Department of Finance

Barbara A. Mika, CGFO, CPPT
Chief Financial Officer
bmika@fpua.com
www.fpua.com

FORT PIERCE UTILITIES AUTHORITY
Annual Comprehensive Financial Report
Fiscal Year Ended September 30, 2024

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Annual Comprehensive Financial Report
Fiscal Year Ended September 30, 2023

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COMMUNITY PROUD

TeamUA is Community Proud with Over 2,850

JUAN ABREU ♦ ARTHUR AIELLO ♦ CHARLES ALFORD ♦ KATHARINE ALFORD ♦ IVAN ARILL ♦ ANTHONY ASHTON ♦ ANDREW AVERS ♦ CHRISTOPHER BACK ♦ MAURICE BACON ♦ JEFFREY BAKER ♦ JEFFREY BAKER II ♦ ANTHONY BARBIERI ♦ FRANCISCO BARCENAS ♦ EDMUND BARRANT ♦ RAUL BARRERA ♦ JAMES BARRY ♦ RYAN BASTINE ♦ KIM BAUMGARDNER ♦ SAMUEL BECKETT ♦ MEREDITH BENNETT ♦ CORINNE BERGA ♦ CHARLES BERRIDY ♦ KARYL BERTRAM ♦ LORI BIANCO ♦ JOHN BIGGS ♦ HOWARD BLACK ♦ DONALD BLACK ♦ ROBERT BOULANGER ♦ KENNETH BOWE ♦ S LANCE BRICK ♦ DANIEL BROLMANN ♦ ROGER BROWN ♦ MELISSA BRUNO ♦ KYLE BURNEY ♦ TRAVIS BUTLER ♦ ANDREW BYRD ♦ JOSHUA CALANDRO ♦ WENDY CALVO ZAYAS ♦ JULIE CANTAVE ♦ JAYDEN CANTAVE ♦ DADE CAPPAR ♦ ANDREW CAPPS ♦ JUAN CASTILLO ♦ LUIS CASTILLO ♦ MICHAEL CHIDGEY ♦ MONIQUE CHRISTIE ♦ JAVIER CISNEROS ♦ ANDRE CLEVELAND ♦ ANTHONY CLINCO ♦ BRIAN COLLIER ♦ JAMES COMBS ♦ VERONICA COMBS ♦ GRISEL CORTES ♦ CRAIG CRAWFORD ♦ WILBURN CRAWFORD ♦ STEVEN CRITES ♦ JONATHAN CRUMBLEY ♦ MICHAEL CURRID ♦ TYRUS DARVILLE ♦ JOEL DAVIS ♦ LUGEY DAWSON ♦ JAMES DENMAN ♦ ANDREW DIGIACOMO ♦ JASON DROST ♦ PETER DUNCAN ♦ WILLIAM DUPRE ♦ SCOTT DYKEMA ♦ EVELYN EFAW ♦ JASON ERWIN ♦ ROBERT ESCHMANN ♦ JAMES ESTRADA ♦ TRENT EURY ♦ FRANK FEE ♦ STEVEN FERGUSON ♦ OMAR FOOTE ♦ PAUL FOXX ♦ DREW FRANEY ♦

















TEAM UA

JASON FRANKLIN ♦ NORIEL FUMERO ♦ FREDERICK GADDIS ♦ STEVEN GATINS ♦ ANDON GELETY ♦ KRISTINA GIBBONS ♦ KEVIN GILLETTE ♦ SMITH ♦ SONIA GORE ♦ AARON EDUARDO GARCIA ♦ ANDREW GAUTHIER ♦ ELYSA GERAGHTY ♦ GARY GIBBONS ♦ MONIQUE GILSINAN GOMEZ ♦ ANTONIO GRAVES ♦ WILLIAM PATRICK GILLESPIE ♦ MICHAEL GOLDGONZALEZ ♦ CROSBY GRAY ♦ JENNIFER GREER ♦ MARIA GUERRERO ♦ RYLEE GUNN ♦ RONALD HAGWOOD ♦ JAMES HARRIS ♦ MICHELE HARRIS ♦ MATTHEW HARWARD ♦ COLBY HARWARD ♦ SENATOR HAYES ♦ STEVE HERDEMAN ♦ LARRY HICKMAN ♦ CLINTON HINER ♦ ADAM HOFFER ♦ ESTELA HOLMAN ♦ KYLE HOLMAN ♦ BRANDON HOULE ♦ LILLIAN HUDMAN ♦ LINDA HUDSON ♦ TIMOTHY HUGHES ♦ BOWDOIN HUTCHINSON ♦ CHARLES IVORY ♦ MARCUS JACKSON ♦ SIDNEY JERGER ♦ TERRY JOHNSON ♦ CHRISTOPHER JOHNSON ♦ CHONTAE JOHNSON ♦ KATRINA JONES ♦ JOSHUA JORDAN ♦ KERVANS JOSEPH ♦ ANGELO JULIAN ♦ JESSICA KADIE BARCLAY ♦ WILLIAM KAEFF ♦ ADAM KEE ♦ MARK KOBBE ♦ MICHAEL KOENIG ♦ KUPER KRUEGER ♦ JOSEPH LAMMERS ♦ MICHAEL LEDOUX ♦ ASHLEY LEVIN ♦ KARINA LIVINGSTON ♦ KAREN LLANAS ♦ DOROTHY LONG ♦ ALAN LUNA ♦ DONNA MACERA ♦ WANDA MAGNUSON ♦ WILLIAM MAIN ♦ TAMMY MALIN ♦ TERRANCE







Combined Years of Dedicated Hometown Service

MANN ♦ BARBARA MARSHALL BENNETT ♦ MELISSA MARTIN ♦ LAURIE MARTIN ♦ MICHAEL MARTIN ♦ MONSERRATH MARTINEZ ♦ STEPHEN MASTELLER ♦ KENNETH MAXWELL ♦ TOMMIE MC CARTHY ♦ GEORGE MCMILLAN ♦ JOHN MCMILLIAN ♦ TERRANCE MCMILLON ♦ STONEY MCPEEK ♦ FRANCISCO MERCADO ♦ ERIC MEYER ♦ BARBARA MIKA ♦ JOSHUA MILLER ♦ VICTORIA MITCHELL ♦ JASON MITTLER ♦ KENNETH MORRIS ♦ REGINA MORRIS ♦ STEVEN MOSELY ♦ STEVEN MURTO ♦ JOHN MUSSELWHITE ♦ KYLE MYERS ♦ CHRISTELLE MYRICK ♦ CHRISTOPHER NASSO ♦ ROBERT NEAL JR. ♦ MICHAEL NEILL ♦ THOMAS NEIMAN ♦ MELODY NELSON ♦ DINO NESSELRODE ♦ DAVID NOEL ♦ KIMBERLY OKUBO ♦ SHANNON ONDERLINDE ♦ THERESA-MARIA ORELLANA ♦ JOHNNY ORTIZ ♦ SHANE OSTRANDER ♦ NANCY PALKA ♦ SHELIA PARNELL ♦ KEVIN PARRISH ♦ EDWARD PATRICK ♦ DARIN PATTERSON ♦ ERIC PEARSON OLIVO ♦ LAURIE PEPPLE ♦ ERIC PETERS ♦ JENNIFER PIETILA-WILLMS ♦ BARBARA PLASENCIA ♦ JON POOLE ♦ TONY PRICE ♦ CHARLES PUTNAM ♦ DAVID RACICOT ♦ FRANCISCO RAMOS ♦ STEPHANIE RAULERSON ♦ SERITTA REEVES ♦ DANIEL RETHERFORD ♦ J RHODEN ♦ TIMOTHY RICHARDS ♦ KER RICHARDSON-LOTT ♦ EDWIN RICHBERG ♦ HEATHER RICUCCI ♦ ROBERTO RIGUAL ♦ WILLIAM ROBERSON ♦ EVERETTE ROBINSON ♦ JOHN ROCHFORD III ♦ WILLIAM ROLLE ♦ SAMANTHA ROWLAND ♦ SCOTT RUBY ♦ MARIO SAINTELUS ♦ DERRICK SANDERS ♦ EVAN SAPIA ♦ DEBORAH SAVRDA ♦ JAMES SCHMITT ♦ JENNIFER SCHOFIELD ♦ SAL SCIMECA ♦ CHRISTOPHER SHINN ♦ JOSHUA SHOLANDER ♦ CARMELO SIGNORELLI ♦ STERLING SIMMONS ♦ VALENTIME SIRMONS ♦ JULIE SIZEMORE ♦ SHAWN SMITH ♦ GUSTAVO SOTO CASTRO ♦ JOEL SPADES ♦ RYAN SPENCE ♦ CHARLES STANG ♦ DAVID STAUFFER ♦ KENNETH STEPHAN ♦ ANGELA STEPHENS ♦ BRIAN STEPHENS ♦ JOHN STEVENS ♦ KURTIS STRAND ♦ CHARLES SWINDLE ♦ DOMINIK SZCZEPANSKI ♦ TONYA TARDIF ♦ WILLIAM TAYLOR ♦ RACHEL TENNANT ♦ COLLEEN THURSTON ♦ JOSEPH TIETZ ♦ DANIEL TILLMAN ♦ NICOLE TIPTON ♦ ROBERT TIPTON ♦ WENDY TOMLINSON ♦ JENNIFER TOOMS ♦ GERMAN TORRES ♦ CUONG TRAN ♦ ANDREA TRASFERINI-SLOWN ♦ NORA TROUTMAN ♦ ANTHONY TURNER ♦ OSVALDO VALDES ♦ DAVID VANAUKEN ♦ ROBERT VAUGHN ♦ CHRISTOPHER VELARDO ♦ ANDREW WARE ♦ KARISSA WARE-CURRY ♦ SIDNEY WETHERALL ♦ EDMOND WILLIAMS ♦ STACEY WILLIAMS ♦ CAROL WILSON ♦ MITCHELL WILSON ♦ OLIVER WINT ♦ SHARON WOLKOWICZ ♦







2024 BEST places to work ST. LUCIE COUNTY





















Fort Pierce Utilities Authority

"To provide our customers with economical, reliable and friendly service

Fort Pierce Utilities Authority and employees enhance the quality of life



It is our pleasure to provide economical, reliable, and friendly service to our Fort Pierce Community.

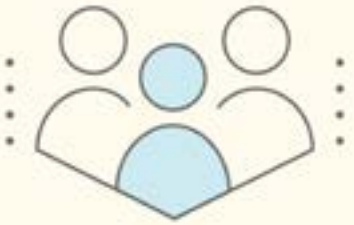
- FPUA employees reached an estimated **200 families** by donating school supplies at the United Way Pack the Backpack program. In addition to donations and supplies, 10 FPUA volunteers helped distribute **500 backpacks** to local families.
- FPUA has been awarded **$28,061,358 of grant funds** toward Phase 2 of our sewer treatment plant relocation project from the F**lorida Department of Environmental Protection Office of Resilience and Coastal Protection, Resilient Florida Program**. Relocating the WRF will further protect the Indian River Lagoon, the environment and make Fort Pierce's infrastructure more reliable and sustainable. The new facility will conserve two million gallons per day from Florida's aquifers by sending clean reuse water to the Florida Municipal Power Agency's Treasure Coast Energy Center.
- FPUA volunteered and provided a catered breakfast for the City of Fort Pierce's annual Great American Clean-up, hosted by the Keep Fort Pierce Beautiful Board. In addition to **catering and serving breakfast** for nearly 450 participants, **FPUA volunteers collected 8,000 pounds of trash** during the clean-up event.
- FPUA sponsors community organizations and events that enhance the quality of life in our community. In FY24, FPUA provided **$32,000 in sponsorships for 37 different community programs**. In addition, FPUA staff also contributed $4,000 as a lead in the 41st Annual Chili Cook-off benefiting the St. Lucie County Boys & Girls Club.
- FPUA directors and staff joined with numerous city, county and community groups for **Tunnels of Hope,** visiting two elementary schools to motivate and cheer nearly **1,200 school children** during State Exam Week and on their first day back to school with placards, signs and posters.
- FPUA provided **free public wi-fi at nine locations** throughout Fort Pierce. In FY24, this free community

Mission Statement

IN A CONTINUOUS EFFORT TO ENHANCE THE QUALITY OF LIFE IN OUR COMMUNITY"

IN OUR COMMUNITY BY CONTRIBUTING TIME AND SERVICE YEAR-ROUND.

In Fiscal Year 2024, FPUA employees made an impact in more ways than one:



Engaged
54,320
community members
at festivals and events



Stewards
of native seagrass
in Moore's Creek



Donated
1,000 lbs
of nonperishable food
thru department giving



Volunteered
1,000 hours
of their personal time
throughout the community



Collected
8,000 lbs
of litter and trash
during clean-up events



Blood Drive
12 gallons
Blood through bi-monthly
employee blood drives

#COMMUNITY


FPUA
COMMUNITY PROUD

Fort Pierce Utilities Authority
Chief Financial Officer
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

March 15, 2025

Board Members
Fort Pierce Utilities Authority

The Annual Comprehensive Financial Report (ACFR) of Fort Pierce Utilities Authority (FPUA) for the fiscal year ended September 30, 2024, is submitted herewith pursuant to the City of Fort Pierce Charter, Article XII, Section 176 (12) and the bond covenants of FPUA's outstanding revenue bonds.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance the financial statements are free of any material misstatements.

DiBartolomeo, McBee, Hartley & Barnes, P.A., Certified Public Accountants, have issued an unmodified ("clean") opinion on FPUA's financial statements for the fiscal year ended September 30, 2024. The independent auditor's report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

FPUA PROFILE

FPUA was established in accordance with provisions of the City Charter, confirmed by an election held on May 30, 1972. The City Charter, Article XII, Section 169, states that FPUA shall be responsible for the development, production, purchase, distribution, and collection of all electricity, water, wastewater, natural gas, and such other utility services as may be designated by resolution by the City Commission. Accordingly, FPUA manages and operates the Manatee Center as a community enrichment program, and operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA) on a contract basis, utilizing FPUA employees. FPUA is a component unit of the City of Fort Pierce, Florida and this report includes all systems of FPUA. This report does not include information on the financial activities of the City of Fort Pierce, which is instead contained in the City's ACFR, published separately.

The FPUA Board consists of five members, one of whom is the Mayor-Commissioner of the City, who serves on the Board as long as he or she holds such office. The other four members are appointed by the City Commission for four-year overlapping terms, limited to two consecutive terms of office.

The **Electric System** serves the City of Fort Pierce and the immediate surrounding area, encompassing approximately 38 square miles, with an average of 29,616 services billed during the fiscal year ended September 30, 2024. With limited room for territorial growth, the electric system has thrived through slow but steady growth within the defined area. The 1.3% single year increase is the largest in the past six years. FPUA currently has 15.6 circuit miles of 69 kilovolts (kV) and 7.6 circuit miles of 138kV transmission lines. The 69kV lines interconnect six sub-transmission substations and the 138kV lines connect two transmission substations to Florida Power & Light Company (FPL). FPUA primary distribution has approximately 259 circuit miles of overhead and 170 circuit miles of underground primary cable, which operates at 13.2kV. FPUA and FPL have a territorial agreement approved by the Florida Public Service Commission.

On December 12, 1997, FPUA agreed to participate in the FMPA All-Requirements Power Supply Project (ARP). In doing so, FPUA became one of 13 municipally owned utilities in the ARP. The principal benefits of ARP are:

1. Lower operating costs through utilization of the most efficient generation available.
2. Future generation will be planned for the collective systems, as needed, by FMPA.
3. Economies of scale in operating, planning, and financing.
4. Lower risk with more units and more cities working together.

As of January 1, 1998, FPUA assigned its resources to the ARP and agreed to purchase its total power requirements from the ARP. FPUA's resources, which have been assigned, include the contracts with FMPA related to Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2. The contracts related to the St. Lucie Nuclear Project have not been assigned.

On February 2, 2018, FPUA signed on as a participant in the FMPA Solar Project I at an amount equal to 3 Megawatts (MW). On November 19, 2019 FPUA added an additional 12MW of solar from the FMPA Solar Project II. In June of 2020, 2MW of the FPUA solar allocation from the Solar Project I came online. In September 2024 FPUA withdrew it’s participation in FMPA’s Solar Project II agreement due to extensions on operational dates and increases to contract pricing.

The **Water System** serves the City of Fort Pierce and the immediate surrounding area, encompassing approximately 62 square miles, with an average of 22,891 services billed during the fiscal year ended September 30, 2024. The 2.5% increase in services billed in 2024 represents the fifth consecutive year with annual growth of 1.6% or better. Water supply is obtained from 32 active surficial aquifer wells, 3 of which are active but not currently in use, and 11 Floridan aquifer wells (deep). During the fiscal year just ended 5 surficial wells, which were no longer useable, were abandoned. FPUA currently has a Water Use Permit from the South Florida Water Management District to withdraw an annual daily average not to exceed 21.1 million gallons of

ground water. Treatment of the raw ground water is presently accomplished through a 20 million gallons per day (MGD) conventional Lime Softening Water Treatment Plant and a 10.3 MGD Reverse Osmosis Water Treatment Plant. FPUA owns and operates a 13.3 MGD air stripping system, which services the lime-softening portion of FPUA's Water Treatment Facility. FPUA meets all federal and state drinking water standards and has 9 million gallons of storage capacity. The water distribution system is composed of 415 miles of water mains, remote pumping facilities, ground storage tanks, hydrants, and valves.

The **Wastewater System** serves the City of Fort Pierce and the immediate surrounding area, encompassing approximately 56 square miles, with an average of 16,947 services billed during the fiscal year ended September 30, 2024. Wastewater services billed increased by 2.7% in fiscal year 2024 with a five-year average of 2.1%. The wastewater collection system consists of 126 major lift stations and 78 individual low-pressure systems added with our septic-to-sewer conversion, 183 miles of gravity sewer lines ranging from 4 to 48 inches in diameter, and approximately 112 miles of force mains ranging in size from 1.25 to 30 inches in diameter. The Island Water Reclamation Facility (IWRF), located on Hutchinson Island, currently has a permitted capacity of 10 MGD for Annual Average Daily Flow and 11.5 MGD for 3-Month Annual Average Daily Flow. The Florida Department of Environmental Protection has issued an operating permit, which will be adequate through December 10, 2027.

FPUA has one domestic deep injection well at the IWRF plant site. A pumping station injects treated effluent into the 3,300-foot deep injection well for disposal. The permit for the IWRF IW-1 well, a twenty-four-inch domestic well, has been renewed and will be adequate through 2027. There are two deep injection wells located on the site of the future Mainland Water Reclamation Facility (MWRF), in the southwest corner of the service area. Injection Well (IW)-1 is an 18-inch industrial deep injection well and IW-2 is a 24-inch domestic deep injection well. IW-1 accommodates the TCEC's industrial wastewater stream and St. Lucie County landfill leachate, and is permitted through August 3, 2027. The IW-2 well is currently not in operation, and therefore is not permitted. Both wells can be utilized for disposal of MWRF effluent when the facility is constructed.

The **Gas System** serves the City of Fort Pierce and the immediate surrounding area, encompassing approximately 36 square miles, with an average of 4,117 services billed during the fiscal year ended September 30, 2024. The system consists of 202.8 miles of gas main and 84 miles of service lines. System expansion for Natural Gas has grown its miles of gas mains by 4.5% in the past year. The planned expansion to the north of Fort Pierce will add an additional 13.5 miles of new gas mains to the system’s infrastructure. The Gas System purchases firm gas for resale through Florida Gas Utility (FGU). FGU has a contract with Florida Gas Transmission for the transportation of gas to FPUA's system. Gas purchases are supplied by FGU under an all requirements agreement. The Gas Operations Department is responsible for the installation and maintenance of all gas mains and service lines. The department also employs a staff of qualified gas service technicians to maintain and repair customers' natural gas appliances.

FPUAnet Communications Services (FPUAnet) is an all fiber SMART City Internet Service Provider. It provides SMART City Services, SMART Grid Solutions, and Broadband Services to homes and businesses throughout the City of Fort Pierce. FPUAnet has continued to expand its optical fiber network to over 119 miles of cable and with an average of 191 services billed during the fiscal year ended September 30, 2024. The customer base has expanded by almost 93% with the expansion of the miles of fiber optic network growing by better than 6.0% from the prior year.

FPUA manages the **Manatee Center**, which is located on Moore's Creek east of Indian River Drive. The Manatee Center represents FPUA's longtime commitment to community engagement and environmental stewardship. The Manatee Center's mission is to promote understanding and responsible actions for the protection of the Treasure Coast's fragile ecosystems and their inhabitants. The Manatee Center provides environmental education and community involvement through an active education outreach program and a group of over 100 volunteers who staff the Exhibit Hall, Vanishing Mermaid Gift Shop, and community events. The Manatee Center Exhibit Hall, a museum of aquatic tanks and environmental information, provides a clean and safe facility for viewing manatees in the wild and other inhabitants of the Indian River Lagoon. During fiscal year 2024, Manatee Center staff counted 209 manatee sightings in Moore's Creek while hosting 49,792 visitors and students from all over the world. Volunteers provided critical and active support to the Center with a total of 5,548 hours of service with a value-added benefit of almost $66,576.

In accordance with the City charter, FPUA is required to prepare, adopt, and furnish a copy of a budget to the City Commission of the City of Fort Pierce at least 45 days prior to the beginning of the next fiscal year. The budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments for the year ended September 30, 2024, have been approved in accordance with the above procedures.

LOCAL ECONOMY

Fort Pierce is located on Florida's east coast, 120 miles north of Miami and 220 miles south of Jacksonville. The 2024 populations of the City of Fort Pierce and St. Lucie County were 50,823 and 385,746 respectively. Fort Pierce is the county seat, with approximately 24.5 square miles in land area. The metropolitan area includes a transportation network comprised of Interstate 95, Florida's Turnpike, U.S. Highway 1, State Roads 68 and 70, Florida East Coast Railway, Treasure Coast International Airport, and the Port of Fort Pierce.

