

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



NEWWORLD
BUILDERS

TAB 1: Proposal Documents and Introduction

426 North Stone Street DeLand, Florida 32720-4059

386.868.2200 Central Florida
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954.766.2600 South Florida
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877.296.5055 Fax
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HISTORIC PRESERVATION ● NEW CONSTRUCTION ● PROJECT MANAGEMENT ● DESIGN-BUILD



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.

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NEW WORLD BUILDERS

February 4, 2025

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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.

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NEW WORLD BUILDERS

February 4, 2025
Page 3 of 3

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



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HISTORIC PRESERVATION ● NEW CONSTRUCTION ● PROJECT MANAGEMENT ● DESIGN-BUILD

<p>DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p style="text-align: center;">CITY OF FORT PIERCE</p>  <p style="text-align: center;">REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT</p>
<p>Bid Writer: Gelencia Carter, 772-467- 3102</p>	<p>RFP No: 2025-013</p>
<p>Pre-Proposal Site-Visit Date: 11:00 AM, THURSDAY, JANUARY 9, 2025</p>	<p>RFP Title: GENERAL CONTRACTOR SERVICES – HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION</p>
<p>Pre-Proposal Site-Visit Location: Seven Gables House 482 North Indian River Drive Fort Pierce, FL 34950</p>	<p>RFP Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFP Due Date & Time: 3:00 PM, TUESDAY, FEBURARY 4, 2025</p>	<p>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.</p>
<p>Proposer Name: New World Builders, Inc. -----</p> <p>Mailing Address: 426 N. Stone Street ----- DeLand, Florida 32720-4059 ----- -----</p>	<p><i>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.</i></p> <p>X  <u>Pres.</u> Authorized Signature (Manual)</p>
<p>City, State, Zip Code: DeLand, Florida 32720-4059</p>	<p>Typed or Printed Name: Charles M. Jordan</p>
<p>Type of Entity (Select one):</p> <p>Corporation <input checked="" type="checkbox"/> _____</p> <p>Partnership _____</p> <p>Proprietorship _____</p>	<p>Title: President</p>
<p>Incorporated in the State of: Florida Year: 1994</p>	<p>Delivery in <u>365</u> days, ARO</p>
<p>Phone Number: 386.868.2200</p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: 877.296.5055</p>	<p>FEIN or SS Number: 65-0519450</p>
<p>E-Mail Address: cjordan@new-worldbuilders.com</p>	<p>Local Business: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason:</p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	



Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

Contractor Covered Transactions

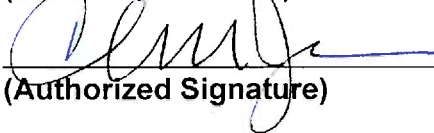
(1) The prospective contractor of the Recipient, New World Builders, Inc.,
(Contractor's Name)

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




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:  Pres
Proposer's Signature
Charles M. Jordan, President
February 4, 2025

Date

**Request for Taxpayer
Identification Number and Certification**

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

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

Print or type.
See Specific Instructions on page 3.

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

6 City, state, and ZIP code
DeLand, Florida 32720-4059

7 List account number(s) here (optional)

Requester's name and address (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

6	5	-	0	5	1	9	4	5	0
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Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ▶ 

Date ▶ **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.



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 Contact: Dave Baber Address: 2407 Arboretum Circle Sarasota, Florida 34232 Former Sarasota County Historic Preservation Officer Former Broward County Historic Preservation Officer Telephone: 941.686.0782 Email: deevob@gmail.com	Name Hollywood Women's Club Contact: Isabel Wise, Project Manager Address: 501 N. 14 Avenue Hollywood, Florida 33020 Award winning restoration - Hollywood Women's Club Historic Clubhouse Telephone: 954.480.7472 Email: wisei@bellsouth.net
Name City of Port St. Lucie 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	Additional References Available Upon Request.



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 and 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?

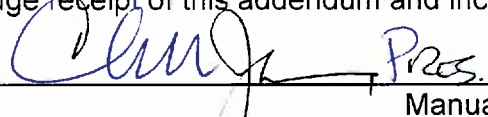
ANSWER: Funding will be provided by the Fort Pierce Redevelopment Agency This is not funded through a grant.

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](https://www.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](https://www.MyFloridaLicense.com)

ISSUED: 08/30/2024

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NEWWORLD
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

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www.new-worldbuilders.com

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HISTORIC PRESERVATION ● NEW CONSTRUCTION ● PROJECT MANAGEMENT ● DESIGN-BUILD

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.



NEWWORLD
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

HISTORIC PRESERVATION ● NEW CONSTRUCTION ● PROJECT MANAGEMENT ● DESIGN-BUILD

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 Bachelor of Science Degree in Architectural Technology	1978-1981
TOWSON STATE UNIVERSITY Economics & Mathematics Major Studies	1976-1978
BALTIMORE POLYTECHNIC INSTITUTE Advanced College Preparatory Course	1972-1975

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, particularly 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”

Historic Peacock Lodge
2456 SE Westmoreland Boulevard
Port St. Lucie, Florida 34952

2022-2024
Restoration & ADA Upgrades

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
501 North 14th Avenue
Hollywood, Florida 33020

2013, 2020-2021
2013 Foundation Replacement
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

**216 W. Michigan Avenue
DeLand, Florida 3272**

2015-2017

Historic Rehabilitation



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

**426 North Stone Street
DeLand, Florida 32720**

2015-2017

Total Historic Rehabilitation

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

**207 Live Oak Street
New Smyrna Beach, Florida 32168**

2016

Commercial Conversion/Historic Rehabilitation

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
Wilton Manors, Florida 33312

Structural Repairs to Historic Building



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.

