

HISTORIC SEVEN GABLES HOUSE EXTERIOR REHABILITATION

Fort Pierce FL
RFP No: 2025-013

Feb 4, 2025

PROPOSAL - TABS 1 thru 6

Offered by:

The Tradesmen Group LLC
Rick Freitag, CEO
Rick Freitag, Director of Contracting
8465 Rausch Drive
Plain City OH 43064 DUNS No.: 17-643-6384
FIN: 31-1547172
CAGE Code: 440F1

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614-799-1690 f

rfreitag@tradesmengroup.com

614-406-9127 c

Offered to:

City of Fort Pierce
Attn: Purchasing Division, Gelencia Carter
Room 101
100 North US #1
Fort Pierce FL 34950
purchasing@cityoffortpierce.com

Introduction

The Tradesmen Group LLC (TTG) is a full-service rehabilitation/restoration company self-performing multiple trades in-house, including all aspects of carpentry and carpentry restoration, architectural metal working, architectural sheet metal, masonry and concrete restoration, historic sloped and flat roofing, painting and coatings, and more. TTG has extensive experience in building rehabilitation/renovation for the federal, state and local governments and private sector clients, and takes exceptional pride in renovating and rehabilitating significant structures throughout the United States. If selected for this contract to serve the City of Fort Pierce for the Seven Gables House project, TTG pledges to complete all work to the greatest extent possible & to treat this project with the utmost respect and care.



Birch Bayh Federal Building
Indianapolis IN



Ashley Federal Building
Toledo OH



Old Jefferson C.H.
St. Louis MO

CONFIDENTIAL: This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal. If, however, a contract is awarded to this offeror as a result of—or in connection with—the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheet pages of the proposal including all exhibits.

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TAB 1

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Regional Offices
Nashville TN
Dumfries VA

Contractor's License
TN #47676
FL # CBC1263338
FL Roofing #CCC1332370

February 4, 2025

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

Subject Project Name: General Contractor Services –
 Historic Seven Gables House Exterior Rehabilitation
Location: 482 North Indian River Drive, Fort Pierce FL
Reference: RFP No: 2025-013

Dear Gelencia Carter,

The Tradesmen Group (TTG) respectfully submits our offer and proposal for the subject project in good faith to the City of Fort Pierce to conduct and execute all work of the project as described in the solicitation documents with the highest regard for quality and excellence in our industry. TTG submits our offer with almost three (3) decades of experience specializing in historic restoration, and numerous recent past performance project examples illustrated in our attached technical proposal to demonstrate our vast experience, capabilities and qualifications to successfully complete this project. We humbly request and thank you for your consideration of TTG for award of this important project. If awarded the contract, we pledge to serve the City of Fort Pierce to the greatest of abilities and to achieve a completed project the meets or exceeds all expectations of the City of Fort Pierce.

If after review of our offer, there are any questions, or if anything further is needed, please let me know.

Sincerely,

Rick Freitag
Rick Freitag
Chief Executive Officer
The Tradesmen Group LLC

VA Contractor's License #2705152602 An Equal Opportunity Employer 100% Employee-Owned ESOP WV Contractor's License #WV051300

TAB 2 – Key Personnel, Credentials & Qualifications

TTG is pleased to present the following key personnel to serve the Seven Gables House Exterior Rehabilitation project for the City of Fort Pierce. TTG will utilize limited subcontractors and will self-perform all scaffolding, staging, site protection, carpentry, roofing, structural repairs, windows and doors, and paints and coatings trade work.

- Rick Freitag, Project Executive - work from Marco Island FL office & HQ's office
- Chad Shores, Lead Project Manager – work from Nashville TN office and onsite as required to meet duties of the project
- Kimberly McNeal, Project Manager – work from HQ's office, acting in support role onsite as required
- Dan Lord, Assistant Project Manager & Architectural Carpentry Supervisor – work from Nashville TN office and onsite as required to meet duties of the project
- Chris Bailey, Production Manager – work from HQ's office and onsite as required to meet duties of the project
- Bill Koren, Operations Manager – work from HQ's office and onsite as required to meet duties of the project
- William Burgos, Superintendent – onsite daily

TTG key personnel will work together as required to manage and self-perform all identified aspects of the project.