FPUA's service area includes both the area within the corporate limits of the City of Fort Pierce and the Town of St. Lucie Village, and portions of unincorporated St. Lucie County. Approximately 77% of the system revenues are derived from services provided within the City, and 23% from services provided in the Town of St. Lucie Village and unincorporated St. Lucie County.

The economy of Fort Pierce and surrounding St. Lucie County has a very diverse business base. Industries large and small such as government, agriculture, construction, retail and wholesale trade, light manufacturing, tourism, biotechnology, and sport and commercial fishing operate in the service territory. There are several telemarketing service centers, commercial centers, research institutions, a 40-vehicle Tesla charging station, and a Walmart Distribution Center located in the area. Our focus on expansion shows not only in our fiscal year results but, also with the projects and developments under way or planned for our service territory. Housing development projects lead the list that will continue to expand our customer base for Water, Wastewater and Natural Gas. Additional planned opportunities for our area include a large commercial truck stop along I-95 and WaveGarden Florida, a family wave and surf resort.

Florida State University has a Regional Medical School Campus located at Indian River State College (IRSC) where medical students are directed under the leadership of local doctors in eight different areas of study. IRSC also, offers numerous Bachelor's Degree Programs and has opened their Advanced Workforce Training Complex at their Fort Pierce campus providing advanced technology and leading-edge industry training.

FPUA's service area has become an educational and research center with the following facilities:

- Indian River State College (IRSC)
- Florida Atlantic University (FAU)/Harbor Branch Oceanographic Institution
- Smithsonian Fort Pierce Marine Station
- Smithsonian Marine Ecosystem Exhibit
- U.S. Department of Agriculture/Horticultural Research Laboratory
- University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS) Research and Education Center
- Manatee Center

The 2024 real estate market has slowed slightly from 2023 while home prices and interest rates were steady but, still higher compared to 2022. New businesses developing in St Lucie County will bring jobs to the area fueling the need for construction of both residential and commercial properties with the hope that interest rates will come back down. FPUA continues to be optimistic about growth in the long term. Construction and expansion projects have boosted sales activity across the board. Major roadwork improvements will continue as the local government infrastructure surtax of .5% remains in effect and expires December 31, 2028. Beautification of the downtown area, advancement of the Smart City initiative and private investment opportunities continue to make the area attractive to new residents.

LONG-TERM FINANCIAL PLANNING AND MAJOR INITIATIVES

Rate Planning

Rate sufficiency has been projected for the upcoming five years. Rate adjustments will be made to ensure FPUA's electric, water, wastewater, and natural gas utilities each generate sufficient revenue to cover their respective expenses, while maintaining the required 45 days of operating cash, as defined by FPUA bond covenants. Changes to the power cost adjustment (PCA) and

purchased gas adjustment (PGA) are approved as needed by the FPUA Board ensuring FPUA is recovering the cost of energy, while stabilizing the amounts billed to customers. The issuance of the Series 2022A Refunding and Revenue Bonds called for system rate increases for fiscal years 2022 and 2023 followed by Public Service Commission Index increases through 2026. The Series 2022A and 2022B Revenue Bonds will provide for the infrastructure to expand and promote further into commercial and residential markets with rates that are competitively set.

FPUA's plan for expansion of services, where our territorial lines can be moved, is integrated with current projects. The Water and Wastewater systems' infrastructure and Natural Gas system's territorial boundaries have flexibility. Recent debt issuance will permit this construction, opening up new revenue streams to pay for that debt. Economic conditions and supply chain issues are escalating material and delivery costs, making rate increases a necessity as we move forward.

Capital Planning

FPUA's renewals and replacements, expansion projects, and system improvements continue to be a major portion of our Capital Improvement Plan (CIP). The City of Fort Pierce and FPUA's service territory have an aged infrastructure. Many replacements are costly and provide no additional revenue, but are expected to have a positive impact through savings on operations and maintenance expenses.

The completion of the Mainland Water Reclamation Facility will shift the wastewater processing off of the Indian River Lagoon. This environmentally necessary project will be funded in large part by the issuance of the Series 2022A Revenue and Refunding Bonds. While the conveyance system will require additional funding, FPUA is pursuing grants to fund as much as possible minimizing the amount of debt required. During fiscal year 2024, $25 million in grant funds were spent towards the relocation project. An additional $37 million in grant funds has been raised to re-route the wastewater flow toward the new treatment plant.

FPUA was awarded grant funds in the amount of $3.8 million to reconstruct and upgrade its sanitary sewer system. Nearly all the grants funds were spent during fiscal years 2023 – 2024, with just a small amount remaining for close-out. This project will be utilizing a lining process to eliminate increases in cracking on vitrified clay pipes and will benefit over 6,300 households, which 87% are considered low and moderate income.

FPUA was awarded over $5.8 million in grant funds to enhance and modernize the electric grid. This project empowers FPUA to maintain reliable electric service while reducing impacts on the grid caused by unexpected outages, extreme weather, and natural disasters.

The multi-year project to implement an Advanced Metering Infrastructure (AMI) system for Electric, Gas and Water will improve the efficiency and reliability of our operating systems. AMI provides real-time notifications on system interruptions, remote turn-ons and turn-offs, give customers the ability to interact with their account, and allows FPUA to be more pro-active in correcting system concerns. To the extent possible the AMI project will be funded by the Series 2022A revenue bonds, after which installations will be pay-as-you go. As of this report, AMI

installations for the Electric system are complete. Meter installations for Water and Natural Gas are complete at approximately 30% and 70% respectively.

Capital contributions also continue to help fund the infrastructure needed to support future growth. Department heads and engineers meet periodically with county, city and other governmental agencies to discuss, update, and coordinate implementation of joint capital plans.

Strategic Management Planning

FPUA held a Strategic Planning Workshop in August 2023 to determine what is most important to the organization. The goals and areas of focus while aligned with previous strategic plans, are at a new stage of development. Determining these essential ideas has helped to outline our purpose, identify our goals, and formulate strategies for change and success. Strategic planning is an ever evolving task. The next stage of development is planned for the fall of 2025.

Community Relations – FPUA's top goal over the next two years is to engage our internal and external stakeholders to build relationships and earn trust through collaborative communication. Internal branding needs workshops conducted with all departments, directors, the FPUA Board, and Utility Advisory Committee established a baseline for the organization, building opportunities for communication, and motivating these groups to be the voice of FPUA.

Communication with the local community, engaging and collecting feedback from the public has enabled us to better serve our customers. We have taken steps toward a greener community through paperless billing and introduced video billing, which provides online explanations of the bill and payment options, empowers our customers' ability to be in control.

Technology – In an effort to streamline and automate processes, FPUA will assess technology and business practices identifying opportunities to improve efficiencies in areas that have overlapping needs and internal functions. Improving our accessibility and use of operational data with greater security will improve the day to day decision making. The end goal of protecting our organization, customers' information, and staff are vital to FPUA's operations.

Growth and Rates – FPUA will strategically expand services to grow the utility and the city in order to provide economical and reliable services for customers. Growth opportunities are presenting themselves for all systems. Expansion and upgrading our system will bring additional customers while maintaining service reliability. The completion of the MWRF in FY 2026 will improve efficiencies and provide environmental peace of mind for the Indian River Lagoon. The expansion to the north service territory with Natural Gas services will have an immense impact on additional customers to this system. Upgrades to the substation capacity creates the opportunity for a more reliable and efficient electric services.

FPUA has worked to stabilize rates to the extent possible by reviewing costs for all systems. Over the past three years FPUA has worked together with Florida Municipal Power Agency (FMPA) and Florida Gas Utility (FGU,) successfully lowering power costs. The Series 2022A Revenue Refunding Bond issuance required staged rate increases for all systems by the annual index, published by the Public Service Commission, in order to keep pace with inflation. While raising rates is not the

first choice to preserve our net position, we review our rate sufficiency annually and make every effort to maintain rates as low as possible.

Workforce Development - FPUA will retain and attract the employees necessary to lead FPUA into the future. Recent years have brought challenges in retaining talented and skill trained employees. A comprehensive compensation and benefit study were performed during fiscal year 2024 which will help in the retention of our workforce. A Job Fair was held at FPUA inviting local students to learn about FPUA and the programs that are available for those wanting to start a career in the utility/government arena. The apprenticeship and internship programs have helped develop potential employees with the specialized skills needed for technical engineering positions and Electric Line Specialists. Leadership training is made available for all employees on a track for succeeding the current retiring and tenured supervisory workforce. Over 2% of employees' time in 2024 was spent in training.

Utility Governance – FPUA will provide its Board with the education and resources needed to continue to excel at the performance of its Charter responsibilities. We have put in place an onboarding program for new Board members. Proper training at the top will provide the FPUA Board with the resources to learn, to oversee the operations, and hold management accountable in executing the strategic work plan.

FPUA continuously works to enhance our image in the community through our involvement in civic events, enhanced social media presence and improving the appearance of our physical facilities. FPUA takes part in many communal events through our local Treasure Coast Food Bank, City sponsored events, and the Boys and Girls Club to name a few. We participate with the Economic Development Council, in addition to many charitable organizations that help in the community. FPUA also administers the Weatherization Education Outreach Program (WEOP) implementing efficiencies for customers to reduce their bills through home improvements.

These initiatives and accomplishments have been laid out in FPUA's Annual Report for FY 2024. It contains information on the leadership and the FPUA team, our strategic plan, customer experience enhancements, and the year in retrospect for each of our systems. A full color version can be found on our website at www.fpua.com.

AWARDS AND ACKNOWLEDGEMENTS

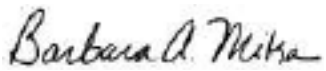
The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to FPUA for its ACFR for the fiscal year ended September 30, 2023. This was the 30th consecutive year FPUA has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized ACFR that satisfies both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year only. We continue, each year, to build upon the last and improve the ACFR and continue to meet the Certificate of Achievement for Excellence in Financial Reporting Program's requirements. The current ACFR will be submitted to the GFOA to determine its eligibility for another certificate.

FPUA also received the GFOA's Distinguished Budget Presentation Award for its annual budget document dated July 14, 2023. In order to qualify for the Distinguished Budget Presentation Award, a budget document must be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report could not have been accomplished without the skill, effort, and dedication of the entire staff of FPUA's Department of Finance. I would also like to express my thanks to the Board, the Director of Utilities, and the entire FPUA staff for their interest and support in planning and conducting the financial operations in a responsible and progressive manner.

Respectfully submitted,



Barbara A Mika, CGFO CPPT
Chief Financial Officer

LEADERSHIP FY 2024

Leadership Team

Javier Cisneros, P.E.

Director of Utilities

Craig Crawford

Director of Electric and Gas Systems

Bo Hutchinson, P.E.

Director of Water/Wastewater Systems

Barbara A. Mika, CGFO, CPPT

Chief Financial Officer

Daniel Retherford, P.E.

Chief Operating Officer

Rachel Tennant, J.D.

Director of Public Affairs & Sustainability

Board of Directors



From Left to Right:

Barbara M. Bennett

Chairman

Larry Lammers

Vice Chairman

Frank H. Fee, IV

Secretary

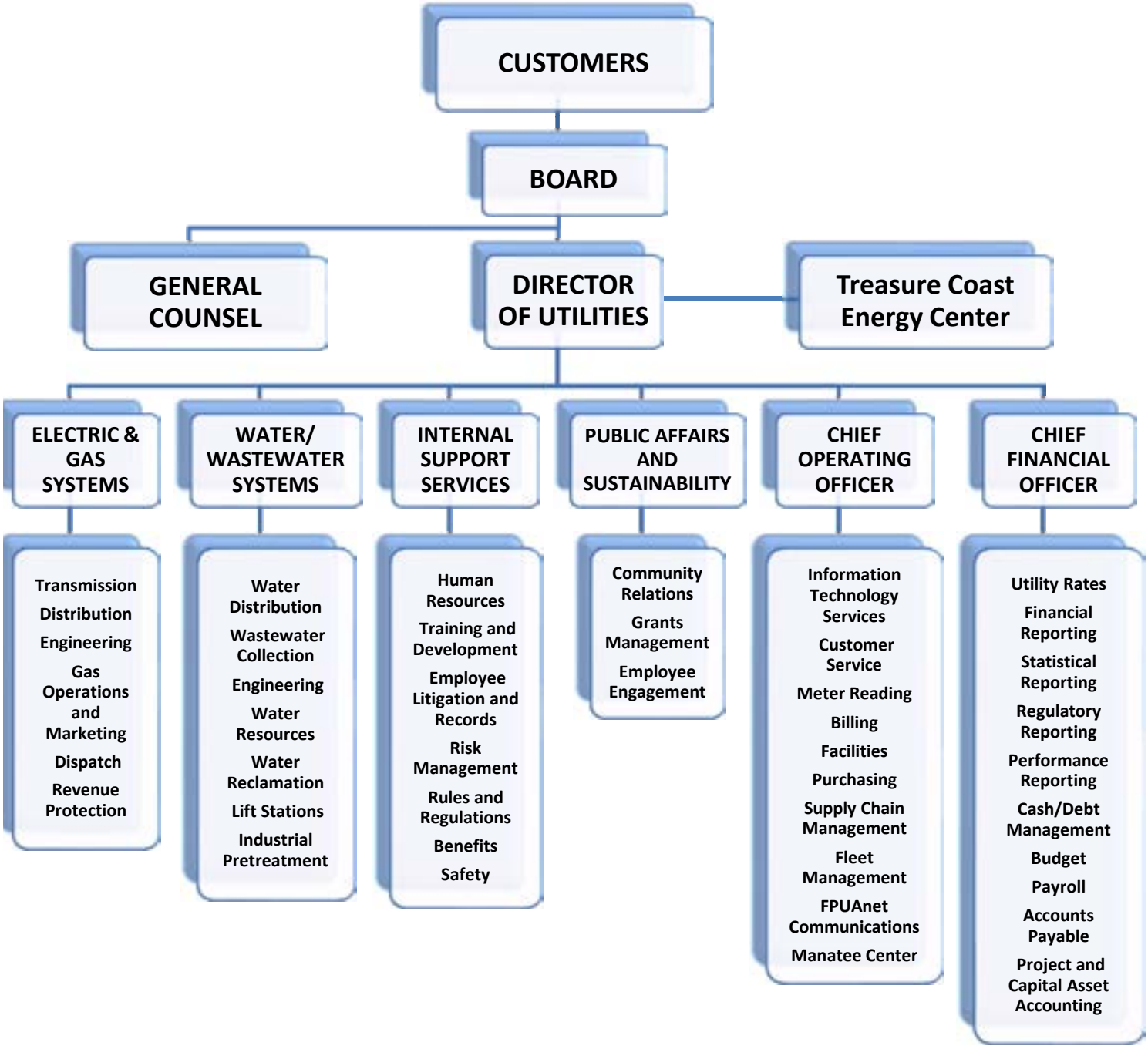
Kristina Gibbons

Deputy Secretary

Linda Hudson

Mayor-Member

FPUA Organizational Structure



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Fort Pierce Utilities Authority
Florida

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2023



Executive Director/CEO

INDEPENDENT AUDITOR'S REPORT

Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

Opinions

We have audited the accompanying financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2024 (with comparative totals for 2023), and the related notes to the financial statements, which collectively comprise FPUA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of FPUA as of September 30, 2024, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. 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 FPUA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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 the 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 FPUA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report

that includes our opinions. 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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Governmental 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 FPUA'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 FPUA'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 the Summarized Comparative Information

We have previously audited FPUA's financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated March 9, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended September 30, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial

reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise FPUA's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards and State and Local Financial Assistance, as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and Section 215.97, Florida Statutes, *Florida Single Audit Act*, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards and State and Local Financial Assistance is fairly stated, in all material respects, in relation to the basic financial statements as whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 8, 2025, on our consideration of FPUA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of FPUA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering FPUA's internal control over financial reporting and compliance.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 8, 2025


FPUA
COMMUNITY PROUD

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Fort Pierce Utilities Authority (FPUA), we offer readers of FPUA's financial statements this narrative overview and analysis of the financial activities of FPUA for the fiscal year ended September 30, 2024 (FY 2024). We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 1-9. All amounts are stated in thousands.

FINANCIAL HIGHLIGHTS

- Operating revenues decreased $2,256 compared to last year, and operating expenses decreased $8,105. Operating income of $18,420 was up $5,849 from $12,571, reported for the previous year. The lower cost of power purchased for resale and the pass-through of those savings to customers is reflected in that 1.7% decline.
- The ability to adjust rates in order to ensure that FPUA's electric, water, wastewater and natural gas utilities each generate sufficient revenue to cover their respective expenses is critical to FPUA's financial health. In FY 2024 rates were adjusted for all systems, Electric and Natural Gas was effective October 2023 and Water and Wastewater became effective in January 2024, by the factor of Public Service Commission (PSC) Index, as permitted by resolution without additional consent from The City Commission. The Financial Feasibility report produced in conjunction with the issuance of debt in FY 2022 required staged increases for all systems in accordance with that feasibility report through FY 2026. Rates continue to be reviewed on an annual basis to ensure that FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining each utility system.
- Natural gas costs to FMPA were fairly steady averaging $3.06/MMBtu for FY 2024. FMPA's pre-purchases of natural gas have stabilized the cost of power to the All Requirements Project (ARP) participants. The cost of power purchased from FMPA decreased $8,878 or 16.8%.
- Operating revenues were up for the Water, Wastewater, Natural Gas, and FPUAnet systems with increases of 8.8%, 9.2%, 4.7%, and 68.5% respectively. Electric Operating revenues decreased 9.2%. These results are inclusive of rate adjustments and the impact of power cost and purchased gas adjustments.
- Consumption billed in FY 2024 was on par for the Electric system decreasing 0.1%. Water, and Natural Gas systems increased over the prior fiscal year, by 2.1%, and 6.3% respectively. Natural Gas System's overall increase included an increase in Contract Sales of 5.5%. Wastewater gallons billed rose 3.6% from FY 2023.
- The pursuit of grants has proven to be rewarding for the FPUA Wastewater System projects. Federal and State grants awarded through the Departments of Economic Opportunity (DEO) and Environmental Protection (DEP) have increased production on our Sewer Lining projects, the Septic-to-Sewer conversion program, the MWRF and the related Conveyance project.
- FPUA, in accordance with Governmental Accounting Standards Board Statement No. 68, *Accounting and Financial Reporting for Pensions* (GASB 68) has recorded the actuarially determined adjustment to the pension liability. Net Position for FY 2024 has decreased by $1,707 to reflect this accrued cost. See Note E for details.
- The Distribution to the City of Fort Pierce paid in April of 2024 increased $710 from the amount paid in the prior fiscal year. This was primarily an increase in revenue being subject to the 6% distribution calculation multiplier.

- Work on projects funded by the Series 2022A and 2022B Revenue Refunding Bonds began with the reimbursement resolution dated July 6, 2021. Through September 30, 2024 the proceeds have been spent down by 51%. The proceeds, intended for the expansion in all systems have been spent mainly on the relocation the wastewater reclamation facility to the mainland, and the completion of AMI. Many other projects have begun and will wind down in FY 2025, including natural gas service territory expansion, substation improvements and fiber communications, all geared at expansion of services for FPUA. Information on FPUA's revenue bonds payable can be found in Note L.

OVERVIEW OF THE FINANCIAL STATEMENTS

FPUA is a single enterprise fund even though it provides various utility services. FPUA's basic financial statements consist of fund financial statements and the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

The financial statements are designed to provide readers with a broad overview of FPUA's finances, in a manner similar to a private-sector business. The ***Statement of Net Position*** presents financial information on all of FPUA's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of FPUA is improving or deteriorating.

The ***Statement of Revenues, Expenses and Changes in Net Position*** presents information showing how FPUA's net position changed during the two most recent fiscal years. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected utility billings and earned but unused vacation leave).

The enterprise fund activities of FPUA are intended to recover all or a significant portion of its costs through user fees and charges, and include providing electric, water, wastewater, natural gas, and communication services. FPUA also operates the Treasure Coast Energy Center (TCEC) for the Florida Municipal Power Agency (FMPA), as well as the Manatee Center as a community enrichment program. FPUA's financial information is presented in the ACFR prepared by the City of Fort Pierce, as a component unit.

The ***Notes to the Financial Statements,*** provide additional information that is necessary to acquire a full understanding of the data provided in the financial statements. The notes can be found on pages 32-64.

In addition to the basic financial statements and accompanying notes, this report also presents ***Required Supplementary Information*** concerning FPUA's pension and OPEB liabilities and pension contributions. Required supplementary information can be found on pages 66-68.

FINANCIAL ANALYSIS OF FPUA

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. FPUA's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $273,725 at the close of the most recent fiscal year.

Table 1
Net Position
(Dollars in Thousands)

	9/30/2024	9/30/2023	Increase (Decrease) $	Increase (Decrease) %
Current Assets	$ 128,113	$ 97,254	$ 30,859	31.7%
Capital Assets	299,674	245,432	54,242	22.1%
Other Noncurrent Assets	76,296	108,274	(31,978)	(29.5%)
Total Assets	504,083	450,960	53,123	11.8%
Total Deferred Outflows of Resources	3,279	11,689	(8,410)	(71.9%)
Current Liabilities	38,784	33,606	5,178	15.4%
Noncurrent Liabilities	178,904	195,005	(16,101)	(8.3%)
Total Liabilities	217,688	228,611	(10,923)	(4.8%)
Total Deferred Inflows of Resources	15,949	9,203	6,746	73.3%
Net Position:				
Net Investment in Capital Assets	191,079	171,276	19,803	11.6%
Restricted	18,552	15,782	2,770	17.6%
Unrestricted	64,094	37,777	26,317	69.7%
Total Net Position	$ 273,725	$ 224,835	$ 48,890	21.7%

The largest portion of FPUA's net position (69.8%) reflects its investment in capital assets, the calculation of which is presented in Note C. FPUA uses capital assets to provide a variety of services to its customers. Accordingly, these assets are not available for future spending. Although FPUA's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The other major portion of FPUA's net position (6.7%) represents resources that are subject to external restrictions on how they may be used. The unrestricted balance of $64,094 is the residual amount of net position that is not included in net investment in capital assets or restricted net position. The reduction in purchases for resale and the adjustment for the pension liability have affected this increase to the unrestricted net position.