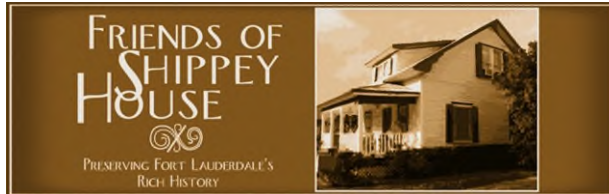
Shippey House

2011-2012

220 Nugent Avenue
Fort Lauderdale, Florida 33312

Historic House Relocation

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
Fort Lauderdale, Florida 33304

30 UNITS

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
Hallandale Beach, Florida**

Historic Preservation Consultant

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
Fort Lauderdale, Florida**

Historic Preservation Consultant

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
Fort Lauderdale, Florida 33312**

20 UNITS



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
Fort Lauderdale, Florida 33301**

3 UNITS



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
Fort Lauderdale, Florida 33301**

4 UNITS



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
Fort Lauderdale, Florida 33312**

2 UNITS

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

**3400 SE 6 Street
Pompano Beach, FL 33062**

2007-2010

**New Construction
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

**271-305 Southeast 22 Street
Fort Lauderdale, Florida 33316**

2003-2004

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.

H E R I T A G E
ARCHITECTURAL ASSOCIATES

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.

H E R I T A G E
ARCHITECTURAL ASSOCIATES

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.

H E R I T A G E
ARCHITECTURAL ASSOCIATES

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.

H E R I T A G E
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Tab 4: Ability to Meet Project Scope

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HISTORIC PRESERVATION ● NEW CONSTRUCTION ● PROJECT MANAGEMENT ● DESIGN-BUILD

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:

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:

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.



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Tab 5: Preliminary Design Concepts

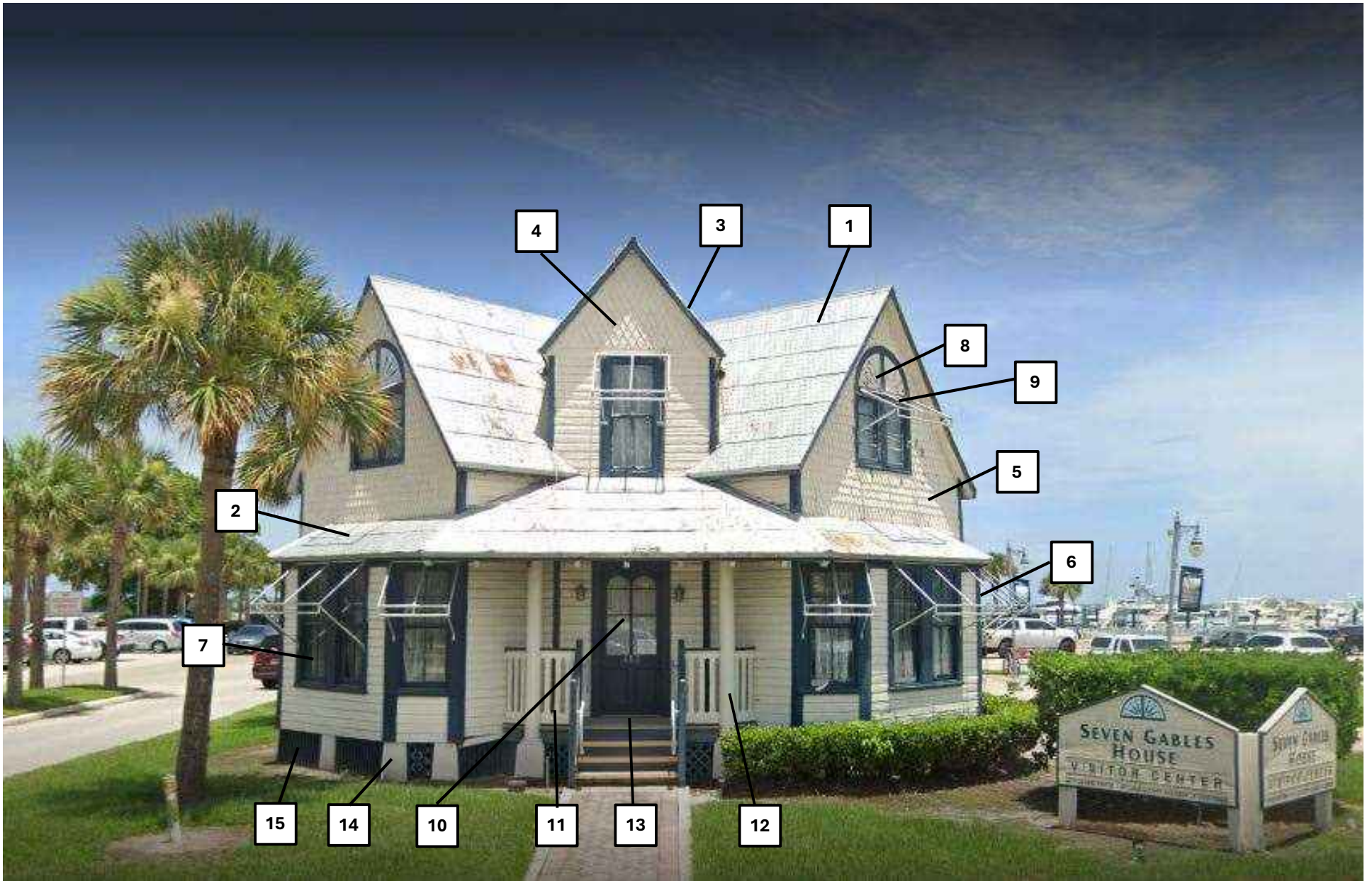
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**Seven Gables Exterior Rehabilitation
Front (West) Elevation**



**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.



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Tab 6: Price

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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

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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.

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