Qualifications of TTG's design partner, Wiss Janey Elstner Inc. (WJE), for the are attached as Exhibit B.



U.S. Marine Corp War Memorial
Arlington VA



Milwaukee Federal Building
Milwaukee WI



Birch Bayh Federal Courthouse
Indianapolis IN



Wayne County Courthouse
Wooster OH

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PERSONNEL QUALIFICATIONS

Rick Freitag – Chief Executive Officer Serving as Project Executive

Rick Freitag has 27 plus years of experience in all aspects of historic preservation & restoration projects involving stone, brick and terra cotta masonry, concrete, historic roofs, slate, tile, and copper, ornamental sheet metal & carpentry, historic windows, plaster & painting. He has lead small projects to large multi-phased projects exceeding \$21M in value, including many design/build and CMc style contracts. He possesses comprehensive knowledge of the restoration process from design & project development to cost estimating, contracting, project management and complete project execution. He understands the importance of safety, project planning, and owner coordination. Most importantly, he is committed to preserving historic structures to the highest standards possible. Rick has worked with TTG since 2009 serving as Director of Contracting until 2023 when he was promoted to Chief Executive Officer as TTG transitioned to 100% employee owned (ESOP).

EDUCATION B.A. Biological Sciences, The Ohio State University

SPECIALIZED TRAINING 30 hour OSHA certification

Historic Lime Putty Mortar certified, US Heritage

AWARDS North American Copper in Architecture – Old Jefferson Courthouse 2013

Ohio Historic Preservation Office - Preservation Merit Award – St Raphael Church 2015

2016 Excellence in Exterior Restoration, Wayne Co CH – Cleveland Restoration Society

Ohio Historic Preservation Office - Preservation Merit Award – Wayne Co. CH 2016

Metro Historic Commission Nashville - Preservation Award Monuments/Memorials – 2018

Dade Heritage Trust Preservation Award - Vizcaya M&G Tea House Restoration – 2022

SABJ Historic Restoration Award, NPS Mission Espada North Gate Rehabilitation – 2022

KEYNOTE SPEAKER Indiana Limestone Institute Fall Conference 2013 – Stone Restoration/ Preservation/Rehabilitation: Defining the Difference & Case Examples

ASSOCIATIONS

Association for Preservation Technology (APT), American Institute for Conservation (AIC) National Slate Association (NSA), Indiana Limestone Institute of America (ILIA), Association for Materials Protection & Performance (AMPP)

NOTABLE PROJECTS

Federal

D/B HUD Granite Façade Repair, Washington D.C.

Façade Restoration of the Milwaukee Federal Building, Milwaukee WI

Rehabilitate N Façade Stonework Independence Hall, Philadelphia PA

Cupola Repairs for Port Huron Federal Building, Port Huron MI

U.S. Marine Corp War Memorial Sculpture Conservation, Cleaning & Repair

Masonry Restoration IDIQ, U.S. Military Academy West Point, West Point NY

Rehabilitate Historic Cave Trail, Mammoth Cave National Park, Mammoth Cave KY

Exterior Repairs & Cleaning, Robert Byrd US Courthouse, Charleston WV

Limestone Restoration, Birch Bayh U.S. Courthouse, Indianapolis IN

Masonry & Window Restoration, Ashley U.S. Courthouse, Toledo OH

Reroof Old Jefferson Courthouse, Jefferson National Expansion Memorial, St Louis MO