Table 2
Changes in Net Position
(Dollars in Thousands)

			Increase (Decrease)	
	FY 2024	**FY 2023**	**$**	**%**
Operating Revenues				
Electric	$ 72,004	$ 79,292	$ (7,288)	(9.2%)
Water	26,902	24,732	2,170	8.8%
Wastewater	19,536	17,896	1,640	9.2%
Natural Gas	7,032	6,715	317	4.7%
FPUAnet Communications	1,644	976	668	68.4%
Manatee Center	739	502	237	47.2%
Nonoperating Revenues				
Investment and Other Income	7,312	5,963	1,349	22.6%
Grant Revenue	28,774	4,018	24,756	616.1%
Total Revenues	163,943	140,094	23,849	17.0%
Operating Expenses				
Purchases for Resale	47,010	55,872	(8,862)	(15.9%)
Plant Operations	8,193	7,812	381	4.9%
Field Operations	11,773	11,485	288	2.5%
General and Administrative	26,766	27,808	(1,042)	(3.7%)
Depreciation	15,695	14,565	1,130	7.8%
Nonoperating Expenses				
Distribution to the City of Fort Pierce	7,468	6,758	710	10.5%
Interest Expense	6,454	6,638	(184)	(2.8%)
TCEC Expenses	2,245	2,156	89	4.1%
Storm Expenses	21	168	(147)	(87.5%)
Total Expenses	125,625	133,262	(7,637)	(5.7%)
Income (Loss) before Capital Contributions	38,318	6,832	31,486	460.9%
Capital Contributions	10,572	8,575	1,997	23.3%
Increase (Decrease) in Net Position	48,890	15,407	33,483	217.3%
Net Position - Beginning of Year	224,835	209,428	15,407	7.4%
Net Position - End of Year	$ 273,725	$ 224,835	$ 48,890	21.7%

The increase in Net Position of $48,890 is a combined result of increases in grant revenue, a continued growth in capital contributions for FY 2024 and a 15.9% decrease in Purchases for Resale.

The distribution to the City of Fort Pierce, based on FY 2024 revenue, computes to $7,908 and will be paid after approval and acceptance of the FY 2024 audited financial statements by the City Commission, see Note N for details. Last year's distribution, based on FY 2023 revenue, totaled $7,468, and was paid in April 2024. This increase is a result of higher revenues that are subject to the 6% distribution.

CAPITAL ASSETS

Major projects, and the costs associated with each during FY 2024, include:

Multiple Systems:	
North Causeway Bridge Replace	$2,451,573
Advanced Metering Infrastructure	1,253,182
Wastewater System:	
MWRF Relocation	37,093,342
Wastewater Main Lining-FLDEP	2,328,463
Mains & Laterals R&R	878,128
Service Truck & Equip	589,030
Edwards Rd & S US 1 FM Repair	578,620
Conveyance System MWRF	571,719
San Lucie WW Expansion	529,665
Water System:	
Main/Serv/Valve Replacements	679,072
Lime Stripping Towers Rehab	650,000
White City Area W Expansion	634,280
Electric System:	
Totten Substation Expansion	659,669
Storm Hardening – NESC	481,275
Trans. & Dist. Improvements	356,715
Gas System:	
North Fort Pierce Expansion	3,068,610
Gas System New Revenue	199,920
FPUAnet System:	
Core Refresh	495,490
System Expansion	467,356
Administration Improvements:	
Storage Area Network	198,431
ACS Scada Upgrade	166,933

The Advanced Metering infrastructure continues to progress. Many of the projects rehabilitate deteriorating lines in the older sections of the service territory, the impact on operating and maintenance expenses is expected to be favorable for years to come. Old water and wastewater lines remain in the system with relining and replacement of these lines is being phased over a multi-year period to soften the impact on rates. Grant funding has been received for large portions of this project in addition to correlating these system improvements to supplemental grants approved for the Conveyance System Project. These grants will help to expedite this process while lessening the impact on rates.

At the end of FY 2024, FPUA had $299,674, net of accumulated depreciation, invested in a broad range of net utility capital assets, including its electric and natural gas transmission and distribution systems, water treatment plant, water transmission and distribution mains, water storage facilities, pump stations, water reclamation facility, MWRF deep injection wells, and related wastewater collection plant facilities. The following tables summarize FPUA's capital assets, net of accumulated depreciation, and changes therein, for the year ended September 30, 2024.

Table 3
Capital Assets, Net of Accumulated Depreciation
Categorized by System
(Dollars in Thousands)

			Increase (Decrease)	
	9/30/2024	**9/30/2023**	**$**	**%**
Electric	$ 60,294	$ 59,784	$ 510	0.9%
Water	84,075	80,400	3,675	4.6%
Wastewater	127,964	82,063	45,901	55.9%
Shared Services	8,741	9,063	(322)	(3.6%)
Gas	13,131	9,871	3,260	33.0%
FPUAnet	5,296	4,060	1,236	30.4%
Manatee Center	173	191	(18)	(9.4%)
Total	$299,674	$245,432	$54,242	22.1%

Table 4
Capital Assets, Net of Accumulated Depreciation
Categorized by Asset Class
(Dollars in Thousands)

			Increase (Decrease)	
	9/30/2024	**9/30/2023**	**$**	**%**
Land	$ 9,526	$ 9,526	$ -	0.0%
Transmission, distribution, and collection systems	157,381	153,775	3,606	2.3%
Equipment	15,583	16,513	(930)	(5.6%)
Structures and improvements	16,632	17,701	(1,069)	(6.0%)
Construction work in progress	100,211	47,403	52,808	111.4%
Right to use leased assets:				
Lease Assets	106	138	(32)	(23.2%)
Subscription Assets	235	376	(141)	(37.5%)
Total	$299,674	$245,432	$ 54,242	22.1%

Additional information on FPUA's capital assets can be found in Note C of this report.

DEBT ADMINISTRATION

At September 30, 2024, FPUA had outstanding revenue bonds and direct placements totaling $156,649. Debt service schedules extend to October 1, 2052. Interest rates range from 2.14% to 5.90% on these issuances. Principal payments are due October 1 of each year. Principal on the bonds of $5,628 was due and paid on October 1, 2024.

In April 2023, the bond rating firm, Fitch Ratings Inc., performed surveillance as an update to the ratings review that was completed in concert with the 2022A and 2022B bond issuance. Our "A" rating was upheld. The bond rating firm, Standard & Poor's, assigned its 'A' long-term rating on FPUA's Series 2022 utilities refunding revenue bonds and affirmed an 'A' long-term rating and underlying rating on FPUA's utility bond obligations. Both firms support a stable outlook for all FPUA bond holders. Annual surveillance update with Fitch Ratings Inc. is scheduled for April 2025.

FPUA has no general bonded debt. Neither the City of Fort Pierce Charter or Code of Ordinances, nor the Florida Statutes limit the amount of debt FPUA can issue. FPUA's debt service coverage ratio was 3.18 times for the twelve months ended September 30, 2024, compared to 2.52 times on September 30, 2023. This coverage ratio remains well above the 1.25 minimum requirement.

Additional information on FPUA's revenue bonds payable can be found in Note L of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The economy grew steadily during FY 2024 with continued activity for construction both commercial and residential in the local area. Interest rates have decreased from FY 2023 but remain high which was beneficial, for our investment portfolio and the overnight repurchase agreement which held the unused portion of our bond proceeds. Supply chain issues have lessened for the majority of materials needed for our growth and development projects. Long lead times continue for transformers, with backlogs resulting from the need to retrain a specialized workforce, post-pandemic. Planning by our engineering and warehouse staff has generated advanced orders for these materials which have had an impact on our end of year commitments.

The production of electricity is heavily reliant on natural gas in the State of Florida. During fiscal year 2023, FPUA along with 12 other participants in the All-Requirements Project (ARP), through Florida Municipal Power Agency (FMPA), took measures in an effort to lower the cost of power to our customers. During fiscal year 2024, FMPA continued purchasing futures in natural gas prices enabling the ARP members to stabilize and manage costs. The pre-purchase targeted amounts ranged from 40% to 70% of anticipated consumption through October 2026. These efforts resulted in lower power costs by 15.9% in fiscal year 2024. Additional details along with other local economic factors are discussed in the transmittal letter on pages 1-9.

Current rate schedules and charges are available on FPUA's website, www.fpua.com. Rates are reviewed on an annual basis to ensure FPUA's rate structure properly reflects the recovery of the cost of operating and maintaining its electric, water, wastewater, and natural gas systems. Rate adjustments implemented during FY 2024 were based upon the feasibility study performed in connection with the issuance of the Revenue Refunding Bond Series 2022A. Electric and Natural Gas rate adjustments were limited to the Public Service Commission Index published in December of 2022. These adjustments to rates were intended to help keep pace with inflation and to fund the debt associated with the financing of the growth and development of the FPUA's utility infrastructure.

CONTACTING FPUA'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of FPUA's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to FPUA's Chief Financial Officer at Fort Pierce Utilities Authority, PO Box 3191, Fort Pierce, FL 34948-3191, or e-mail bmika@fpua.com.

This report and bond disclosure information is available on FPUA's website – www.fpua.com.

FORT PIERCE UTILITIES AUTHORITY
Statement of Net Position
September 30, 2024
(With comparative totals for September 30, 2023)
(Dollars in Thousands)

	2024	2023
ASSETS AND DEFERRED OUTFLOWS		
ASSETS		
Current Assets:		
Equity in Pooled Cash and Investments	$ 33,405	$ 35,159
Accounts Receivable, Net of Allowance for Uncollectible Accounts of $915 in 2024 and $886 in 2023	8,816	8,979
Grants Receivable	26,585	1,818
Unbilled Receivables	8,077	7,571
Due from Other Governments	699	773
Inventories and Other Current Assets	16,585	12,151
Restricted Equity in Pooled Cash and Investments	25,370	22,249
Restricted Cash with Fiscal Agent	8,576	8,554
Total Current Assets	128,113	97,254
Noncurrent Assets:		
Capital Assets:		
Utility Plant in Service	531,035	515,567
Construction Work in Progress	100,211	47,403
Less Accumulated Depreciation	(331,913)	(318,052)
Right to Use Lease Assets	156	156
Less Accumulated Amortization	(50)	(18)
Right to Use Subscription Assets	441	441
Less Accumulated Amortization	(206)	(65)
Total Capital Assets (net of Accumulated Depreciation)	299,674	245,432
Other Noncurrent Assets:		
Restricted Equity in Pooled Cash and Investments	74,336	106,314
FMPA Working Capital Receivable	1,919	1,919
Preliminary Surveys	41	41
Total Other Noncurrent Assets	76,296	108,274
Total Noncurrent Assets	375,970	353,706
Total Assets	504,083	450,960
DEFERRED OUTFLOWS OF RESOURCES		
Net Deferred Pension Outflow	2,596	11,001
Net Deferred OPEB Outflow	298	276
Deferred Amount on Debt Refunding	385	412
Total Deferred Outflows of Resources	3,279	11,689
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 507,362	$ 462,649

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY
Statement of Net Position
September 30, 2024
(With comparative totals for September 30, 2023)
(Dollars in Thousands)

	2024	2023
LIABILITIES, DEFERRED INFLOWS AND NET POSITION		
LIABILITIES		
Current Liabilities:		
Accounts Payable and Accrued Expenses	$ 18,178	$ 13,502
Due to City of Fort Pierce	1,188	953
Customer Deposits - restricted assets	9,775	9,429
Revenue Bonds Payable - restricted assets	5,628	5,575
Accrued Interest Payable - restricted assets	3,368	3,394
Accrued Compensated Absences	308	348
Lease Liability	31	28
Subscription Asset Liability	109	100
Other Current Liabilities	199	277
Total Current Liabilities	38,784	33,606
Noncurrent Liabilities:		
Revenue Bonds Payable, Net of Unamortized Discounts/Premiums Restricted portion $70,959 in 2024 and $102,937 in 2023	157,742	163,823
Accrued Compensated Absences	3,021	1,923
Other Postemployment Benefit Liability	1,457	1,336
Net Pension Liability	16,531	27,665
Lease Liability	84	114
Subscription Asset Liability	-	109
Other Noncurrent Liabilities	69	35
Total Noncurrent Liabilities	178,904	195,005
Total Liabilities	217,688	228,611
DEFERRED INFLOWS OF RESOURCES		
Purchased Power and Gas Over-Recovery	11,201	8,884
Deferred Pension Inflow	4,739	302
Deferred OPEB Inflow	9	17
Total Deferred Inflows of Resources	15,949	9,203
NET POSITION		
Net Investment in Capital Assets	191,079	171,276
Restricted Capital Improvement Charges	15,175	12,405
Restricted for Debt Service	1,977	1,977
Restricted for Emergencies	900	900
Restricted for Renewals and Replacements	500	500
Unrestricted	64,094	37,777
Total Net Position	273,725	224,835
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 507,362	$ 462,649

The accompanying notes are an integral part of this financial statement.


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FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Year Ended September 30, 2024

(With comparative totals for the year ended September 30, 2023)

(Dollars in Thousands)

	2024	2023
OPERATING REVENUES		
Sales and charges for services	$ 123,881	$ 127,140
Other	3,976	2,973
Total Operating Revenues	127,857	130,113
OPERATING EXPENSES		
Purchases for resale	47,010	55,872
Plant operations	8,193	7,812
Field operations	11,772	11,485
General and administrative	26,766	27,808
Depreciation	15,695	14,565
Total Operating Expenses	109,436	117,542
OPERATING INCOME	18,421	12,571
NONOPERATING REVENUES (EXPENSES)		
Investment and other income	7,304	5,873
Grant revenue	28,774	4,018
Distribution to General Fund - City of Fort Pierce	(7,468)	(6,758)
Interest expense	(6,454)	(6,638)
TCEC expenses	(2,245)	(2,156)
Gain (Loss) on Disposal of Capital Assets	7	90
Storm expenses	(21)	(168)
Total Nonoperating Revenues (Expenses)	19,897	(5,739)
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS	38,318	6,832
Capital contributions	10,572	8,575
Total Contributed Capital	10,572	8,575
CHANGE IN NET POSITION	48,890	15,407
Net Position - Beginning of Year	224,835	209,428
Net Position - End of Year	$ 273,725	$ 224,835

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY

Statement of Cash Flows

Year Ended September 30, 2024

(With comparative totals for the year ended September 30, 2023)

(Dollars in Thousands)

	2024	2023
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers	$ 128,162	$ 132,393
Receipts from other sources	3,976	2,973
Payments to suppliers for goods and services	(59,560)	(63,893)
Payments to employees for services	(18,403)	(17,294)
Payments for benefits on behalf of employees	(13,191)	(14,289)
Net cash provided by operating activities	40,984	39,890
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Increase (decrease) in payable to City of Fort Pierce	235	12
Distribution to General Fund - City of Fort Pierce	(7,468)	(6,758)
Net cash used by noncapital financing activities	(7,233)	(6,746)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(64,893)	(34,187)
Proceeds from sale of assets	7	93
Capital contributions	5,534	6,543
Bond principal payments	(5,575)	(4,668)
Bond interest payments	(6,589)	(5,169)
Proceeds from lease obligation	-	598
Payment on lease obligation	(128)	(257)
Net cash used by capital and related financing activities	(71,644)	(37,047)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest on investments and other non-operating income	7,304	5,873
Net cash provided by investing activities	7,304	5,873
Net Increase (Decrease) in Cash and Cash Equivalents	$ (30,589)	$ 1,970

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY
Statement of Cash Flows
Year Ended September 30, 2024
(With comparative totals for the year ended September 30, 2023)
(Dollars in Thousands)

	2024	2023
Net Increase (Decrease) in Cash and Cash Equivalents	$ (30,589)	$ 1,970
Cash and Cash Equivalents at Beginning of Year	172,276	170,306
Cash and Cash Equivalents at End of Year	$ 141,687	$ 172,276
Current equity in pooled cash and investments	$ 33,405	$ 35,159
Restricted equity in pooled cash and investments	99,706	128,563
Restricted cash with fiscal agent	8,576	8,554
Total Cash and Cash Equivalents	$ 141,687	$ 172,276
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	$ 18,421	$ 12,571
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense	15,695	14,565
Inventory adjustment / gain assets / pension expense	2,658	478
Other operating and non-operating income and expenses	249	1,809
(Increase) decrease in accounts receivable	204	449
(Increase) decrease in unbilled revenue	(506)	278
(Increase) decrease in inventories and other current assets	3,949	2,044
Increase (decrease) in liabilities deferred & customer deposits	346	440
Increase (decrease) in accounts payable	4,676	441
Increase (decrease) in compensated absences	1,098	151
Increase (decrease) in pension and other post-employment benefits	(5,762)	6,629
Increase (decrease) in other liabilities	(44)	35
	$ 40,984	$ 39,890
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES:		
Accretion of Capital Appreciation Bonds	$ 245	$ 476
Contributions of capital assets	5,038	2,032
Amortization of deferred loss on refunding and bond discounts	20	36

The accompanying notes are an integral part of this financial statement.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The voters of the City of Fort Pierce, Florida authorized the organization of the Fort Pierce Utilities Authority (FPUA) at a special election held May 30, 1972. FPUA commenced operations as of June 30, 1972, and is currently responsible for the management and operation of the combined Electric, Water, Wastewater, Gas, and FPUAnet Communications Systems, Treasure Coast Energy Center, and the Manatee Observation and Education Center. The City Charter, Article XII, defines the powers, duties, and responsibilities of FPUA. The members of FPUA's governing board are appointed and may be removed from office by the Fort Pierce City Commission. FPUA's budget is subject to approval by the City Commission, as are rates for service.

The accounts at September 30, 2024, and for the year then ended, of the various utility systems of FPUA are included as a discretely presented component unit of the City of Fort Pierce, Florida, financial statements. FPUA has no component units.

Basis of Presentation

The accounts of FPUA are an enterprise fund. An enterprise fund is a Proprietary type fund used to account for operations (a) that are financed and operated in a manner similar to private business enterprises -- where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied. The accompanying financial statements are reported using the "economic resources measurement focus," and the "accrual basis of accounting." Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Accounting Standards Adopted

During fiscal Year 2023, the following new accounting standards were implemented:

GASB Statement No.96 – Subscription-Based Information Technology Arrangements (SBITAs). The objective of this Statement is to better meet the information needs of financial statement users by (a) establishing uniform accounting and financial reporting requirements for SBITAs; (b) improving the comparability of financial statements among governments that have entered into SBITAs; and (c) enhancing the understandability, reliability, relevance, and consistency of information about SBITAs.

GASB Statement No.100 – Accounting Changes and Error Corrections. The objective of the Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. FPUA did not have any events that constitute these changes.

During fiscal Year 2024, the following new accounting standards were implemented:

GASB Statement No.101 – Compensated Absences. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

Budget Process

FPUA is required to prepare, adopt, and furnish a copy to the City Commission of the City of Fort Pierce an annual budget at least 45 days prior to the beginning of the next fiscal year. The annual budget and any amendments thereto shall be in effect when approved by FPUA and when any line item expense has not been disapproved by four-fifths (4/5) vote of the City Commission within 30 days of submission. The budget is prepared on the accrual basis. The budget and amendments thereto, for the year ended September 30, 2024, have been approved according to the above procedures.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position

Pooled Cash and Investments - FPUA, for accounting and investment purposes, pools its cash and investments. Cash and cash equivalents are considered to be cash on hand, demand deposits, deposits with Insured Cash Sweep and Florida PRIME, money market accounts, certificates of deposit, and treasury notes with original maturities of twelve to eighteen months from the date of acquisition.

In accordance with GASB 31, investments are stated at fair value based on per share prices. The State Board of Administration (SBA) Florida PRIME Local Government Surplus Fund is considered to be a "2a-7 like" investment, and is accounted for at fair value for financial reporting (See Note B). Florida PRIME has a current rating by Standard and Poor's of AAAm. There is a risk of loss on these investments based upon the fluctuation of interest rates and lengths of maturity. Florida PRIME is not a registrant with the Securities and Exchange Commission (SEC); however the Board has adopted operating procedures consistent with the requirements for a 2a-7 fund.

Unbilled Receivables - These receivables represent the estimated amount of accounts receivable for services that have not been billed as of the balance sheet date. The amounts are a result of a timing difference between the end of the financial statement cycle (month end) and the billing cycle (various dates within the month for each billing period).

Inventories - Inventories of fuel, supplies, construction materials, and utility plant replacement parts are recorded at weighted average cost. The cost of such inventories is recorded on the consumption method as expenses or additions to Construction Work in Progress when used rather than when purchased.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

Utility Plant - Utility plant is stated at historical cost for items constructed or acquired by purchase. Donated or contributed capital assets are recorded at the value of acquisition on the date received as contributed capital. Utility plant assets are defined by FPUA as assets with an initial, individual cost of $5,000 or more and an estimated useful life of three years or more.

Depreciation of all exhaustible utility plant assets, including those acquired through intergovernmental grants externally restricted to capital acquisitions, is charged as an expense against operations. Accumulated depreciation is reported on the balance sheet. Depreciation is calculated using the straight-line method over the following estimated useful lives:

Transmission, distribution, and collection systems	5-60 years
Equipment	3-40 years
Structures and improvements	3-55 years

Deferred Outflows/Inflows of Resources - The financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until the period in which the expense belongs. Similarly, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until FPUA reaches the period to which the resources belong.
FPUA has the following items reported under this section:

- Deferred Pension Outflows and Inflows in accordance with GASB No. 68.
- Deferred Outflow on Debt Refunding is the unamortized bond insurance and discount from bond issuances.
- Purchased Power and Gas Over-Recovery. Purchased power and gas costs greater or less than the amount included in the base rates are charged or credited to FPUA's customers. At the end of the fiscal year, FPUA has recorded a deferred inflow of resources for the balance of these over-recoveries.
- Deferred Outflows and Inflows for Other Post Employment Benefits in accordance with GASB No. 75.

City of Fort Pierce Retirement and Benefit System – For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Fort Pierce Retirement and Benefit System (the System) and additions to/deductions from the System's fiduciary net position have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

Net Position – FPUA's equity is presented as net position and displayed in six components:

- Net Investment in Capital Assets – Consists of capital assets, contributed capital assets and leases, net of accumulated depreciation and reduced by the outstanding balances of any bonds, and related debt that is attributable to the acquisition, construction, or improvement of those assets (See Note C).
- Restricted Capital Improvement Charges – Consists of the unspent Capital Improvement Charges (CICs) collected in the Electric, Water and Wastewater Systems. The respective balances as of September 30, 2024 are $380, $6,353, and $8,442. Electric CIC's are used to fund the cash outlay or debt service associated with the expansion of Electric Substations and Electric Transmission & Distribution Systems. In the Water and Wastewater Systems, CICs are used to fund the cash outlay or debt service associated with specific expansion and growth related projects.
- Restricted for Debt Service – Consists of $1,977 in net position set aside in accordance with FPUA's Master Bond Resolution, as revised in 2022.
- Restricted for Emergencies – Consists of $900 in net position, set aside for emergencies which is limited to paying for repairs or replacements of FPUA capital assets damaged or destroyed by a disaster.
- Restricted for Renewals and Replacements – Consists of $500 in net position which is limited to paying for the cost of extensions, enlargements or additions to or the replacement of FPUA capital assets.
- Unrestricted – All other net position that does not meet the definition of "restricted" or "net investment in capital assets".

Operating Revenues and Expenses - Operating revenues and expenses generally result from providing services in connection with FPUA's principal ongoing operations. The principal operating revenues of FPUA consists of charges to customers for sales of electricity, water and natural gas and services including wastewater collection, FPUAnet Communications services, and operation of the Manatee Center. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Capacity Reductions – Water and wastewater service capacity is obtained through payment of Capital Improvement Charges (CICs). Property developers in the FPUA service territory have the ability to execute amended supply agreements in order to take advantage of FPUA's Capacity Reduction Option (CRO). Customers exercising this option can apply payments previously made for CICs toward payment of Guaranteed Revenue Charges (GRCs) incurred since the original agreements were signed. Any future need for additional capacity must be obtained through payment of CICs at prevailing rates. No new CROs were exercised in the current fiscal year.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

NOTE B – POOLED CASH AND INVESTMENTS

Cash Deposits with Financial Institutions - Florida Statutes require state and local governmental units to deposit monies with a financial institution classified as a "Qualified Public Depository". A Qualified Public Depository is defined as a bank or savings association that has a branch office authorized to receive deposits in Florida, is FDIC insured, meets the requirements of Chapter 280 of the Florida Statutes, and has been so designated by the office of Florida's Chief Financial Officer. FPUA had cash deposits only with qualifying institutions as of September 30, 2024. At year-end, FPUA's carrying amount of deposits was $314 and the bank balance was $0.

Investments – The following investments are considered cash equivalents for purposes of the Statement of Cash Flows (see Note A). FPUA's investments held throughout the year are principally the same as the investments held as of September 30, 2024. Due to fluctuations in cash flows, FPUA maintains investments in an Insured Cash Sweep account. The interest income generated on these investments including any gain on investment, for the year ended September 30, 2024, was $4,773.

As of September 30, 2024, FPUA had the following investments:

Investment	Fair Value
Seacoast Money Market	$ 65,396
Seacoast Bank Sweep	40,143
SNB Bond Investment Sweep	8,153
State Board of Administration - Florida PRIME	6,269
Seacoast Bank CDARS	5,362
PNC Money Market	4,600
South State Bank Certificates of Deposit	1,778
Trust Co. Certificate of Deposit	1,086
Total	$ 132,787

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from fluctuating interest rates, FPUA's investment policy permits a shifting in the maturity of debt obligations based upon the historical trend in interest rates.

Credit Risk - FPUA is authorized by Resolution to invest in:

(1) Local Government Surplus Funds Trust Funds.
(2) Negotiable direct obligations of the United States Government, or obligations, the principal and interest of which are unconditionally guaranteed by the United States Government.
(3) Obligations of the federal farm credit banks, the Federal Home Loan Mortgage Corporation, including Federal Home Loan Corporation participation certificates, or the Federal Home Loan Bank or its district banks, or obligations guaranteed by the Government National Mortgage Association, U.S. Treasury, agencies, and instrumentalities.
(4) Repurchase agreements secured by the types of investments listed above, restricted as to acquisition, term, and FDIC limits.
(5) Interest-bearing time deposits or savings accounts in banks organized under the laws of this state, in national banks organized under the laws of the United States and doing business and situated in this state, in savings and loan associations which are under state supervision, or in federal savings and loan associations located in this state and organized under federal law and federal supervision, provided that any such deposits are secured by collateral as may be prescribed by law.
(6) Deposits and certificates of deposit in out-of-state banks, savings and loan associations, and other regulated financial institutions insured by the FDIC.
(7) Full faith and credit direct general obligations of any state, or unlimited tax direct obligations of any political subdivision thereof, to the payment of which the full faith and credit of such political subdivision is pledged, provided that at the time of purchase such obligations are rated in either of the two highest rating categories by a nationally recognized rating agency.

Concentration of Credit Risk – As of September 30,2024, FPUA places no limit on the amount that may be invested with any one issuer. A combined 94% of FPUA's investments are insured through Cash Sweep accounts, Overnight Repurchase Agreement, Laddered CDs and Treasury Note investments, and Florida PRIME.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, not being depreciated:				
Land	$ 9,526	$ -	$ -	$ 9,526
Construction Work In Progress	47,403	64,989	(12,181)	100,211
Total Utility Plant, not being depreciated	56,929	64,989	(12,181)	109,737
Capital Assets, being depreciated and amortized:				
Transmission, distribution and collection systems	396,622	15,790	(1,661)	410,751
Equipment	62,292	1,311	-	63,603
Structures and improvements	47,127	28	-	47,155
Right to use leased assets:				
Lease Assets	156	-	-	156
Subscription Assets	441	-	-	441
Total Utility Plant being depreciated	506,638	17,129	(1,661)	522,106
Less accumulated depreciation and amortization for:				
Transmission, distribution and collection systems	(242,847)	(12,184)	1,661	(253,370)
Equipment	(45,779)	(2,241)	-	(48,020)
Structures and improvements	(29,426)	(1,097)	-	(30,523)
Right to use leased assets:				
Lease Assets	(18)	(32)	-	(50)
Subscription Assets	(65)	(141)	-	(206)
Total accumulated depreciation and amortization	(318,135)	(15,695)	1,661	(332,169)
Total Capital Assets, being depreciated and amortized, net	188,503	1,434	-	189,937
Total Capital Assets, net	$245,432	$ 66,423	$(12,181)	$299,674

Construction work in progress at September 30, 2024, doubled from FY 2023, ongoing construction primarily revolves around relocating the Wastewater plant, rerouting the conveyance system from Hutchinson Island to the mainland, North Fort Pierce Natural Gas Expansion, and North Causeway Bridge Replacement. Furthermore, efforts are underway to upgrade and expand the electric transmission and distribution system and fiber communication infrastructure. These developments contribute to increases in Total Capital Assets, including Non-Cash Capital Contributions.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

Depreciation expense was charged to the utility systems as follows:

Water	$ 5,351
Electric	5,160
Wastewater	4,192
Gas	524
FPUAnet Communications	450
The Manatee Center	18
Total Depreciation Expense	$ 15,695

Net Investment in Capital Assets, the primary component of Net Position, is calculated as follows:

All capital assets of FPUA	$ 631,843
Less: Accumulated depreciation/amortization on those assets	332,169
Net carrying value of capital assets	299,674
Less:	
● Outstanding principal of capital debt and other capital borrowings excluding unspent proceeds ("capital-related debt")	91,801
● Capital-related liabilities such as accounts payable and retainage payable for capital purposes	10,093
● Unamortized balance of original issue premiums on outstanding capital-related debt, including outstanding capital refunding debt	6,721
● Unamortized balance of capital-related deferred inflows of resources	-
Plus:	
● Unamortized balance of original issue discounts on outstanding capital debt	-
● Unamortized balance of capital-related deferred outflows of resources	20
Equals: Net investment in capital assets of the reporting unit	$ 191,079

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NOTE D – RESTRICTED ASSETS

Certain assets are restricted by bond resolution; additionally, some assets have been classified as restricted in accordance with governmental accounting standards for enterprise funds and utility industry accounting practices. FPUA's restricted assets consist of equity in pooled cash and investments and cash with fiscal agent in the following accounts:

Cash and Investments Capital Projects	$ 70,959
Principal and interest accounts	8,996
Capital Improvement Charges	15,175
Customer security deposits	9,775
Debt Service reserve	1,977
Emergency reserve	900
Renewal and replacement reserve	500
	$108,282

The restricted liability, that corresponds to the cash and investments for capital projects, is included in Revenue Bonds Payable, net of unamortized discounts/premiums on the Statement of Net Position.

NOTE E – RETIREMENT AND BENEFIT SYSTEM

General Information about the Plan

Plan Description

The City of Fort Pierce Retirement and Benefit System (the System) is a cost-sharing multiple employer Public Employees Retirement System (PERS) defined benefit plan administered by the City of Fort Pierce, covering all municipal employees, including employees of FPUA. Except for the Director of Utilities, participation in the System is compulsory for all employees of FPUA. Employees working more than 25 hours per week are required to participate upon employment. A Deferred Retirement Option Plan (DROP) is offered.

Benefits Provided

The plan provides retirement, termination, disability, and death benefits to all full-time employees. Upon retirement, members are entitled to an annual retirement benefit (payable monthly), of total service times 3.0% of final average salary (FAS), based upon the highest five consecutive years of the last ten years. The September 30, 2024 valuation reflects changes in relation to City Ordinance No. 23-060. This ordinance increases the maximum annual pension benefit from 75% of final average salary to 100% of final average salary, and increases the $100 maximum pension payment for members hired on or after October 1, 2012 to $115. There is no maximum annual pension benefit for members hired before October 1, 2012. Benefits may be payable for life or based on one of five options and name a survivor pension beneficiary.

Normal Retirement - Eligibility occurs at 25 years of service regardless of age, or at age 60 with 5 years of service. Retirees receive 3% of final average salary, times total years of service.

Non-Duty Disability Retirement - Benefits occur after 5 years of service; computed as a normal retirement based upon years of service and final average salary at date of disability.

Duty Disability Retirement - No service requirement; computed as a normal retirement based upon years of service projected to the end of the duty disability period and final average salary at the time of disability.

Non-Duty Pre-Retirement Death Benefit - Benefits occur after 5 years of service; computed as a normal retirement but actuarially reduced in accordance with a 100% joint and survivor election.

Duty Pre-Retirement Death Benefit - No age of service requirement; benefits begin upon termination of workers compensation; benefits paid at the same amount that was paid by workers' compensation to the spouse until death, or to unmarried children under 18 and dependents of parents.

Deferred Retirement Option Plan - Eligibility is based on normal retirement. The maximum participation period is 6 years, but may not be elected beyond the 30 years of service mark. The

benefit is calculated as normal retirement but based on service and final average salary at the date of the DROP election. Member contributions cease and monthly benefits accumulate in a self-directed DROP account and are payable upon termination of employment.

Contributions

Per the City of Fort Pierce Code of Ordinances, Ch. 13, Art. II, Div. 1, Sec. 13-40, FPUA employees are required to contribute 6.16% of their annual salary to the System. FPUA is required to contribute amounts actuarially determined annually which, together with member contributions, are sufficient to fund the System. Contributions to the System by FPUA were $3,482 for the year ended September 30, 2024.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At September 30, 2024, FPUA reported a liability of $16,531 for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of September 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of September 30, 2023. The total pension liability was rolled-forward from the valuation date to the plan year ending September 30, 2024. FPUA's proportionate share of the net pension liability was based on FPUA's present value of projected long-term contributions. At September 30, 2024, FPUA's proportionate share was 42.72%, which was a decrease of 0.61% from its proportion measured as of September 30, 2023.

For the fiscal year ended September 30, 2024, FPUA recognized pension expense of $5,374. FPUA has recorded beginning and ending accruals which may differ from reporting by the System. At September 30, 2024, FPUA reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 1,695	$ 10
Changes of assumptions	901	-
Net difference between projected and actual earnings on pension plan investments	-	4,110
Changes in proportion and difference between FPUA contributions and proportionate share of contributions	-	619
Total	$ 2,596	$ 4,739

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:	
2025	$870
2026	2,278
2027	(2,746)
2028	(2,545)
Thereafter	-

Actuarial assumptions

Actuarially determined contribution rates are calculated as of September 30, which is 12 months prior to the beginning of the fiscal year in which contributions are reported. The total pension liability in the September 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Cost Method	Individual Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	1-30 years as of September 30, 2022
Asset Valuation Method	4-Year smoothed fair value
Wage Inflation	4.00%
Salary Increases	4.5% to 6.5% including inflation
Investment Rate of Return	7.25%
Long-Term Municipal Bond Rate	4.63% (4.40% in 2022)

The Florida Retirement System (FRS) mortality table, which uses variations of the Pub2010 Mortality Tables with projection scale MP-2018, were used. Based on these assumptions, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current plan members.

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Investments are reported at fair value and are managed by third party money managers. Investments that do not have established market values are reported at estimated fair value. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Large Cap Equity	26%	4.75%
Small/Mid Cap Equity	12%	4.95%
Global Ex-US Equity	25%	4.95%
Domestic Fixed Income	27%	2.25%
Real Estate	10%	3.75%
Total	100%	

Discount Rate

A single discount rate of 7.25% is used to measure the total pension liability. This single rate was based on the expected rate of return on pension plan investments of 7.25%. The projection of cash flows used to determine this single discount rate assumes that plan member contributions will be made at the current contribution rate. Employer contributions will be made at rates equal to the difference between the total actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of FPUA's Proportionate Share of the Net Position Liability to Changes in the Discount Rate

The following represents FPUA's proportionate share of the net pension liability calculated using the discount rate of 7.25%, as well as what the FPUA's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.25%) or one percentage point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Single Discount Rate (7.25%)	1% Increase (8.25%)
FPUA's proportionate share of the Net Pension Liability	$ 30,232	$ 16,531	$ 5,004

Pension Plan Fiduciary Net Position

Detailed information about the System's fiduciary net position is included in the financial statements of the City of Fort Pierce, which can be found on the city's website, www.cityoffortpierce.com. The System does not issue a stand-alone financial report.

Payables to the Pension Plan

At September 30, 2024, FPUA reported a payable in the amount of $17 for outstanding contributions to the Pension Plan.

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NOTE F – EMPLOYEE HEALTH PLAN (the Plan)

FPUA has been a self-insurer for health and accident claims of their employees, retirees and their families since January 1, 2000. Payments of claims under the Plan are administered by Blue Cross Blue Shield of Florida (Florida Blue). Employee contributions to the Plan are made biweekly. Any benefit claims, up to the stop loss amounts, are paid by FPUA. Claims in excess of the stop loss amounts are underwritten by an insurer. The individual stop loss amount is $140 and $5,558 in the aggregate for calendar year 2024.

As of September 30, 2024, FPUA had estimated incurred unpaid claims of $1,000. This liability does not include Dental Claims liability. This amount has been calculated based on the results of an actuarial analysis of the Plan, plus claims incurred prior to year-end but paid by FPUA subsequent to year-end.

Changes in FPUA's claim liability balance during the past two fiscal years were as follows:

Fiscal Year	Beginning of Fiscal Year Liability	Contributions/ Changes in Estimates	Claims/ Fees Payments	Balance at Fiscal Year End
2023	$ 542	$ 5,590	$ 5,032	$ 1,100
2024	1,100	6,490	6,590	1,000

NOTE G—POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

General Information about OPEB

Benefit description. FPUA provides certain healthcare benefits for all full-time and retired employees and their families, as a single-employer (see Note F). All FPUA employees are eligible for those benefits while working for FPUA. FPUA establishes the benefits available to its employees and retirees and may amend the benefits as business conditions and statutory requirements change. In accordance with Florida Statutes, FPUA allows their retirees to participate in the same Plan offered to their active employees. Although retirees pay an amount equivalent to the full cost of the benefit, FPUA must account for the implicit cost. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Employees covered by benefit terms. At September 30, 2024, the following employees were covered by the benefit terms:

Active employees	254
Inactive employees or beneficiaries currently receiving benefits	86
	340

Total OPEB Liability

FPUA's total OPEB liability of $1,457 was measured as of September 30, 2024, and was determined by an actuarial valuation as September 30, 2023.

Actuarial assumptions and other inputs. The total OPEB liability in the September 30, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Salary increases	2.50% per annum
Discount rate	4.09% per annum (3.81% for 2024)
Healthcare cost trend rates	4.5% for 2023 to an ultimate rate of 4.5%
Retirees' share of benefit-related costs	Retiree pays the $1,075.60 monthly premium for individual coverage and $2,151.21 for retiree plus spouse coverage.

The discount rate was based on the Bond Buyer's 20-Bond GO Index for September 2023.

Mortality rates were based on the 2023 PPA Mortality Table (RP-2014, base year 2006, adjusted to 2023 with Mortality Improvement Scale MP-2021).

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The actuarial assumptions used in the September 30, 2024 valuation were based on the results of the October 1, 2023 Actuarial Valuation of the Fort Pierce Utilities Authority Retiree Medical Plan.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at September 30, 2023	$ 1,336
Changes for the year:	
Service Cost	32
Interest	59
Differences between Expected and Actual Experience	113
Implicit Rate Subsidy	(83)
Net changes	121
Balance at September 30, 2024	$ 1,457

Sensitivity of the total OPEB liability to changes in the discount rate. The following presents the total OPEB liability of the FPUA, as well as what FPUA's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.81%) or 1-percentage-point higher (4.81%) than the current discount rate:

	1% Decrease (2.81%)	Discount Rate (3.81%)	1% Increase (4.81%)
Total OPEB liability	$1,631	$1,457	$1,311

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates. The following presents the total OPEB liability of FPUA, as well as what FPUA's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (3.5%) or 1-percentage-point higher (5.5%) than the current healthcare cost trend rates:

	1% Decrease (3.5%)	Healthcare Cost Trend Rates (4.5%)	1% Increase (5.5%)
Total OPEB liability	$1,294	$1,457	$1,652

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2024, FPUA recognized an OPEB expense of $90. At September 30, 2024, FPUA reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 298	$ 9
Total	$ 298	$ 9

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended September 30:	
2025	88
2026	73
2027	48
2028	33
2029	24
Thereafter	23

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NOTE H – COMPENSATED ABSENCES

Current policy allows each employee eligible for vacation leave to accumulate a maximum of 30 days of vacation at the close of the last pay period of the fiscal year. Employees are paid up to 45 days of unused vacation leave at current hourly rates upon separation from the company. Employees who are eligible for sick leave are allowed unlimited accumulation. Upon termination, employees having at least 3 and less than 10 years of continuous service with FPUA will receive pay for 1/2 of their accumulated sick leave balance up to a maximum of 45 days. Those employees having at least 10 years of continuous service with FPUA will receive pay for their accumulated sick leave balance up to a maximum of 90 days.

Accrued liabilities, based on hourly rates at September 30, 2024, have been reflected in the accounts of FPUA for vested (not contingent on employee future service) vacation and sick leave benefits. The amount considered payable within one year is determined based upon three-year averages of leave amounts that are taken in the form of cash payments. Final payouts, conversions and sell-backs have a significant impact on liability balances and are almost entirely for services already rendered during a prior year.

At September 30, 2024 the liability was:

	Total Liability	Due Within One Year
Vacation leave	$ 1,149	$ 111
Sick leave	2,180	197
	$ 3,329	$ 308

Annually, FPUA offers its employees the opportunity to receive payment for up to 6 days of unused sick leave, calculated at current hourly rates, providing certain established criteria have been met. This sick leave conversion plan is intended to provide incentive for sick leave to be used only when necessary. During the year ended September 30, 2024, $70 was paid to employees electing this option.

FPUA also offers its employees the opportunity to sell back a portion of their accumulated sick leave, calculated at current hourly rates, providing certain established criteria have been met. Employees may elect to convert up to a maximum of 90 days of sick leave which will reduce their amount payable upon separation. During the year ended September 30, 2024, $24 was paid to employees electing this option.

In addition, all employees have two opportunities per fiscal year to convert up to one half of their annual vacation accrual to cash and will reduce their amount payable upon separation. During the year ended September 30, 2024, $18 was paid to employees electing this option.

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NOTE I – CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

FPUA has entered into contracts for the construction or renovation of various system assets as follows:

Upgrade and Expansion	Project Authorization	Expended to Date	Remaining Commitment	Required Further Financing
Wastewater	$ 121,807	$ 14,539	$ 107,267	None
Gas	2,829	2,423	406	None
Water	1,744	720	1,024	None
Electric	1,566	673	893	None
Administration	1,059	412	646	None
FPUAnet	188	81	108	None
	$ 129,193	$ 18,848	$ 110,344	

A contract with Globaltech Haskell was authorized for engineering and construction of the Mainland Water Treatment Plant on July 11, 2023. The Contract will continue through 2025 and was approved for $133,979.

In addition, FPUA enters into unit price contracts for the construction or renovation of system assets. These contracts are not firm commitments, and the contractors are utilized as needed. As of September 30, 2024, costs of $3,875 were authorized under these contracts, $3,049 had been spent, and authorized amounts of $825 remained.

Changes in the economy have resulted in longer lead times with many manufacturers. To ensure FPUA's continued excellent customer service and to support all current expansion projects, FPUA has engaged in future commitments to purchase $4,713 of necessary inventory.