Rehabilitate Boundary Walls, Nashville National Cemetery, Nashville TN

Other

Lookout Mountain Presbyterian Church Exterior Restoration, Lookout Mntn TN

Percy Warner Stone Gate & Allee Rehabilitation, Nashville TN

Metro Nashville Historic Courthouse, Nashville TN

Fort Negley Wall Rehabilitation, Nashville TN



PERSONNEL QUALIFICATIONS

Rick Freitag – Cont'd



St Raphael Church
Springfield OH



Louisville City Hall
Louisville KY



Byrd Federal Building
Charleston WV

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Old Jefferson Courthouse, St Louis MO



Wood County Courthouse, Bowling Green OH



Charleston City Hall, Charleston WV



Ozaukee County Courthouse, Port Washington WI



Allen County Courthouse, Fort Wayne IN



Kanawha County Courthouse, Charleston WV



Port Huron Federal Building, Port Huron MI



Williams County Courthouse, Bryan OH

PERSONNEL QUALIFICATIONS

Rick Freitag – Cont'd



Before



After



Carved Granite Dutchman
Repair to Nose & Mouth



Replacement of Carved Arched Entrance – Wood County Courthouse, Bowling Green OH



Dutchman Repair Of Carved Dragon



New Carved Corbel Stone



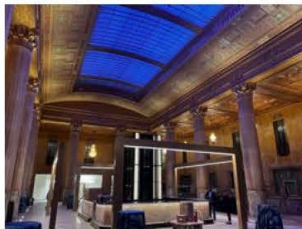
New Carved & Rock Faced Radius Turret Stone

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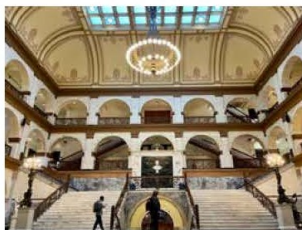
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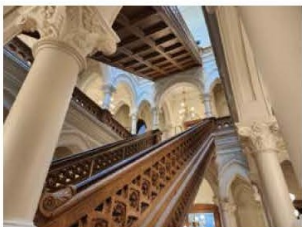
Jefferson Memorial
Washington DC



First National Center
Oklahoma City OK



Drexel University
Philadelphia PA



Old City Hall
Richmond VA

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PERSONNEL QUALIFICATIONS

Chad Shores – Lead Project Manager

Chad Shores entered the field of historic restoration and construction in 2014 after completing his master’s degree in Historic Preservation and Materials Conservation at Columbia University’s School of Architecture. Throughout his career, Chad has worked on a variety of public and private projects, ranging from short-term preliminary investigations to multi-year restoration construction endeavors. Over the past ten years, Chad has had the opportunity to work on significant historic building finishes, sculptures, and technological artifacts across the United States. After practicing as an architectural conservator, Chad transitioned into project management to take on broader responsibilities for key clients. Chad has actively managed a portfolio of historic restoration projects with a combined contract value of \$15 to \$20 million annually. Chad strives to deliver projects that delight clients with on-time quality performance with an emphasis on safety and client service. Chad joined in January 2025 after a distinguished period of service with Evergreen Architectural Arts.

EDUCATION Master of Science, Historic Preservation and Conservation
Columbia University Graduate School of Architecture, Planning & Preservation,
New York, NY
Bachelor of Arts, History - Lee University, Cleveland TN

SPECIALIZED TRAINING 30 hour OSHA certification

AWARDS

- The John and Mable Ringling Museum, Ca’ d’Zan – Terra Cotta Restoration
Outstanding Achievement in Restoration/Rehabilitation, The Florida Trust for Historic Preservation – 2019
- Jefferson Memorial, Roof and Portico Restoration,
Design & Construction Award – DC Preservation League – 2022
- Drexel University, Great Court Ceiling Restoration
Grand Jury Award, Preservation Alliance for Greater Philadelphia – 2022
- Old City Hall, Renovation and Restoration
Palladio Award, Traditional Building – 2024

ASSOCIATIONS

Association for Preservation Technology (APT), American Institute for Conservation (AIC)