FMPA All-Requirements Power Supply Project

As of January 1, 1998, FPUA became a participant in the Florida Municipal Power Agency's (FMPA) All-Requirements Power Supply Project (hereinafter referred to as ARP). FPUA has agreed to purchase all capacity and energy necessary for their electric system from FMPA's ARP during the term of the contract. The contract is a 30-year evergreen, automatically renewing on October 1 of each year unless notification is provided one year prior to the automatic extension date.

Prior to being involved in the ARP, FPUA had Project Support Contracts and Power Sales Contracts with FMPA regarding Stanton Unit No. 1 (Stanton and Tri-City Projects) and Stanton Unit No. 2, coal-fired plants constructed by the Orlando Utilities Commission. FPUA's resources, which have

been assigned, include the contracts with FMPA related to Stanton Unit No. 1 and Stanton Unit No. 2, and to part of the contract with Florida Gas Transmission for the purchase of firm capacity natural gas. The contracts related to the St. Lucie Project, detailed within this section, have not been assigned; however, as of January 1, 1998, FPUA's share of transmission costs related to the St. Lucie Project have been assigned to the ARP.

FMPA St. Lucie Project

FPUA has entered into agreements with FMPA, of which it is a member, and with certain other members of FMPA, for entitlement to capacity, energy, and transmission services from Florida Power & Light's (FP&L) St. Lucie Unit No. 2 (the Unit) which is located on South Hutchinson Island near Fort Pierce, and through a reliability exchange agreement related to St. Lucie Unit No. 1, located at the same site. Pursuant to a Power Sales Contract and a Project Support Contract, FPUA has acquired an entitlement share of FMPA's allocation of these services. The Power Sales Contract requires payments for each month in which capacity, energy, or transmission services are available from the St. Lucie Project. Payments due each month are based upon an annual budget. Once each year, the excess or deficiency of payments related to actual cost is calculated and applied to the next year's monthly statements from FMPA to FPUA.

The Power Sales Contract will remain in effect until the latest of (i) the date that the principal, premium, if any, and interest on all bonds have been paid, or funds are set aside for the payment thereof; (ii) the date the Unit is decommissioned or finally disposed of as an electric generating unit pursuant to the Participation Agreement, or FMPA's interest in the Unit is terminated pursuant to the Participating Agreement or otherwise disposed of; or (iii) the date all obligations of FMPA under the Participation Agreement have been paid, performed, or provided for.

In any month when electric capacity, energy, or transmission services are not made available to FPUA, payment is made to FMPA under a Project Support Contract in a like amount as would have been due under the Power Sales Contract.

Purchases under these contracts are accounted for as operating expenses by FPUA. Total costs included in operating expenses for FY 2023 and FY 2024 were $5,316 and $5,125 respectively. FPUA is committed under the agreements to payments of $5,179 for the year ending September 30, 2025.

Florida Gas Transmission

FPUA executed an All Requirements Gas Services Agreement with Florida Gas Utility (FGU) on January 15, 2002. As a member of the All Requirements project, FPUA is required to purchase natural gas and the firm capacity needed for its delivery through FGU. The firm capacity of natural gas is the availability of the pipeline required to transport the natural gas to FPUA. This agreement will remain in effect until cancelled by FPUA.

On July 3, 2012, FPUA acquired additional firm capacity from the City of Sunrise, Florida in order to meet the needs of new industrial customers. This agreement will remain in effect until cancelled by FPUA. In FY 2016, additional firm capacity was made available from Florida Gas Transmission, and FPUA exercised rights to obtain this capacity. An additional 96,800 MMBtu of capacity was obtained. With this additional capacity, the amount of Sunrise capacity was reduced by 45,300 MMBtu via a revised interlocal agreement with the City of Sunrise. In FY 2024, FPUA will be entitled to firm capacity of 566,412 MMBtu, and will be committed to purchase 535,283 MMBtu of natural gas at an approximate cost of $2,732. The amounts purchased under these contracts, for FY 2023 and FY 2024 were $3,124 and $3,134 respectively.

FMPA Treasure Coast Energy Center

FPUA has entered into an agreement with FMPA to manage, operate, and maintain their facility located in St. Lucie County near Fort Pierce. The Treasure Coast Energy Center (TCEC) is a natural gas fueled power generation site. The initial terms of this agreement commenced on July 24, 2007 and expired on September 30, 2011, after which the agreement became a one-year evergreen. The agreement is extended annually and was for the year ended September 30, 2025.

The majority of TCEC employees are on the payroll of FPUA and all costs associated with them are reimbursed bi-weekly by FMPA. TCEC employee costs and revenue for FY 2023 and FY 2024 totaled $2,156 and $2,245 respectively.

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NOTE J – RISK MANAGEMENT

FPUA is exposed to various other risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which FPUA carries commercial insurance. Settled claims resulting from these risks have not exceeded the commercial insurance coverage limits.

FPUA has property, automobile liability, general liability, pollution remediation, cyber liability, and worker's compensation policies through Florida Municipal Insurance Trust (FMIT). FPUA is a qualified self-insurer in the State of Florida and under Florida Statue 768.28 is granted sovereign immunity. By statute the limit of liability is $200 Bodily Injury and/or Property Damage per person or $300 Bodily Injury and/or Property Damage per occurrence. These specific limits of liability, by insurance policy, are increased to $1,000 (combined single limit) per occurrence, solely for any liability resulting from entry of a claims bill pursuant to Section 768.28 (5) Florida Statutes or liability/settlement. The Workers Compensation liability policy is statutory per Florida Statute 440, and includes Employers Liability of $1,000 each accident/$1,000 by disease/$1,000 aggregate by disease. Our automobile coverage includes a $5 deductible on automobiles that are five years or newer and on larger heavy-duty trucks.

FPUA carries flood insurance policies with Wright National Flood Insurance Company and Neptune Flood Insurance, and Computer & Telephone equipment insurance with Markel American Insurance Company, both through Acentria Insurance. FPUA also insures specific scheduled and unscheduled equipment and Public Officials Bond insurance with Travelers Casualty through Brown & Brown. Insurance coverage for underground storage tanks, also scheduled by site, carries liability limits of $1,000 per incident and in aggregate, including acts of terrorism.

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NOTE K – LEASE AGREEMENTS AND SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS

On January 1, 2023, FPUA entered into an agreement with Pitney Bowes and committed to a five-year lease for billing equipment and software. The lease requires 20 quarterly payments of $12, and contains a $3 fixed maintenance component. The equipment has been capitalized at its FMV of $136. As of September 30, 2024, the FMV less accumulated amortization of $41 was $95. The effective interest and maintenance expenses for the year ended September 30, 2024 were $10 and $14 respectively.

On January 1, 2023, FPUA entered into an agreement with Pitney Bowes and committed to a four-year lease for mailing/postage equipment and software. The lease requires 16 quarterly payments of $2, and contains a $1 fixed maintenance component. The equipment has been capitalized at its fair market value (FMV) of $20. As of September 30, 2024, the FMV less accumulated amortization of $8 was $12. The effective interest and maintenance expenses for the year ended September 30, 2024 were $2 and $2 respectively.

The following table is a schedule by year of future minimum lease obligations together with the present value of the net minimum lease payments as of September 30, 2024.

Year Ending September 30	Principal Payments	Interest Payments	Maintenance Payments	Total
2025	$ 31	$ 9	$ 17	$ 57
2026	33	6	17	56
2027	34	3	15	52
2028	16	1	7	24
	$ 114	**$ 19**	**$ 56**	**$ 189**

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FPUA has multiple software arrangements, that require recognition under GASB 96. These assets will be amortized over the lease term, which ranges from 3 to 5 years. FPUA recognizes a subscription-based information technology arrangements (SBITA) liability and an intangible right-to-use asset. Therefore, the SBITAs have been recorded at the present value of the future minimum payments as of the inception date using an internal borrowing rate of 7.5%. The cost and accumulated amortization of the assets under the SBITAs totaled approximately $442,000 and $140,000, respectively, as of September 30, 2024.

The following table is a schedule by year of future minimum SBITA obligations together with the present value of the net minimum SBITA payments as of September 30, 2024.

Year Ending September 30	Principal Payments	Interest Payments	Maintenance Payments	Total
2025	$ 109	$ 5	$ -	$ 114
2026	-	-	-	-
2027	-	-	-	-
2028	-	-	-	-
	$ 109	**$ 5**	**$ -**	**$ 114**

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NOTE L – REVENUE BONDS AND DIRECT PLACEMENTS

A summary of changes in revenue bonds payable is as follows:

BONDS PAYABLE	September 30, 2023	Additions	Deletions	September 30, 2024
Series 1999B (Accreted value)	$ 8,425	$ 245[1]	$ (4,335)	$ 4,335
Series 2022A	143,500	-	(905)	142,595
Series 2022B	2,550	-	-	2,550
Total Revenue Bonds Payable	154,475	245	(5,240)	149,480
Direct Placements				
Series 2016	7,504	-	(335)	7,169
	161,979	245	(5,575)	156,649
Add unamortized bond premiums	7,421	-	(700)	6,721
Less unamortized bond discounts	(2)	-	2	-
Less current portion of revenue bonds payable	(5,575)	(5,628)	5,575	(5,628)
Revenue Bonds Payable - net of current portion	**$ 163,823**	**$ (5,383)**	**$ (698)**	**$ 157,742**

[1] Accretion

In September 1999, FPUA issued Utilities Revenue Capital Appreciation Bonds, Series 1999B, in the amount of $10,223 to finance the cost of acquiring and constructing additions, extensions, and improvements to the water and wastewater facilities, as well as to fund the increase in required reserves, and pay certain costs associated with the bond issuance. The 1999B Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding capital appreciation bonds remaining principal totals $4,335 and is due on October 1, 2024, with a yield of 5.90%. Accreted value of the 1999B Bond at September 30, 2024 is $4,335.

In June 2022, FPUA issued Utilities Refunding Revenue Bonds, Series 2022A, in the amount of $143,500, including $75,975 of serial bonds, and $67,525 of term bonds. The bonds were issued to pay the costs of the acquisition, construction, and equipping of certain capital improvements to the system, refund all the outstanding Utilities Refunding Revenue Bonds Series 2009, and pay certain costs associated with the bond issuance. The refunding of the 2009 revenue bonds resulted in net present value savings of $2,392. The 2022A Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding serial bonds were issued at a premium of $9,021. They are due in annual installments beginning on

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(Dollars in Thousands)

October 1, 2023 through October 1, 2042 in amounts ranging from $905 to $6,460, plus interest at a fixed rate of 5.0%. The term bond was issued at a discount of $1,053 and matures October 1, 2052 with payments ranging from $5,625 to $8,005 and a fixed rate of 4.00%. Interest on the 2022A Bond is due and paid semiannually.

In June 2022, FPUA issued Utilities Refunding Revenue Bonds, Series 2022B, in the amount of $2,550. The bonds were issued to pay the costs of the acquisition, construction, and equipping of certain capital improvements to the system including improvements to FPUA's broadband and other communications services systems, and pay certain costs related to the issuance of the bonds. The 2022B Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding serial bonds were issued at a premium of $329. They are due in annual installments beginning on October 1, 2027 through October 1, 2036 in amounts ranging from $215 to $315, plus interest at a fixed rate of 5.00%. Interest on the 2022B Bond is due and paid semiannually.

Fort Pierce Utilities Authority Outstanding Revenue Bonds - Direct Placements

In March of 2016, FPUA issued Utilities Refunding Revenue Bonds, Series 2016, in the amount of $9,545 to refund the outstanding principal amount of FPUA's Utilities Revenue Bonds Series 2002. The refunding resulted in a net present value savings of $2,466. The 2016 Bonds are payable from, and secured by, a pledge of net revenues from the operation of the Utilities System. The outstanding serial bonds are due in annual installments beginning on October 1, 2021 through October 1, 2026 in amounts ranging from $321 to $3,451, plus interest at a fixed rate of 2.14%. Interest on the 2016 Bond is due and paid semiannually.

Requirements to amortize all revenue bonds outstanding as of September 30, 2024 are as follows:

	Revenue Bonds		Direct Placements		
Year Ending September 30	Principal	Interest	Principal	Interest	Total
2025	$ 5,285	$ 6,535	$ 343	$ 146	$ 12,309
2026	2,310	6,419	3,375	74	12,178
2027	2,420	6,298	3,451	-	12,169
2028	6,065	5,995	-	-	12,060
2029	6,370	5,676	-	-	12,046
2030-2052	127,030	71,120	-	-	198,150
	$ 149,480	**$ 102,043**	**$ 7,169**	**$ 220**	**$ 258,912**

Significant Bond Covenants for Utilities Revenue Bonds

The Series 1999, 2016, 2022A, and 2022B, bond issues provide that FPUA accumulate monthly 1/6 of the amount of all interest due on the next semi-annual interest payment date, and 1/12 of the amount of principal due and payable on the next principal maturity date. Additionally, FPUA's Master Bond Resolution requires renewal and replacement, emergency reserve and debt service reserve subaccount funds with minimum requirements of $500, $900 and $1,977, respectively. These reserves are fully funded at September 30, 2024.

Redemption Options Prior to Maturity

The Series 1999B Bonds are not subject to redemption prior to maturity.

The Series 2016 Utilities Refunding Revenue Bonds maturing on October 1, 2026 with an interest rate of 2.14% are redeemable anytime at the option of FPUA. Any full or partial prepayment will carry a fee equal to the greater of (i) 1.00% of the principal balance multiplied by the number of years remaining or (ii) a 'Yield Maintenance Fee'.

The Series 2022A Bonds maturing prior to October 1, 2033 are not subject to optional redemption prior to maturity. The series 2022A Bonds maturing on and after October 1, 2033 shall be subject to redemption prior to their stated dates of maturity, at the option of FPUA, in whole or part, on any date on or after October 1, 2032, in such maturities as FPUA shall in its discretion select by lot within a maturity if less than a full maturity, at a redemption price equal to 100% of the principal amount of such 2022A Bonds to be redeemed plus accrued interest to the redemption date.

The Series 2022B Bonds maturing prior to October 1, 2033 are not subject to optional redemption prior to maturity. The series 2022B Bonds maturing on and after October 1, 2033 shall be subject to redemption prior to their stated dates of maturity, at the option of FPUA, in whole or part, on any date on or after October 1, 2032, in such maturities as FPUA shall in its discretion select by lot within a maturity if less than a full maturity, at a redemption price equal to 100% of the principal amount of such 2022B Bonds to be redeemed plus accrued interest to the redemption date.

Current and Advanced Refunding of Debt

Debt refunding activities occurred during fiscal year 2022 that resulted in the redemption or defeasance of certain outstanding obligations. The Refunded Bonds that matured October 1, 2022 through and including 2028 and October 1, 2029 were redeemed prior to their respective maturities, on the closing date of the Series 2022 Bonds (June 21, 2022) at a redemption price of 100% of the principal amount thereof, plus interest to the redemption date. The Refunded Bonds that matured on October 1, 2029 were redeemed on July 11, 2022 at a redemption price of 100% of the principal amount thereof, plus accrued interest to the redemption date.

Upon delivery of the Series 2022 Bonds, the Bank of New York Mellon Trust Company entered into an Escrow Deposit Agreement with FPUA relating to the Refunded Bonds maturing on October 1, 2029. The agreement created an irrevocable escrow deposit trust fund to be applied to the payment of principal and interest of the Refunded Bonds that mature on October 1, 2029 as the bonds become due and payable and at redemption prior to maturity. The outstanding balance of defeased deb,t as of September 30, 2024, is $30,516.

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

NOTE M – CHANGES IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended September 30, 2024:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Revenue Bonds	$ 154,475	$ 245	$ (5,240)	$ 149,480	$ 5,285
Direct Placement	7,504		(335)	7,169	343
Bond Discounts	(2)	-	2	-	-
Net Pension Liability	27,665	-	(11,134)	16,531	-
Leases	142	-	(28)	114	31
SBITAs	209	-	(100)	109	109
Compensated Absences	2,271	1,127	(68)	3,330	308
Other Postemployment Benefits	1,336	204	(83)	1,457	-
Long Term Liabilities	$ 193,600	$ 1,576	$ (16,986)	$ 178,190	$ 6,076

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

NOTE N – DISTRIBUTION TO THE GENERAL FUND, CITY OF FORT PIERCE

As provided by Article XII, Section 178 of the Charter of the City of Fort Pierce, Florida, six percent of FPUA's utility systems gross revenues, as defined therein, is distributed to the City's General Fund on an annual basis. The distribution calculation is based on the preceding fiscal year's audited financial statements. The following is the computation of the amounts distributable to the General Fund during the year ending September 30, 2024:

Gross Revenue	$ 174,033
Plus:	
Power Cost Adjustment	2,673
FMPA Management Fee	39
	176,745
Less:	
Purchased Gas Adjustment	1,452
Capital Contributions	10,572
FMPA TCEC O&M Expense Recovery	2,144
FPUAnet Operating Revenue	1,644
The Manatee Center Operating Revenue	358
Grant Revenue	28,774
Adjusted Gross Revenue	$ 131,801
Amount distributable to General Fund, City of Fort Pierce	$ 7,908

FORT PIERCE UTILITIES AUTHORITY
Notes to Financial Statements
September 30, 2024
(Dollars in Thousands)

NOTE O – TRANSACTIONS WITH THE CITY OF FORT PIERCE

As an enterprise fund of the City of Fort Pierce, transactions occur between FPUA and the City throughout the year in the ordinary course of operations. Below is a summary of significant transactions:

Metered and Non-metered Service Charges - FPUA bills the City on a monthly basis for all metered and non-metered services. Total amounts charged to the City for the year ended September 30, 2024, were $2,052. Current accounts receivable from the City at September 30, 2024, totaled $189.

Sanitation, Clean Community Fees and Utility Tax Billings - Charges to City residents for sanitation services, clean community fees and utility tax are included on FPUA's monthly billing statements to customers as a service to the City. FPUA acts only as an agent, with all cash collections relating to these charges forwarded monthly to the City. The City is charged $187 annually by FPUA to bill, collect and remit payment for sanitation services and clean community fees.

Disbursements made to the City by FPUA, including payments of utility tax, sanitation charges collected and other routine charges for the year ended September 30, 2024, were $14,738. In addition, FPUA paid the September 30, 2023 General Fund distribution to the City in the amount of $7,468. Amounts payable to the City at September 30, 2024, were $1,210.

Vehicle Fuel - The City charges FPUA for fuel used by FPUA vehicles. FPUA reciprocates by permitting the City to fuel their vehicles as needed at FPUA pumps and in turn bills the City for fuel used in their vehicles.


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Required Supplementary Information

FORT PIERCE UTILITIES AUTHORITY
Schedule of Proportionate Share of the Net Pension Liability
For the City of Fort Pierce Retirement and Benefit System
(Dollars in Thousands)

Fiscal Year Ending September 30,	FPUA Proportion of the NPL	FPUA Proportionate Share of the NPL	FPUA Covered Payroll	NPL as a % of Covered Payroll	Plan Net Position as a % of Total Pension Liability
2024	42.72%	$ 16,531	$17,160	96.33%	86.42%
2023	43.33%	27,665	15,783	175.28%	76.58%
2022	45.32%	29,536	15,321	192.78%	75.29%
2021	48.73%	231	15,654	1.47%	99.81%
2020	45.44%	10,486	15,814	66.31%	90.33%
2019	48.01%	11,606	15,007	77.34%	89.42%
2018	48.48%	7,408	13,401	55.28%	93.12%
2017	50.75%	10,090	13,209	76.39%	90.74%
2016	44.84%	6,655	12,508	53.21%	92.51%
2015	41.74%	5,528	12,431	44.47%	92.95%

Required Supplementary Information

FORT PIERCE UTILITIES AUTHORITY
Schedule of Proportionate Share of Employer Contributions
For the City of Fort Pierce Retirement and Benefit System
(Dollars in Thousands)

Fiscal Year Ending September 30,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2024	$ 3,662	$ 3,662	$ -	$ 17,160	21.34%
2023	2,807	2,807	-	15,783	17.78%
2022	2,602	2,602	-	15,321	16.98%
2021	2,575	2,575	-	15,654	16.45%
2020	2,775	2,775	-	15,814	17.55%
2019	2,717	2,717	-	15,007	18.10%
2018	2,402	2,402	-	13,401	17.92%
2017	2,147	2,147	-	13,209	16.25%
2016	2,039	2,039	-	12,508	16.30%
2015	2,087	2,087	-	12,431	16.79%

Required Supplementary Information

FORT PIERCE UTILITIES AUTHORITY
Other Postemployment Benefits (OPEB)
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Seven Fiscal Years
(Dollars in Thousands)

	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability							
Service cost	$ 32	$ 29	$ 44	$ 32	$ 29	$ 27	$ 20
Interest	59	55	38	28	33	37	33
Differences between expected and actual experience	113	(8)	146	(5)	282	133	(51)
Implicit Rate Subsidy	(83)	(73)	(73)	(105)	(105)	(64)	(41)
Net change in total OPEB liability	121	3	155	(50)	239	133	(39)
Total OPEB liability - beginning	1,336	1,333	1,178	1,228	989	856	895
Total OPEB liability - ending	$ 1,457	$ 1,336	$ 1,333	$ 1,178	$ 1,228	$ 989	$ 856
Covered - employee payroll	$ 20,688	$ 18,613	$ 17,899	$ 17,472	$ 17,191	$ 16,497	$ 15,211
Total OPEB liability as a percentage of covered - employee payroll	7.04%	7.18%	7.45%	6.74%	7.14%	6.00%	5.63%

This schedule will show information for 10 years when that information is available.

There are no assets accumulated in a trust that meets the criteria of GASB codification P22.101 or P52.101 to pay related benefits for the OPEB plan.

Statistical Section Contents

This part of the Fort Pierce Utilities Authority's (FPUA) Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosure, and required supplementary information says about FPUA's overall financial health. Statistical information for the current period, as well as nine years prior, is presented in this section. Historical data that is unavailable for the full nine years prior has been presented to include the earliest periods for which that information is readily accessible.

Contents	Page
Financial Trends These schedules contain trend information to help the reader understand how FPUA's financial performance and well-being has changed over time.	72-77
Revenue Capacity These schedules contain information to help the reader assess FPUA's local revenue source.	81-88
Debt Capacity These schedules present information to help the reader assess FPUA's debt burden and its ability to issue additional debt in the future.	90-91
Demographic and Economic Information This schedule offers demographic and economic indicators to help the reader understand the environment in which FPUA's financial activities take place.	94-95
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in FPUA's financial report relates to the services FPUA provides and the activities it performs.	98-109

Sources: Unless otherwise noted, the information in these schedules was obtained from the Annual Comprehensive Financial Reports for the relevant year.


FPUA
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FINANCIAL TRENDS

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

	2024	2023	2022
ASSETS AND DEFERRED OUTFLOWS			
ASSETS			
Current Assets:			
Equity in Pooled Cash and Investments	$ 33,405	$ 35,159	$ 21,646
Accounts Receivable, Net of Allowance for Uncollectible Accounts	8,816	8,979	10,783
Grants Receivable	26,585	1,818	463
Unbilled Receivables	8,077	7,571	7,848
Due from Other Governments	699	773	720
Inventories and Other Current Assets	16,585	12,151	7,173
Restricted Equity in Pooled Cash and Investments	25,370	22,249	17,715
Restricted Cash with Fiscal Agent	8,576	8,554	6,181
Total Current Assets	128,113	97,254	72,529
Noncurrent Assets:			
Capital Assets:			
Utility Plant in Service	531,035	515,567	505,540
Construction Work in Progress	100,211	47,403	23,731
Less Accumulated Depreciation	(331,913)	(318,052)	(304,528)
Right to Use Lease Assets	156	156	-
Less Accumulated Amortization	(50)	(18)	-
Right to Use Subscription Assets	441	441	-
Less Accumulated Amortization	(206)	(65)	-
Total Capital Assets (net of Accumulated Depreciation)	299,674	245,432	224,743
Other Noncurrent Assets:			
Restricted Equity in Pooled Cash and Investments	74,336	106,314	124,764
FMPA Working Capital Receivable	1,919	1,919	1,919
Preliminary Survey	41	41	69
Investment in Public Gas Partners Pool	-	-	-
Total Other Noncurrent Assets	76,296	108,274	126,752
Total Assets	504,083	450,960	424,024
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Pension Outflow	2,596	11,001	17,920
Deferred OPEB Outflow	298	276	352
Deferred Amount on Debt Refunding	385	412	440
Advance Distribution to General Fund - City of Fort Pierce	-	-	-
Total Deferred Outflows	3,279	11,689	18,712
TOTAL ASSETS AND DEFERRED OUTFLOWS	$ 507,362	$ 462,649	$ 442,736

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Assets and Deferred Outflows

Last Ten Fiscal Years

(Dollars in Thousands)

2021	2020	2019	2018	2017	2016	2015
$ 20,786	$ 24,808	$ 30,506	$ 28,616	$ 26,661	$ 23,163	$ 27,712
6,621	7,896	7,549	7,820	8,489	9,072	8,149
-	-	-	-	-	-	-
6,428	6,106	5,221	6,306	5,626	5,432	5,534
914	1,418	1,793	1,962	2,085	424	422
6,932	5,346	4,501	4,723	4,514	4,546	5,009
15,147	12,800	13,038	12,831	13,946	22,349	20,757
6,460	6,432	6,404	6,379	6,353	1,083	1,308
63,288	64,806	69,012	68,637	67,674	66,069	68,891
492,754	468,621	457,592	455,645	446,447	434,848	423,324
18,067	24,977	17,483	18,052	20,124	22,547	24,768
(290,363)	(276,799)	(263,908)	(259,869)	(253,514)	(241,651)	(231,252)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
220,458	216,799	211,167	213,828	213,057	215,744	216,840
6,857	6,857	6,857	6,857	6,857	6,857	6,703
1,919	1,919	1,919	1,919	1,919	1,919	1,919
62	-	-	68	41	41	6
-	34	359	428	486	537	587
8,838	8,810	9,135	9,272	9,303	9,354	9,215
292,584	290,415	289,314	291,737	290,034	291,167	294,946
1,443	1,505	3,328	3,701	5,737	3,880	3,689
282	339	114	-	-	-	-
64	80	97	115	132	151	-
-	-	-	-	-	-	1,251
1,789	1,924	3,539	3,816	5,869	4,031	4,940
$ 294,373	$ 292,339	$ 292,853	$ 295,553	$ 295,903	$ 295,198	$ 299,886

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

	2024	2023	2022
LIABILITIES, DEFERRED INFLOWS AND NET POSITION			
LIABILITIES			
Current Liabilities:			
Accounts Payable and Accrued Expenses	$ 18,178	$ 13,502	$ 13,061
Due to City of Fort Pierce	1,188	953	941
Customer Deposits - restricted assets	9,775	9,429	8,989
Revenue Bonds Payable - restricted assets	5,628	5,575	4,668
Accrued Interest Payable - restricted assets	3,368	3,394	1,925
Accrued Compensated Absences	308	348	335
Due to St. Lucie County		-	-
Lease Liability	31	28	11
Subscription Asset Liability	109	100	-
Other Current Liabilities	199	277	411
Total Current Liabilities	38,784	33,606	30,341
Noncurrent Liabilities:			
Revenue Bonds Payable, Net of Unamortized Discounts/Premiums	157,742	163,823	169,607
Accrued Compensated Absences	3,021	1,923	1,785
Other Postemployment Benefits	1,457	1,336	1,333
Net Pension Liability	16,531	27,665	29,536
Due to St. Lucie County	-	-	-
Lease Liability	84	114	-
Subscription Asset Liability	-	109	
Other Noncurrent Liabilities	69	35	-
Total Noncurrent Liabilities	178,904	195,005	202,261
Total Liabilities	217,688	228,611	232,602
DEFERRED INFLOWS OF RESOURCES			
Purchased Power and Gas Over-Recovery	11,201	8,884	311
Deferred Pension Inflow	4,739	302	377
Deferred OPEB Inflow	9	17	18
Deferred Amount on Debt Refunding	-	-	-
Total Deferred Inflow of Resources	15,949	9,203	706
NET POSITION			
Net Investment in Capital Assets	191,079	171,276	171,439
Restricted Capital Improvement Charges	15,175	12,405	8,315
Restricted For Debt Service	1,977	1,977	5,457
Restricted For Emergencies	900	900	900
Restricted For Renewals & Replacements	500	500	500
Unrestricted	64,094	37,777	22,817
Total Net Position	273,725	224,835	209,428
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	$ 507,362	$ 462,649	$ 442,736

FORT PIERCE UTILITIES AUTHORITY

Statement of Net Position - Liabilities, Deferred Inflows and Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

2021	2020	2019	2018	2017	2016	2015
$ 9,855	$ 9,546	$ 7,969	$ 8,977	$ 8,973	$ 7,900	$ 9,577
950	942	858	802	746	913	781
8,864	8,735	8,481	8,280	8,029	8,024	7,803
6,076	6,015	5,953	5,897	5,840	7,367	7,086
792	822	853	881	908	971	1,145
276	-	-	-	-	24	170
-	-	-	77	-	-	-
40	34	29	24	11	38	31
-	-	-	-	-	-	-
501	598	623	658	835	859	873
27,354	26,692	24,766	25,596	25,342	26,096	27,466
47,641	52,812	57,728	62,403	66,851	71,085	76,754
1,921	2,181	2,211	2,015	1,968	1,778	1,592
1,178	1,228	989	856	742	711	681
231	10,486	11,606	7,408	10,090	6,655	5,528
-	-	-	-	125	132	137
11	51	85	114	-	11	49
-	-	-	-	-	-	-
50,982	66,758	72,619	72,796	79,776	80,372	84,741
78,336	93,450	97,385	98,392	105,118	106,468	112,207
1,985	3,133	4,881	4,482	2,416	3,516	5,695
8,975	674	441	2,803	683	217	-
26	29	37	43	-	-	-
-	-	-	-	-	-	10
10,986	3,836	5,359	7,328	3,099	3,733	5,705
173,685	167,218	160,527	161,387	140,472	137,376	132,679
5,875	3,660	4,155	4,152	5,521	7,070	6,031
5,457	5,457	5,457	5,457	5,457	5,457	4,930
900	900	900	900	900	900	1,273
500	500	500	500	500	500	500
18,634	17,318	18,570	17,437	34,836	33,694	36,561
205,051	195,053	190,109	189,833	187,686	184,997	181,974
$ 294,373	$ 292,339	$ 292,853	$ 295,553	$ 295,903	$ 295,198	$ 299,886

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2024	FY 2023	FY 2022	FY 2021
OPERATING REVENUES				
Residential Sales	$ 53,378	$ 54,143	$ 54,122	$ 44,551
General Service Sales	68,133	70,898	70,128	56,187
Sales for Resale	2,370	2,099	1,945	2,186
Other Operating Revenues	3,976	2,973	2,426	1,991
Total Operating Revenues	127,857	130,113	128,621	104,915
OPERATING EXPENSES				
Purchases for Resale	47,010	55,872	62,593	43,369
Plant Operations	8,193	7,812	7,374	6,411
Field Operations	11,772	11,485	11,384	10,837
General and Administrative	26,766	27,808	26,411	17,755
Depreciation	15,695	14,565	14,731	14,263
Total Operating Expenses	109,436	117,542	122,493	92,635
OPERATING INCOME	18,421	12,571	6,128	12,280
NONOPERATING REVENUES (EXPENSES)				
Investment and Other Income	7,304	5,873	2,383	2,483
Grant Revenue	28,774	4,018	1,907	97
Gain (Loss) on Disposal of Capital Assets	7	90	17	5
TCEC Expenses	(2,245)	(2,156)	(2,069)	(1,968)
Storm Expenses	(21)	(168)	(130)	(83)
Interest Expense	(6,454)	(6,638)	(3,579)	(2,585)
Distribution to City of Fort Pierce	(7,468)	(6,758)	(6,524)	(6,342)
Total Nonoperating Revenues (Expenses)	19,897	(5,739)	(7,995)	(8,393)
INCOME BEFORE CAPITAL CONTRIBUTIONS	38,318	6,832	(1,867)	3,887
Capital Contributions	10,572	8,575	6,244	6,111
INCOME BEFORE EXTRAORDINARY ITEMS	48,890	15,407	4,377	9,998
Extraordinary Income (Expense)	-	-	-	-
CHANGE IN NET POSITION	48,890	15,407	4,377	9,998
Net Position - Beginning of Year	224,835	209,428	205,051	15,929
Net Position - End of Year	$ 273,725	$ 224,835	$ 209,428	$ 25,927

FORT PIERCE UTILITIES AUTHORITY

Statement of Revenues, Expenses and Changes in Net Position

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
$ 43,677	$ 42,205	$ 41,364	$ 42,237	$ 41,432	$ 39,558
53,670	54,726	54,347	55,839	53,811	52,964
2,204	1,062	894	953	914	874
1,745	3,402	3,605	3,621	2,264	2,162
101,296	101,395	100,210	102,650	98,421	95,558
41,925	43,796	43,289	45,523	43,783	42,304
6,249	5,917	5,771	5,577	5,313	5,325
10,459	10,107	9,647	9,360	9,062	8,641
19,242	20,716	18,580	17,740	16,997	15,802
13,384	13,959	12,993	12,774	13,097	12,461
91,259	94,495	90,280	90,974	88,252	84,533
10,037	6,900	9,930	11,676	10,169	11,025
2,810	3,044	2,654	2,215	2,011	2,150
159	423	457	421	-	81
4	29	(122)	20	125	21
(2,332)	(2,285)	(1,828)	(1,794)	(1,699)	(1,809)
(25)	(264)	(19)	(297)	-	-
(2,825)	(3,044)	(3,077)	(3,325)	(3,445)	(3,594)
(6,276)	(6,125)	(6,139)	(5,969)	(5,809)	(5,735)
(8,485)	(8,222)	(8,074)	(8,729)	(8,817)	(8,886)
1,552	(1,322)	1,856	2,947	1,352	2,139
3,392	1,501	292	(256)	1,650	2,471
4,944	179	2,148	2,691	3,002	4,610
-	97	(1)	(2)	21	(10)
4,944	276	2,147	2,689	3,023	4,600
10,985	10,709	8,562	5,873	2,850	(1,750)
$ 15,929	$ 10,985	$ 10,709	$ 8,562	$ 5,873	$ 2,850


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Revenue Capacity


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FORT PIERCE UTILITIES AUTHORITY
Average Number of Services Billed By System
Last Ten Fiscal Years

FISCAL YEAR	ELECTRIC	WATER	NATURAL GAS	WASTEWATER	INTERNET SERVICES
FY 2024	29,616	22,891	4,117	16,947	191
FY 2023	29,233	22,334	4,089	16,497	99
FY 2022	29,017	21,857	4,098	16,125	60
FY 2021	28,870	21,470	4,110	15,820	60
FY 2020	28,749	21,124	4,117	15,585	61
FY 2019	28,527	20,725	4,111	15,316	70
FY 2018	28,265	20,356	4,099	15,107	70
FY 2017	28,287	20,221	4,128	15,084	71
FY 2016	28,299	20,079	4,166	15,069	76
FY 2015	28,221	19,929	4,189	15,038	77

FORT PIERCE UTILITIES AUTHORITY
Operating Revenues By System
Last Ten Fiscal Years
(Dollars in Thousands)

	FY 2024	FY 2023	FY 2022	FY 2021
ELECTRIC				
Residential				
Inside the City	$ 25,668	$ 27,839	$ 30,305	$ 23,509
Outside the City	6,363	6,865	7,416	5,763
General Service				
Inside the City	32,504	36,267	38,565	28,993
Outside the City	6,030	6,859	7,023	5,235
Other Retail	523	529	515	515
Other Operating Revenues	916	933	782	813
Total Electric Operating Revenues	72,004	79,292	84,606	64,828
WATER				
Residential				
Inside the City	7,975	7,223	6,041	5,654
Outside the City	3,123	2,811	2,355	2,217
General Service				
Inside the City	8,352	7,949	6,710	6,174
Outside the City	4,814	4,422	3,645	3,221
Sales for Resale	2,370	2,099	1,945	2,186
Other Operating Revenues	268	228	237	370
Total Water Operating Revenues	26,902	24,732	20,933	19,822
GAS				
Sales Revenue				
Residential	1,543	1,462	1,386	1,240
Heat Only	8	8	8	9
General Service	5,428	5,191	5,496	3,953
Other Operating Revenues	53	54	46	59
Total Gas Operating Revenues	7,032	6,715	6,936	5,261
WASTEWATER				
Residential				
Inside the City	7,729	7,058	5,888	5,484
Outside the City	972	878	725	678
General Service				
Inside the City	7,747	7,493	6,204	5,843
Outside the City	2,732	2,187	1,968	2,054
Other Operating Revenues	356	280	257	196
Total Wastewater Operating Revenues	19,536	17,896	15,042	14,255
MANATEE CENTER				
Total Manatee Center Operating Revenues	739	502	503	366
FPUAnet COMMUNICATIONS				
Total FPUAnet Communications Operating Revenues	1,644	976	601	383
TOTAL OPERATING REVENUES	$ 127,857	$ 130,113	$ 128,621	$ 104,915

FORT PIERCE UTILITIES AUTHORITY

Operating Revenues By System

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
$ 23,378	$ 22,671	$ 22,387	$ 23,105	$ 22,718	$ 21,434
5,719	5,589	5,527	5,641	5,600	5,255
28,298	29,025	29,487	30,038	29,077	28,423
5,112	5,307	5,312	5,171	5,039	4,958
515	515	508	1,711	1,680	1,750
564	1,025	1,065	1,022	1,042	1,024
63,586	64,132	64,286	66,688	65,156	62,844
5,346	5,067	4,877	4,876	4,710	4,546
2,098	1,965	1,837	1,790	1,680	1,597
5,882	5,970	5,793	5,868	5,498	5,305
3,096	2,880	2,515	2,638	2,625	2,381
2,204	1,061	894	953	914	874
342	691	431	689	110	101
18,968	17,634	16,347	16,814	15,537	14,804
1,185	1,203	1,212	1,196	1,192	1,240
8	8	9	9	11	12
3,166	3,610	3,429	3,367	3,106	3,511
56	67	61	73	69	85
4,415	4,888	4,711	4,645	4,378	4,848
5,290	5,104	4,929	4,963	4,874	4,826
656	601	587	582	572	574
5,518	5,518	5,640	5,688	5,547	5,280
1,898	1,726	1,507	1,433	1,314	1,428
165	898	1,298	928	141	126
13,527	13,847	13,961	13,594	12,448	12,234
429	429	435	444	410	390
371	465	470	465	492	438
$ 101,296	$ 101,395	$ 100,210	$ 102,650	$ 98,421	$ 95,558

FORT PIERCE UTILITIES AUTHORITY
Unit Sales By System
Last Ten Fiscal Years

	FY 2024	FY 2023	FY 2022	FY 2021
ELECTRIC SALES (MWh)				
General Service				
Inside the City	280,485	279,162	276,465	274,385
Outside the City	48,280	49,471	47,252	47,508
Total General Service	328,765	328,633	323,717	321,893
Residential				
Inside the City	205,918	206,847	205,916	206,495
Outside the City	48,813	48,831	48,345	48,539
Total Residential	254,731	255,678	254,261	255,034
Total Sales	583,496	584,311	577,978	576,927
WATER SALES - 1,000 GALLONS				
General Service				
Inside the City	980,537	1,015,859	989,442	973,438
Outside the City	641,458	639,157	609,314	569,684
Total General Service	1,621,995	1,655,016	1,598,756	1,543,122
Residential				
Inside the City	822,882	785,158	761,439	753,198
Outside the City	243,053	230,058	224,737	224,466
Total Residential	1,065,935	1,015,216	986,176	977,664
Sales for Resale	393,742	348,613	382,581	447,273
Total Sales	3,081,672	3,018,845	2,967,513	2,968,059
NATURAL GAS SALES (ccf)				
General Service	2,983,012	2,777,909	2,691,998	2,788,752
Residential	423,634	415,775	426,554	431,705
Heat Only				
General Service	2	13	-	185
Residential Service	371	245	309	611
Contract Natural Gas	1,600,548	1,516,746	1,888,947	1,717,644
Total Sales	5,007,567	4,710,688	5,007,808	4,938,897
WASTEWATER BILLED - 1,000 GALLONS				
General Service				
Inside the City	773,037	802,262	771,964	767,094
Outside the City	265,204	211,445	219,684	255,994
Total General Service	1,038,241	1,013,707	991,648	1,023,088
Residential				
Inside the City	712,445	677,776	653,438	645,001
Outside the City	60,353	56,545	55,197	53,386
Total Residential	772,798	734,321	708,635	698,387
Total Sales	1,811,039	1,748,028	1,700,283	1,721,475

FORT PIERCE UTILITIES AUTHORITY

Unit Sales By System

Last Ten Fiscal Years

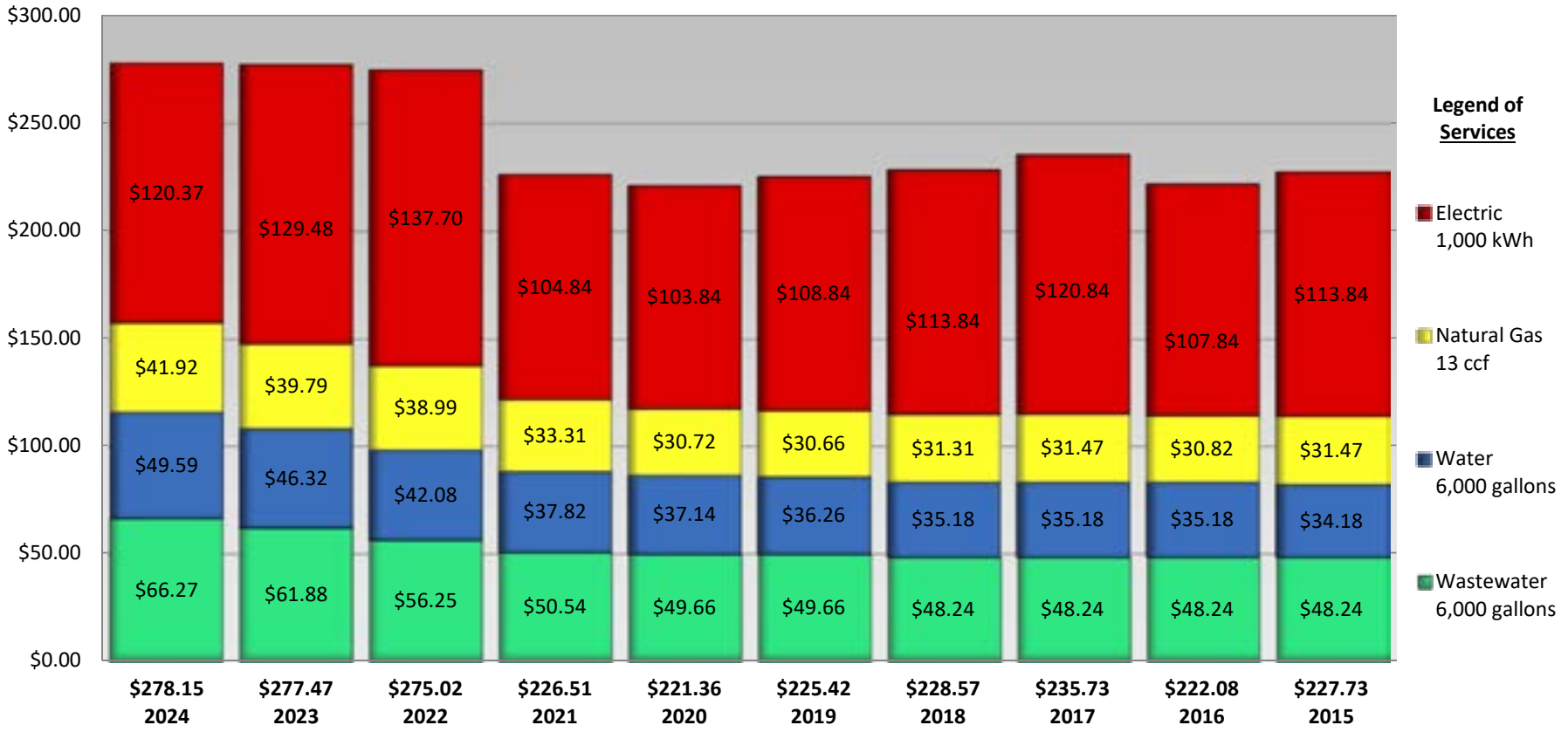
FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
266,890	274,339	268,973	273,618	272,166	267,525
46,471	47,597	44,915	43,915	44,243	43,850
313,361	321,936	313,888	317,533	316,409	311,375
204,535	199,503	188,706	190,973	193,198	184,261
47,986	47,204	44,725	44,912	45,883	43,522
252,521	246,707	233,431	235,885	239,081	227,783
565,882	568,643	547,319	553,418	555,490	539,158
936,306	977,228	953,524	961,850	907,134	896,997
556,032	519,213	448,681	478,576	485,639	442,529
1,492,338	1,496,441	1,402,205	1,440,426	1,392,773	1,339,526
718,156	687,026	678,972	694,146	665,354	664,402
217,524	207,312	195,718	195,685	181,754	179,748
935,680	894,338	874,690	889,831	847,108	844,150
458,579	343,496	314,748	335,494	327,819	320,144
2,886,597	2,734,275	2,591,643	2,665,751	2,567,700	2,503,820
2,418,710	2,538,305	2,224,479	2,114,141	2,024,641	2,091,516
433,924	430,370	440,858	427,855	436,048	453,139
171	8	738	104	181	128
563	580	278	494	857	1,605
1,711,290	1,688,760	1,635,710	1,624,410	1,593,130	1,642,320
4,564,658	4,658,023	4,302,063	4,167,004	4,054,857	4,188,708
709,374	730,146	725,643	740,121	712,513	687,268
254,566	218,172	182,984	170,391	158,987	177,356
963,940	948,318	908,627	910,512	871,500	864,624
614,653	586,400	577,746	592,358	567,945	568,243
53,105	49,668	47,981	49,491	46,633	49,849
667,758	636,068	625,727	641,849	614,578	618,092
1,631,698	1,584,386	1,534,354	1,552,361	1,486,078	1,482,716