NOTABLE PROJECTS

- US Capitol Building, West Façade Stone Restoration, Washington DC
- US Capitol Building, Rotunda Restoration, Washington DC
- US Capitol Building, Senate and House Grand Staircases, Washington DC
- Russell Senate Office Building, Stone Consolidation, Washington DC
- Thomas Jefferson Memorial, Laser Cleaning of Exterior Stone, Washington DC
- National Air and Space Museum, Mural Conservation and Artifact Move, Washington DC
- Kennedy Space Center, Conservation of Spaceflight Artifacts, Cape Canaveral FL
- Tomochichi Federal Building, Historic Plaster Restoration, Savannah GA
- West Point Grant Barracks, Historic Decorative Finishes and Windows, West Point NY
- Georgia State Capitol, Re-gilding of Rotunda, Atlanta GA
- Old City Hall, Historic Decorative Finishes Restoration, Richmond VA
- West Virginia State Capitol, Sculpture and Monuments Conservation, Charleston WV
- Wyoming State Capitol, Historic Decorative Finishes Investigation, Cheyenne WY
- Old Governor's Mansion, Exterior Limewash and Plaster Repair, Milledgeville GA
- Drexel University, Restoration of Historic Decorative Finishes, Philadelphia PA



Milwaukee Federal Building
Milwaukee WI



Port Huron Federal Building
Port Huron MI



Percy Warner Allee
Nashville TN



HUD Federal Building
Washington DC

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PERSONNEL QUALIFICATIONS

Kimberly McNeal – Project Manager

Kimberly McNeal has seven+ years of experience in the construction industry serving as an executive assistant and recently as a project manager for TTG supporting all operations of the company and has been a significant contributing member to the success of TTG since joining the company. Kimberly has demonstrated excellent management and leadership abilities with general restoration construction trade operations, coordinating sub-contractors and self-performed requirements on large-and small-scale construction projects. Kimberly has worked for TTG since 2017.

EDUCATION B.S. in Psychology, Asbury University

SPECIALIZED TRAINING 10-hour OSHA certification

AWARDS Dade Heritage Trust Preservation Award Vizcaya Museum & Gardens Tea House Restoration – 2022
SABJ Historic Restoration Award, Mission Espada N Gate Rehabilitation – 2022

ASSOCIATIONS Certified Client Service Representative
APT – The Association for Preservation Technology International

NOTABLE PROJECTS

- Tower Stabilization & Repair Tomochichi Federal Building, Savannah GA
- NPS Virginia Ave Memorials, Conservation & Cleaning, Washington DC
- Rehabilitate Market Square Park & Indiana Plaza Memorials, Washington DC
- Exterior Rehabilitation Lookout Mountain Presbyterian Church, Lookout Mntn TN
- Fulton Parking Garage Structural Repairs, Nashville TN
- Fort Negley Wall Rehabilitation, Ph I & II, Nashville TN
- Granite Façade Repair, Robert C Weaver Federal Building (HUD), Washington DC
- NPS 3801 Capital Street Slate Roof Replacement, Washington DC
- Tea House & Pergola Restoration, Vizcaya Museum & Garden, Miami FL
- Façade Restoration of Milwaukee Federal Building, Milwaukee WI - CMc
- Cupola Repairs, Port Huron Federal Building, Port Huron MI - CMc
- D/B Renovation of the Governor’s Residence Pergola & Portico, Columbus OH
- D/B Rehabilitation of the Percy Warner Allee, Nashville TN
- Masonry Cleaning & Repairs, Nashville Davidson County Historic Courthouse, Nashville TN
- Rehabilitate Masonry Walls, Independence Hall, Philadelphia PA
- Tennessee State Capital Retaining Wall Restoration & Hardscape Upgrades, Nashville TN
- Chattanooga Readiness Center Building 1A Renovation, Chattanooga TN
- Public Square Limestone Cleaning & Repairs, Nashville TN
- Exterior Rehabilitation of Lindsley Hall, Nashville TN