FORT PIERCE UTILITIES AUTHORITY
Ten Year Rate Analysis
Residential Rates
(Month of September)

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
ELECTRIC										
Customer Charge[1]	$ 7.06	$ 6.60	$ 6.31	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01	$ 6.01
Rate Per kWh *(up to 750 kWh)*	0.11325	0.11102	0.10965	0.10822	0.10822	0.10822	0.10822	0.10822	0.10822	0.10822
PCA Per kWh[2]	(0.00300)	0.00900	0.01900	(0.01200)	(0.01300)	(0.00800)	(0.00300)	0.00400	(0.00900)	(0.00300)
GAS										
Customer Charge[1]	$ 16.57	$ 15.48	$ 14.81	$ 13.94	$ 13.69	$ 13.37	$ 13.37	$ 13.14	$ 13.14	$ 13.14
Rate Per ccf *(up to 100 ccf)*	1.71	1.63	1.58	1.52	1.50	1.48	1.48	1.46	1.46	1.46
PGA Per ccf[3]	0.24000	0.24000	0.28000	(0.03000)	(0.19000)	(0.15000)	(0.10000)	(0.05000)	(0.10000)	(0.05000)
WATER										
Customer Charge[1]	$ 19.53	$ 18.24	$ 16.58	$ 14.90	$ 14.64	$ 14.30	$ 13.88	$ 13.88	$ 13.88	$ 13.48
Rate Per 1,000 Gallons *(up to 10,000 gallons)*	5.01	4.68	4.25	3.82	3.75	3.66	3.55	3.55	3.55	3.45
WASTEWATER										
Customer Charge[1]	$ 21.03	$ 19.64	$ 17.85	$ 16.04	$ 15.76	$ 15.76	$ 15.30	$ 15.30	$ 15.30	$ 15.30
Rate Per 1,000 Gallons	7.54	7.04	6.40	5.75	5.65	5.65	5.49	5.49	5.49	5.49

(1) Customer Charge reflects the Readiness-to-Serve charge.
(2) PCA - Power Cost Adjustment.
(3) PGA - Purchased Gas Adjustment.

FORT PIERCE UTILITIES AUTHORITY
Average Monthly Residential Bill
Last Ten Years
(Month of September)



FORT PIERCE UTILITIES AUTHORITY
System Rate Changes
Last Ten Fiscal Years

System/ Reason	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Electric										
FPSC Annual Price Index	7.07%	4.53%								
Rate Sufficiency			5.00%							
Water										
FPSC Annual Price Index	7.07%	1.17%	1.17%	1.79%	2.36%					
WW Plant Relocation		5.00%	5.00%							
Rate Sufficiency		5.00%	5.00%			3.00%			3.00%	3.00%
Wastewater										
FPSC Annual Price Index	7.07%	1.17%	1.17%	1.79%						
WW Plant Relocation		5.00%	5.00%							
Rate Sufficiency		5.00%	5.00%			3.00%				
Natural Gas										
FPSC Annual Price Index	7.07%	4.53%	1.17%	1.79%	2.36%		1.76%			
Rate Sufficiency			5.00%							

Note: No rate changes were implemented in FY 2017

Debt Capacity

FORT PIERCE UTILITIES AUTHORITY
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(Dollars in Thousands)

	BUSINESS-TYPE ACTIVITIES											
	Revenue Bonds [1]					Direct Placement	Loan	Lease	Lease	Total		Debt
As of September 30	1999 Series	2002 Series	2009 Series	2012 Series	2022 Series	2016 Series	SL County	Capital Equip.	SBITAs	Outstanding Debt	Population	per Capita
2024	$ 4,335	$ -	$ -	$ -	$ 145,145	$ 7,169	$ -	$ 114	$ 109	$ 156,872	50,823	$ 3,087
2023	8,425	-	-	-	146,050	7,504	-	142	209	162,330	49,508	3,279
2022	12,289	-	-	-	146,050	7,832	-	11	-	166,182	49,488	3,358
2021	15,923	-	29,640	-	-	8,153	-	51	-	53,767	48,038	1,119
2020	19,362	-	30,997	-	-	8,468	-	85	-	58,912	44,476	1,325
2019	22,601	-	32,304	-	-	8,776	-	114	-	63,795	43,653	1,461
2018	25,666	-	33,556	-	-	9,078	77	138	-	68,515	43,326	1,581
2017	28,555	-	34,763	-	-	9,373	124	11	-	72,826	43,409	1,678
2016	27,227	-	34,760	6,920	-	9,545	131	49	-	78,632	42,489	1,851
2015	25,954	9,378	34,757	13,751	-	-	137	80	-	84,057	42,119	1,996

[1] Presented net of original issuance, discounts, and premiums

FORT PIERCE UTILITIES AUTHORITY

Computation of Debt Service Coverage

Last Ten Years

(Dollars in Thousands)

	2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
OPERATING INCOME	$ 18,463	$ 12,773	$ 6,182	$ 12,310	$ 10,071	$ 6,966	$ 9,960	$ 11,681	$ 10,218	$ 11,027
ADD:										
Depreciation Expense	15,677	14,544	14,716	14,250	13,373	13,948	12,985	12,769	13,092	12,453
Investment & Other Income	5,060	3,717	314	516	767	795	835	438	388	356
Gain on Disposal of Assets	-	-	16	-	-	-	-	-	-	-
Extraordinary Income (Expense)	-	-	-	-	-	97	(1)	(2)	21	(10)
Net OPEB Expense	88	77	76	4	6	11	156	31	30	58
NET AVAILABLE INCOME	$ 39,288	$ 31,111	$ 21,304	$ 27,080	$ 24,217	$ 21,817	$ 23,935	$ 24,917	$ 23,749	$ 23,884
DEBT SERVICE - Bonds & Pooled Loans										
Principal	$ 5,628	$ 5,575	$ 5,648	$ 6,076	$ 6,015	$ 5,953	$ 5,897	$ 5,840	$ 7,367	$ 7,086
Interest	6,735	6,788	2,984	1,584	1,644	1,706	1,762	1,816	2,079	2,291
NET CASH DEBT SERVICE	$ 12,363	$ 12,363	$ 8,632	$ 7,660	$ 7,659	$ 7,659	$ 7,659	$ 7,656	$ 9,446	$ 9,377
DEBT SERVICE COVERAGE (TIMES)	3.18	2.52	2.47	3.54	3.16	2.85	3.12	3.25	2.51	2.55

NOTE: Amounts exclude the Treasure Coast Energy Center and the Manatee Center


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Demographic and Economic Information

FORT PIERCE UTILITIES AUTHORITY
Demographic and Economic Information
Last Ten Years

Year	City of Fort Pierce Population[1]	St. Lucie County Population[1]	St. Lucie County Labor Force[2]	Total Unemployment[2]	Percentage Rate of Unemployment[2]	St. Lucie County School Enrollment[3]	St. Lucie County Per Capita Income[4]	St. Lucie County Personal Income[4]
2024	50,823	385,746	160,511	6,140	3.8	46,632	***	***
2023	49,508*	368,628*	161,710	5,687	3.5	45,875	54,842	20,488,368
2022	49,488	348,742	156,228	4,060	2.6	44,207	52,363	18,782,752
2021	48,038	340,060	152,747	7,630	5.0	41,277	50,038	17,192,028
2020	44,476	322,265	144,957	9,066	6.3	42,627	43,970	14,825,941
2019	43,653	309,359	146,710	5,479	3.7	41,225	41,125	13,501,095
2018	43,326	302,432	140,686	5,626	4.0	42,124	39,374	12,644,172
2017	43,409	297,634	136,063	6,046	4.4	40,678	38,835	12,175,078
2016	42,489	292,826	135,719	7,322	5.4	39,390	36,196	11,094,354
2015	42,119	287,749	129,727	8,238	6.4	41,374	35,829	10,688,079

Sources:

[1] University of Florida, Bureau of Economic & Business Research
[2] Florida Department of Labor & Employment Security
[3] St. Lucie County School Board
[4] U.S. Department of Commerce, Bureau of Economic Analysis
* Economic Development Council of St. Lucie County, Demographics
*** Data unavailable

FORT PIERCE UTILITIES AUTHORITY
Principal Ratepayers
Current Year and Nine Years Ago

	2024			2015		
Ratepayer	**Ratepayer Revenue**	**Rank**	**% of Revenue**	**Ratepayer Revenue**	**Rank**	**% of Revenue**
St. Lucie County BOCC	$ 6,626,444	1	5.18%	$ 3,927,217	1	4.11%
St. Lucie County School Board	3,399,774	2	2.66%	3,035,794	2	3.18%
Fort Pierce Utilities Authority	3,352,108	3	2.62%	1,759,134	5	1.84%
Lawnwood Regional Medical Center	3,176,694	4	2.48%	2,258,826	4	2.36%
Indian River State College	2,601,859	5	2.03%	2,702,808	3	2.83%
City of Fort Pierce	2,051,547	6	1.60%	1,676,693	6	1.75%
Orchid Island Juice Company	1,753,548	7	1.37%	-	-	-
Florida Power & Light Company	1,695,489	8	1.33%	-	-	-
Florida Atlantic University	1,201,354	9	0.94%	1,259,687	8	1.32%
Fort Pierce Housing Authority	1,172,314	10	0.92%	1,300,693	7	1.36%
Waste Pro of Florida	-	-	-	690,344	9	0.72%
Walmart	-	-	-	650,734	10	0.68%
TOTALS	**$ 27,031,131**		**21.14%**	**$ 19,261,930**		**20.16%**

Source:
FPUA audited financial statements


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Operating Information

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

	FY 2024	FY 2023	FY 2022	FY 2021
ELECTRIC				
Generation and Purchases for Resale	$ 43,814	$ 52,692	$ 59,000	$ 41,320
Transmission and Distribution	5,858	5,968	5,813	5,271
General and Administrative	10,487	11,654	11,221	7,619
Depreciation	5,160	4,511	4,599	4,523
Total Electric Operating Expenses	65,319	74,825	80,633	58,733
WATER				
Purchases for Resale	-	-	4	-
Plant Operations	5,034	4,927	4,722	4,177
Transmission and Distribution	2,222	1,980	2,213	2,111
General and Administrative	7,837	7,771	7,335	4,973
Depreciation	5,352	5,100	5,277	5,134
Total Water Operating Expenses	20,445	19,778	19,551	16,395
NATURAL GAS				
Purchases for Resale	3,134	3,124	3,513	1,971
Supply and Distribution	1,120	1,054	998	1,056
General and Administrative	1,734	1,814	1,644	1,180
Depreciation	524	451	482	432
Total Natural Gas Operating Expenses	6,512	6,443	6,637	4,639
WASTEWATER				
Plant Operations	2,723	2,494	2,351	1,962
Pumping and Collection	2,573	2,483	2,360	2,399
General and Administrative	5,178	5,214	5,148	3,366
Depreciation	4,192	4,146	4,100	4,043
Total Wastewater Operating Expenses	14,666	14,337	13,959	11,770
MANATEE OBSERVATION AND EDUCATION CENTER				
Plant Operations	437	392	301	272
General and Administrative	327	291	241	111
Depreciation	18	21	15	13
Total MOEC Operating Expenses	782	704	557	396
FPUAnet COMMUNICATIONS				
Purchases for Resale	62	56	77	78
General and Administrative	1,201	1,062	821	506
Depreciation	450	337	258	118
Total FPUAnet Communications Operating Expenses	1,713	1,455	1,156	702
TOTAL OPERATING EXPENSES	$ 109,437	$ 117,542	$ 122,493	$ 92,635

FORT PIERCE UTILITIES AUTHORITY

Expenses By System

Last Ten Fiscal Years

(Dollars in Thousands)

FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
$ 40,480	$ 41,924	$ 41,402	$ 43,689	$ 42,179	$ 40,343
5,215	4,958	4,372	4,122	4,091	3,927
8,262	8,778	7,918	7,863	7,460	6,964
4,335	4,291	3,538	4,401	4,508	4,463
58,292	59,951	57,230	60,075	58,238	55,697
-	6	-	2	-	7
4,032	3,886	3,693	3,481	3,304	3,320
2,008	2,045	2,078	1,898	1,743	1,789
5,492	6,100	5,498	4,930	4,726	4,426
4,951	5,542	5,407	4,417	4,454	3,872
16,483	17,579	16,676	14,728	14,227	13,414
1,365	1,788	1,817	1,773	1,556	1,900
1,052	1,051	989	1,024	1,251	1,016
1,297	1,384	1,140	1,016	1,046	978
389	413	362	298	313	274
4,103	4,636	4,308	4,111	4,166	4,168
1,933	1,758	1,804	1,823	1,742	1,766
2,184	2,053	2,209	2,316	1,977	1,909
3,645	3,868	3,647	3,530	3,385	3,113
3,628	3,637	3,613	3,587	3,743	3,779
11,390	11,316	11,273	11,256	10,847	10,567
285	273	273	272	267	238
167	210	183	171	186	145
11	11	8	6	6	8
463	494	464	449	459	391
79	78	69	58	48	55
379	377	195	230	194	175
70	64	65	66	73	66
528	519	329	355	315	296
$ 91,259	$ 94,495	$ 90,280	$ 90,974	$ 88,252	$ 84,533

FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

	FY 2024	FY 2023	FY 2022	FY 2021
ELECTRIC STATISTICS				
Sources of Energy (MWh)				
Total Energy Purchased	607,255	610,810	599,028	595,749
Gross Peak Demand (MW)	122	125	119	115
WATER STATISTICS				
Water Production - 1,000 Gallons				
Raw Water Treated	3,744,443	3,646,843	3,581,049	3,573,585
Water from Distribution System	32,611	38,484	69,369	58,849
Less Deep Well Concentrate	(362,018)	(324,830)	(298,281)	(267,880)
Water Used in Plant	(19,764)	(19,960)	(21,585)	(20,960)
Water from or (left-in) Storage	115	(1,875)	2,882	(435)
FINISHED WATER FROM PLANT	3,395,387	3,338,662	3,333,434	3,343,159
Purchased for Resale (Interconnects)	-	74	966	-
Water Pumped to City	3,395,387	3,338,736	3,334,400	3,343,159
Water Used in System	173,924	157,093	183,546	163,623
Water Sales	3,081,672	3,018,845	2,967,513	2,968,059
Losses and Unaccounted for Gallonage	139,791	162,798	183,341	211,477
% of Unaccounted	4.12%	4.88%	5.50%	6.33%
Average Daily Consumption	9,290	9,149	9,135	9,157
Highest Daily Consumption	11,228	12,070	10,512	10,838
Date	4/29/24	6/3/23	1/25/22	5/30/21
Peak Maximum Demand (MG)	14,564	16,370	24,722	19,298
Date	5/19/24	6/3/23	1/25/22	1/6/21
Rainfall (inches)	61.79	61.19	64.82	65.42
WATER RECLAMATION FACILITY				
(In Millions of Gallons per Day)				
Average Daily Flow	6.46	6.06	5.64	6.42
Peak Flow	14.57	10.21	11.92	18.96

FORT PIERCE UTILITIES AUTHORITY

Electric Energy Sources, Water and Wastewater Statistics

Last Ten Fiscal Years

FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
588,692	578,051	572,717	569,684	583,207	559,061
116	113	112	112	112	107
3,438,204	3,153,294	3,361,321	3,142,178	3,015,157	2,911,231
62,869	84,384	81,215	75,158	34,250	2,034
(210,750)	(154,259)	(202,420)	(174,491)	(155,230)	(142,482)
(19,764)	(19,710)	(33,087)	(23,007)	(20,986)	(19,710)
112	(1)	(255)	(2,867)	890	(1,678)
3,270,671	3,063,708	3,206,774	3,016,971	2,874,081	2,749,395
-	2,813	-	1,105	130	2,021
3,270,671	3,066,521	3,206,774	3,018,076	2,874,211	2,751,416
185,704	280,623	267,414	237,965	195,953	169,338
2,886,797	2,734,275	2,591,643	2,665,751	2,567,700	2,503,820
198,170	51,623	347,717	114,360	110,558	78,258
6.06%	1.68%	10.84%	3.79%	3.85%	2.84%
8,936	8,394	8,793	8,269	7,853	7,535
10,691	9,756	11,196	9,992	9,477	9,285
3/31/20	5/30/19	2/26/18	3/30/17	3/8/16	2/18/15
13,522	12,910	20,863	13,668	15,634	13,355
7/12/20	6/24/19	8/3/18	9/28/17	3/28/16	5/27/15
65.92	49.27	51.61	58.03	69.65	40.08
5.76	4.99	5.96	5.33	6.40	3.79
11.48	7.72	14.21	13.30	13.83	8.75

FORT PIERCE UTILITIES AUTHORITY

Authorized Full-Time Positions By Department

Last Ten Fiscal Years

Department	9/30/2024	9/30/2023	9/30/2022	9/30/2021
01 The Manatee Center	5	4	4 P	4 P
02 Treasure Coast Energy Center	9 D	11 D	11 D	15 D
10 Board	5	5	5	5
11 Director of Utilities	2	2	2	2
12 General Counsel	2	2	1	1
14 Chief Financial Officer	1	4	4	4
15 Human Resources	4	3	3 D	3 D
18 Safety	1	1	1	1 P
21 Finance	9	9	11 D	11 D
22 Supply Chain Management	9	7	7	7 D
31 Chief Operating Officer	1	1	3	2
32 Information Technology Services	15	16	17	17
35 Facilities	6	6	6	6
41 Public Affairs & Sustainability	5	4	1	1
43 Customer Service	21 D	23 D	29 D	28 D
44 Utility Operations	18 D	18 D	-	-
46 Geospatial Technology Services	5	5	4	-
51 Director of Electric & Gas Systems	2 D	2 D	1 D	1
54 Electric Transmission and Distribution	27 D	27 D	27 D	25 D
55 Electric Operations	11 D	11 D	24 D	24 D
56 Electric & Gas Engineering	9 P	9 P	10 P	13 P
61 Director of Water/Wastewater Systems	1	1	1	1
62 Water Resources	23 D	25 D	25 D	25 D
64 Water Distribution	26 D	28 D	28 D	28 D
66 Water/Wastewater Engineering	12 D,P	12 D,P	12 D,P	13 D,P
74 Gas Operations	14 D	15 D	15 D	15 D
82 Water Reclamation	16 D	16 D	16 D	16 D
84 Wastewater Collection	18 D	20 D	20	20 D
93 FPUAnet Communications	11	9	7	4
TOTAL	288	296	295	292

D - Includes D.R.O.P. Participant employees

P - Excludes part-time employees

Utility Operations was created FY 2023 from employees from Customer Service and Electric Operations

FORT PIERCE UTILITIES AUTHORITY

Authorized Full-Time Positions By Department

Last Ten Fiscal Years

9/30/2020	9/30/2019	9/30/2018	9/30/2017	9/30/2016	9/30/2015
4 P	4 P	4 P	3 P	3 P	3 P
15 D	15 D	15 D	13	13	13 D
5	5	5	5	5	5
2	2	2	2	2	2
1	1	1	1	1	1
3	-	-	-	-	-
3 D	3 D	3	3	3	3
1 P	1 P	1 P	1 P	1 P	4 D
11	13	13	13	13	13
6 D	6 D,P	6 P	6 P	6 P	4 P
2	2	2	1	1	1
17	17	17 D	17 D	17 D	17 D
5	5	5	5	5 D	5 D
1	1	1	-	-	1
26 D	26 D	26 D	26 D	26 D	26 D
-	-	-	-	-	-
-	-	-	-	-	-
1	1	1	1	1	1
25	25	23	23 D	23 D	21 D
24 D	23 D	23 D	24 D	24 D	25 D
13 P	13 D,P	11 D	9 P	9	9
1	1	1	1	1	1 D
25 D	25 D	25 D	24 D	24 D	23 D
27 D	27 D	27 D	28 D	28 D	29 D
13 P	13 P	12	11 P	11	11 P
15	15	15 D	15 D	15 D	15 D
16 D	16 D	16 D	16 D	16 D	16 D
20	20	20 D	19 D	19 D	19 D
4	3	3	3 D	2 D	2 D
286	283	278	270	269	270

FORT PIERCE UTILITIES AUTHORITY
Performance Indicators
Last Ten Fiscal Years

	FY 2024	FY 2023	FY 2022	FY 2021
SAFETY				
Frequency Rate	N/A	0.80	1.25	0.40
DART/Severity Rate *	N/A	1.30	3.75	2.77
Workers' Compensation Experience Modification Factor	0.66	0.67	0.74	1.11
FINANCIAL				
Debt Service Ratio (12 months ended)	3.18	2.52	2.47	3.54
Operating Ratio	0.86	0.90	0.95	0.88
COMPONENT COSTS				
Water Treatment Plant				
$ / 1,000 gallons raw water	$2.29	$2.27	$2.26	$1.97
Water Reclamation Facility				
$ / 1,000 gallons effluent	$1.98	$2.01	$2.05	$1.48
Electric T&D				
$ / mile of T & D lines	$26,491.17	$27,249.49	$27,554.71	$22,838.11
$ / number of services	$34.09	$34.74	$35.11	$28.71
Water Distribution				
$ / 1,000 gallons billed	$1.98	$1.88	$1.94	$1.76
$ / number of services	$22.17	$21.18	$21.91	$20.31
Wastewater Collection				
$ / 1,000 gallons billed	$2.39	$2.41	$2.39	$2.32
$ / number of services	$21.32	$21.32	$20.96	$21.01
Natural Gas Distribution				
$ / 1,000 ccf billed	$0.44	$0.46	$0.40	$0.37
$ / number of services	$44.41	$44.05	$40.35	$36.85
Lift Stations				
$ / 1,000 gallons billed	$0.80	$0.82	$0.78	$0.72
$ / number of services	$7.16	$7.22	$6.87	$6.48
Industrial Pre-Treatment				
$ / Customers	$1,203.98	$1,280.75	$1,362.33	$1,129.98
FPUAnet Communications				
$ / Customers	$611.32	$976.46	$1,264.89	$733.04
Administration				
$ / number of services	$20.90	$21.00	$16.17	$14.41

* Calculations FY 2015 - current are based on DART rate; Previous years are based on Severity rate.

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
2.04	3.10	3.77	5.30	4.11	5.30
17.51	0.00	213.84	170.84	89.00	79.00
1.21	1.28	0.97	0.97	0.97	0.79
3.16	2.85	3.12	3.25	2.51	2.55
0.90	0.91	0.92	0.89	0.90	0.88
$2.04	$2.48	$2.21	$1.99	$2.02	$1.88
$1.64	$1.98	$1.60	$1.78	$1.46	$2.46
$23,249.60	$24,073.82	$20,530.49	$21,860.34	$21,636.69	$20,112.83
$29.36	$30.39	$25.93	$27.56	$27.27	$26.13
$1.84	$1.97	$2.11	$1.92	$1.88	$1.88
$20.92	$21.68	$22.36	$21.05	$20.01	$19.69
$2.25	$2.30	$2.47	$2.60	$2.39	$2.36
$19.62	$19.81	$20.90	$22.31	$19.61	$19.41
$0.41	$0.43	$0.43	$0.41	$0.49	$0.40
$37.75	$40.36	$37.41	$34.36	$39.54	$33.16
$0.75	$0.68	$0.72	$0.66	$0.75	$0.71
$6.56	$5.89	$6.12	$5.62	$6.14	$5.80
$1,142.53	$888.13	$916.33	$919.02	$927.50	$985.46
$491.19	$540.93	$423.99	$414.79	$345.35	$348.35
$14.53	$14.60	$14.48	$14.96	$14.51	$14.59

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

	FY 2024	FY 2023	FY 2022	FY 2021
HUMAN RESOURCES				
Overtime Ratio	0.070	0.075	0.056	0.067
Sick Leave Ratio	0.042	0.058	0.041	0.039
Overtime vs. Annual Overtime Budget	101.75%	120.98%	97.53%	122.33%
Training Hours vs. Regular Hours Worked	2.62%	1.95%	1.97%	2.73%
Training Dollars vs. Budgeted Salary Dollars	2.02%	1.69%	2.75%	2.40%
Annual Turnover Rate	12.56%	12.24%	17.69%	12.66%
CUSTOMER SERVICE				
Number of connections	10,160	10,207	9,606	9,365
Number of disconnections	11,728	11,476	11,464	11,671
Number of accounts to collection agency	1,145	1,321	1,007	1,139
Amount of accounts written off				
Electric	$99,095	$238,955	$92,296	$256,722
Water	$64,817	$43,491	$16,550	$46,031
Natural Gas	$12,960	$3,475	$1,204	$3,354
Wastewater	$17,648	$38,773	$14,854	$41,317
Customer Charges	$15,423	$14,408	$5,680	$66,201
Communications	$540	$365	$119	$331
Number of service orders				
Started	47,774	44,407	41,784	54,697
Completed	47,795	44,411	42,871	48,293

FORT PIERCE UTILITIES AUTHORITY

Performance Indicators

Last Ten Fiscal Years

FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015
0.052	0.053	0.058	0.073	0.050	0.046
0.032	0.030	0.043	0.037	0.038	0.038
120.04%	120.09%	132.07%	176.47%	114.22%	120.48%
1.91%	3.56%	2.11%	2.10%	2.87%	2.93%
2.51%	3.59%	3.12%	1.51%	2.00%	1.92%
7.00%	9.00%	9.00%	10.64%	12.40%	8.60%
10,163	10,237	12,231	13,534	14,109	15,663
11,363	12,314	12,818	12,795	13,316	14,800
1,110	1,269	1,498	1,353	1,622	1,890
$122,572	$28,984	$112,847	$184,794	$200,966	$99,489
$21,981	$5,189	$20,226	$33,140	$36,032	$17,826
$1,602	$364	$1,461	$2,415	$2,639	$1,366
$19,729	$4,658	$18,156	$29,744	$32,324	$16,050
$57,542	$1,790	$6,952	$11,371	$12,371	$6,141
$155	$50	$157	$232	$257	$42
38,516	42,120	40,193	41,243	45,028	44,505
37,777	41,846	40,524	41,014	44,937	44,389

FORT PIERCE UTILITIES AUTHORITY
Capital Asset Statistics by Utility System
Last Ten Fiscal Years

	As of September 30									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
ELECTRIC										
Miles of transmission and distribution lines	429	423	441	435	432	432	428	428	428	440
WATER										
Miles of water mains	415	411	403	400	396	393	390	385	385	385
Number of hydrants	1,817	1,787	1,728	1,715	1,702	1,689	1,661	1,645	1,642	1,629
Number of surficial wells	32	37	37	36	36	36	36	36	36	36
Number of floridan wells	11	11	11	11	11	11	11	11	11	11
NATURAL GAS										
Miles of main lines	194	179	178	175	171	171	171	171	170	167
Miles of service lines	84	83	83	82	81	81	81	81	80	80
WASTEWATER										
Miles of force mains	112	105	101	100	100	97	97	97	97	97
Miles of gravity sewer lines	183	180	179	177	175	174	172	172	172	172
Number of lift stations	126	121	121	121	119	118	118	117	117	117
Number of Low Pressure Sewer Systems	78	44	*	*	*	*	*	*	*	*
FPUAnet										
Miles of Fiber Line	119	112	110	110	*	*	*	*	*	*

* Data not available

FORT PIERCE UTILITIES AUTHORITY
Ten Largest Customers
Fiscal Year 2024

Ranking	Customer Name	Utility Service	Unit Sales	Revenues	Total
1	**St. Lucie County Board of County Commissioners**	Electric (kWh)	14,786,393	$1,771,303	
		Water (kgal.)	477,773	2,995,988	
		Wastewater	179,343	1,604,929	
		Natural Gas (ccf)	57,010	96,045	
		Internet		158,179	$6,626,444
2	**St. Lucie County School Board**	Electric (kWh)	21,607,256	$2,702,399	
		Water (kgal.)	29,280	293,791	
		Wastewater	26,830	312,915	
		Natural Gas (ccf)	37,999	90,669	$3,399,774
3	**Fort Pierce Utilities Authority**	Electric (kWh)	19,865,099	$2,190,591	
		Water (kgal.)	5,092	63,382	
		Wastewater	2,325	42,700	
		Natural Gas (ccf)	33,791	49,550	
		Internet		1,005,885	$3,352,108
4	**Lawnwood Regional Medical Center**	Electric (kWh)	27,152,203	$2,149,333	
		Water (kgal.)	28,702	172,189	
		Wastewater	28,717	236,876	
		Natural Gas (ccf)	481,647	605,658	
		Internet		12,638	$3,176,694
5	**Indian River State College**	Electric (kWh)	17,401,992	$2,012,832	
		Water (kgal.)	22,953	204,233	
		Wastewater	18,524	209,256	
		Natural Gas (ccf)	71,890	113,898	
		Internet		61,640	$2,601,859
6	**City of Fort Pierce**	Electric (kWh)	10,836,517	$1,332,233	
		Water (kgal.)	43,148	555,446	
		Wastewater	10,276	126,125	
		Natural Gas (ccf)	1,926	10,255	
		Internet		27,488	$2,051,547
7	**Orchid Island Juice Company**	Electric (kWh)	7,329,621	$864,042	
		Water (kgal.)	39,649	230,416	
		Wastewater	36,039	304,534	
		Natural Gas (ccf)	284,980	354,556	$1,753,548
8	**Florida Power & Light Company**	Electric (kWh)	4,320	$1,840	
		Water (kgal.)	284,248	1,687,789	
		Wastewater	168	5,860	$1,695,489
9	**Florida Atlantic University**	Electric (kWh)	11,113,307	$1,201,354	$1,201,354
10	**Fort Pierce Housing Authority**	Electric (kWh)	3,386,316	$437,497	
		Water (kgal.)	30,989	296,443	
		Wastewater	31,804	364,284	
		Natural Gas (ccf)	21,808	74,090	1,172,314

TOTAL REVENUES BY UTILITY	Electric	$14,663,424
	Water	6,499,677
	Wastewater	3,207,479
	Natural Gas	1,394,721
	Internet	1,265,830
TOTAL COMBINED REVENUES		$27,031,131


FPUA
COMMUNITY PROUD

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in the *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Fort Pierce Utilities Authority ("FPUA"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise FPUA's basic financial statements and have issued our report thereon dated March 8, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered FPUA's internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing out opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control. Accordingly, we do not express an opinion on the effectiveness of FPUA's internal control.

A *deficiency in internal* control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether FPUA's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
March 8, 2025

FORT PIERCE UTILITIES AUTHORITY
Schedule of Expenditures of Federal Awards and State and Local Financial Assistance
For the year ending September 20, 2024

Federal/State Grantor/ Federal Program/State Project	Passthrough Entity	CFDA/CSFA Number	Contract/ Grant No.	Expenditures
FEDERAL AWARDS:				
Department of Commerce				
Sewer Lining Central District (Community Development Block Grant Funds)	State of Florida	CFDA 14.228	IR039	$ 2,328,463
Environmental Protection Agency (EPA)				
Protecting the Indian River Lagoon and reducing nutrient loads caused by septic systems and aging wastewater infrastructure	Indian River Lagoon Council	CFDA 66.456	GL01-1789	364,640
Department of Environmental Protection (DEP)				
FPUA Resilient Wastewater Adaptation (Coronavirus State and Local Fiscal	State of Florida	CFDA 21.027	23FRP12	25,030,275
Ft. Pierce Low Income Sewer Conversion (Nonpoint Source Implementation Grants)	State of Florida	CFDA 66.460	NS075	64,981
Total Expenditures of Federal Awards				**$ 27,788,359**
STATE PROJECTS:				
Florida Department of Environmental Protection (FDEP)				
FPUA Low Income Sewer Infrastructure Reconstruction (Stormwater Restoration/Wastewater Project Funds)*		CSFA 37.039	LPA0236	$ 311,450
FPUA relocating Wastewater Treatment Plant (Stormwater Restoration/Wastewater Project Funds)*		CSFA 37.039	LPA0525	548,543
State of Florida, Department of State				
MOEC Program Support Grant: Salary support for Educator and Volunteer Coordinator (General Program Support Funds)		CSFA 45.061	24.c.ps.170.267	40,938
Total Expenditures of State and Local Financial Assistance				**900,931**
			Total Expenditures of Federal and Non-federal Awards	**$ 28,689,290**

*Denotes a major project

FORT PIERCE UTILITIES AUTHORITY
Notes to Schedule of Expenditures of Federal Awards and State and Local Financial Assistance
September 30, 2024

(Dollars in Thousands)

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards and state and local financial assistance (the Schedule) includes the federal, state & local grant activity of the FPUA under programs of the federal, state, and local government for the year ended September 30, 2024. The information in this Schedule is presented in accordance with the requirements of the Uniform Guidance and Chapter 10.550, Rules of the Auditor General. Because the Schedule presents only a selected portion of the operations of the FPUA, it is not intended to and does not present the financial position, changes in net position or cash flows of the FPUA.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Therefore, amounts reported on the Schedule are based on expenditures incurred as of September 30, 2024, even if a grant was received subsequent to that date. Pass-through entity identifying numbers are presented where available.

NOTE 3 – SUB-RECIPIENTS

During the year ended September 30, 2024, the FPUA had no sub-recipients.

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL AWARD PROGRAM AND STATE PROJECT AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE AND CHAPTER 10.550, RULES OF THE AUDITOR GENERAL

To the Board Members
Fort Pierce Utilities Authority
Fort Pierce, Florida

Report on Compliance for Each Major Federal Program and State Project

Opinion on Each Major Federal Program and State Project

We have audited FPUA's compliance with the types of compliance requirements described in the *OMB Compliance Supplement*, and the requirements described in the Florida Department of Financial Services *State Projects Compliance Supplement* that could have a direct and material effect on each of FPUA's major federal awards and major state projects for the year ended September 30, 2024. FPUA's major federal programs and state projects are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, FPUA complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2024.

Basis for Opinion on Each Major Federal Program and State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for federal Awards (Uniform Guidance)*, and Chapter 10.550, *Rules of the Auditor General*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of FPUA and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major state project. Our audit does not provide a legal determination of FPUA's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to FPUA's federal programs and state projects.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on FPUA's compliance based on our audit. 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, *Government Auditing Standards*, issued by the Comptroller General of the United States, the Uniform Guidance, and Chapter 10.550, *Rules of the Auditor General*, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about FPUA's compliance with the requirements of each major federal program and state project, as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform guidance and Chapter 10.550, *Rules of the Auditor General*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 FPUA's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of FPUA's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the audit requirements of the Uniform Guidance and Chapter 10.550, *Rules of the Auditor General*, but not for the purpose of expressing an opinion on the effectiveness of FPUA's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed no instances of noncompliance which are required to be reported in accordance with the types of compliance requirements referred to above.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program or state project on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program or state project will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program or state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance, and Chapter 10.550, *Rules of the Auditor General*. Accordingly, this report is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida
March 8, 2025

FORT PIERCE UTILITIES AUTHORITY
Schedule of Findings and Questioned Costs - Federal Awards and State Projects
Year ended September 30, 2024

SECTION I - SUMMARY OF INDEPENDENT AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:			Unmodified
Internal control over financial reporting:			
• Material weakness(es) identified?	____ Yes	No	x
• Significant deficiencies identified that are not considered to be material weaknesses?	____ Yes	No	x
Noncompliance material to financial statements noted?	____ Yes	No	x

Federal Programs and State Projects

Type of auditor's report issued on compliance for major projects:			Unmodified
Internal control over major projects:			
• Material weakness(es) identified?	____ Yes	No	x
• Significant deficiencies identified that are not considered to be material weaknesses?	____ Yes	No	x
Any audit findings disclosed that are required to be reported in accordance with CFR 200.516(a) or state projects as defined by Rule 10.654(1)(g)4?	____ Yes	No	x

Identification of Major Projects:

Federal Programs:

CFDA Number (s):	Name of Federal Program or Cluster:	Year
21.027	Coronavirus State and Local Fiscal Recovery Funds	2023-2024

State Projects:

CSFA Number (s):	Name of State Program or Cluster:	Year
37.039	Statewide Water Quality Restoration Projects Credit, and Grant Program	2023-2024

Dollar threshold used to distinguish between type A and type B projects:		$	750,000
Auditee qualified as low-risk auditee?	x Yes	No	____

SECTION II - FINANCIAL STATEMENT FINDINGS

There are no findings relating to the financial statements which are required to be reported in accordance with *Government Auditing Standards.*

SECTION III - STATE FINANCIAL ASSISTANCE FINDINGS AND QUESTIONED COSTS

There are no findings and questioned costs for State Awards are required to be reported in accordance with Chapter 10.550.

SECTION IV - STATE FINANCIAL ASSISTANCE SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

There were no audit findings for the year ended September 30, 2024.


FPUA
COMMUNITY PROUD

City Commission Day Meeting **11. a.**

Meeting Date: 04/14/2025

Re:

SUBJECT:

City Commission Agenda Review

Attachments

Agenda Review

Form Review

Form Started By: Linda Cox Started On: 03/25/2025 03:48 PM

Final Approval Date: 03/25/2025

C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, _____, 2025 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, FL

1. **CALL TO ORDER**

Mayor Hudson calls the meeting to order at the appropriate time.

2. **OPENING PRAYER**

Mayor Hudson announces who will offering the opening prayer and that it will be followed by the Pledge of Allegiance.

3. **PLEDGE OF ALLEGIANCE**

The pledge is recited by all.

4. **ROLL CALL**

Mayor Hudson asks the City Clerk to Call the Roll.

5. **APPROVAL OF MINUTES**

From this point forward, the City Clerk announces all agenda items. A vote is taken on this item.

6. **PROCLAMATIONS**

The City Clerk reads all proclamations while the Mayor joins the recipient at the podium for a photo. This area of the agenda is also utilized for special recognitions that may not be proclamations such as keys to the city, check presentations, or special employee awards.

7. **LETTERS TO COMMISSION**

The City Clerk announces letters received by the City Manager or Mayor and City Commission typically recognizing city employees for exceptional work or special accomplishments. Letters are placed on the agenda by the City Manager's office; sometimes by the City Clerk.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

City Commissioners or staff may request that items be added or removed from the agenda during this section; or for very special circumstances, request that agenda items be rearranged. The Mayor will then ask that the agenda be approved or approved as modified and a vote is taken.

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments

from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

The City Clerk's office staff is available in the lobby to sign up speakers 30 minutes prior to the meeting start time. The public speaker is required to indicate the specific agenda item they wish to speak on in order to be called by the Mayor. Speakers are not required to sign up for Public Hearing items as they will be called to speak when that specific item is called. Speakers are limited to a total 3 minutes each and the Mayor and Commissioners do not answer questions nor engage in a dialogue during public comment.

In the event an agenda item has been added under Section 8, the Mayor will ask if any member of the public wishes to speak on that added agenda item.

10. MISCELLANEOUS REPORTS

This section of the agenda is utilized for community or staff reports where no actions or votes are necessary.

11. CONSENT AGENDA

Consent agenda items include approvals of contracts, expenditures, grants, RFP awards, authorization to negotiate, commission travel, interlocal agreements, etc. Basically, all items that are not public hearings, resolutions or committee recommendations. The Mayor and City Commission vote to approve the Consent Agenda items as a group.

Any consent agenda item may be pulled by the Mayor or Commission for discussion. If that occurs, the City Clerk will read that specific item for discussion and a separate vote is taken after the Mayor and Commission take a vote on the remaining Consent Agenda items.

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

Both legislative and quasi-judicial hearings are conducted by the Mayor and City Commission on ordinances, planning/land use matters and miscellaneous required public hearings.

Legislative hearings consist of a staff presentation followed by Commission questions of staff. The public is given an opportunity to speak for 3 minutes each, including the applicant, if a planning project hearing. As in general public comment, the Mayor and Commissioners do not answer specific questions nor engage in a dialogue. Staff and/or the applicant will be asked to weigh in on issues raised by public comment where appropriate.

Quasi-judicial hearings are formal hearings with strict rules of procedure consisting of a staff presentation (20 minutes), applicant presentation (20 minutes), intervenor presentation (20 minutes when properly filed) and public comment (3 minutes each). These proceedings must follow basic standards of notice and due process, and ***decisions must be made based on competent substantial evidence****. The rules and a proposed script are available on the city's website for guidance.*

13. **CITY COMMISSION**

This section of the agenda is primarily used for Resolutions. Resolutions are utilized to adopt city policies, make committee appointments, establish city fees, approve property transactions, etc. The City Clerks reads resolutions, by title only, into the record for approval. Depending on the item, city staff sometimes makes a presentation if needed.

This section of the agenda should also be used for City Committee recommendations should a presentation by the committee be desired and action is requested by the Mayor and City Commission.

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Speakers are limited to a total 3 minutes each and the Mayor and Commissioners do not answer questions nor engage in a dialogue during public comment.

15. **COMMENTS FROM THE CITY MANAGER**

The Mayor asks the City Manager for comments. She then asks the City Clerk and the City Attorney for comments.

16. **COMMENTS FROM THE COMMISSION**

The Mayor asks each Commissioner if they have comments.

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

The Mayor announces that the meeting is being adjourned and asks that individuals leave the chambers and the lights be turned out.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.