British Embassy
Washington DC



The Octagon
Washington DC



National Cathedral
Washington DC

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PERSONNEL QUALIFICATIONS

Dan Lord – Assistant Project Manager

Dan Lord has worked in architectural carpentry, fabrication, commercial and custom millwork, building restoration, fine & finish carpentry for nearly a decade. As part of a family legacy of carpentry, he was exposed to all aspects of custom millwork at a young age, apprenticed in all areas of his family business, and has extensive experience in exhibition installations, historic millwork, architectural wood preservation, specializing in fabrication and installation of multiple simultaneous projects from Florida to Tennessee to our nation’s capitol, Washington DC. Dan is a master wood fabricator and restoration specialist with advanced experience and understanding of a variety of wood materials as well as paints and coating systems. Mr. Lord is known for his keen eye and attention to detail, his pledge to superior quality craftsmanship, and his focus on the safety of everyone involved. Dan joined TTG in early spring 2024, bringing with him a wealth of high-end experience in custom millwork.

EDUCATION

Bachelor of Design in Architecture, University of Florida

SPECIALIZED TRAINING

30 Hour OSHA Safety Training

Lead RRP Certification

NOTABLE PROJECTS

Washington DC

Whitehouse Pool House Custom Hardware Alteration and Installation

Cannon House Office Building Interior/Exterior Restoration

Rayburn House Office Building Replica Door Fabrication

British Embassy Window Restoration

Bank Of Alexandria Replica Window Design and Fabrication, Alexandria, VA

Anderson House Gate and Hardware Fabrication

Strand Theater Steel Window Restoration

Octagon House Stair Rail Restoration

Carnegie Library Emergency Repairs and Custom Hardware Fabrication

National Cathedral Door Fabrication

US Chamber of Commerce Exterior Door and Hardware Restoration

Herbert C Hoover Federal Building Custom Hardware Fabrication and Installation

Tennessee

Franklin Factory Interior Millwork, Franklin, TN

Vanderbilt Management Hall Interior Millwork, Nashville, TN

Nashville Historic Courthouse Façade Repairs, Nashville TN

Lindsley Hall Exterior Restoration, Windows & Masonry, Nashville TN

Two Rivers Mansion Exterior Restoration, Nashville TN

Parthenon Emergency Concrete Repairs, Nashville TN

Lookout Mountain Presbyterian Church Exterior Rehabilitation, Lookout Mountain TN



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PERSONNEL QUALIFICATIONS

Chris Bailey – Production Manager

Chris Bailey has worked in historic roofing, building restoration, wood & metal fabrication & restoration & finish carpentry for 21+ years. Chris is a master metal & wood fabricator and restoration specialist with advanced experience and understanding of a variety of metal and wood materials as well as paint and coating systems. He also has extensive experience in all aspects of historic roofing, slate, tile, wood shake, copper & architectural sheet metal & metal working, finish carpentry and structural steel fabrication, as well as cast iron restoration and repairs. He has thorough understanding of SMACNA, Copper & Common Sense, The Slaters Bible, Ludowici Installation Manual & principles of woodworking & finish carpentry. Mr. Bailey is known for his utmost commitment to jobsite safety, quality work, & providing highest levels of client relations. Chris has worked for TTG since 2011.

SPECIALIZED TRAINING

Trained under renowned & multiple award winning copper smiths Ron & Richard Ladina Ludowici Crown Roofer Installer
 CDA (Copper Development Association) – copper roof installation training
 AWS Certified Welder
 Historic Mortar, Lime Putty Mortar Certified US Heritage
 Architectural Laser Cleaning – GC Lasers
 30 Hour OSHA Safety Training
 SAIA Certified Suspended Scaffold & System Scaffold Competent Person

AWARDS

2016 Excellence in Exterior Restoration, Wayne Co CH – Cleveland Restoration Society
 2016 Ohio Historic Preservation Office - Preservation Merit Award – Wayne Co CH
 2015 Ohio Historic Preservation Office - Preservation Merit Award - St Raphael Church
 2007 Builders Exchange Craftsman Award for Copper Sheet Metal – First Congregational Ch
 2007 Builders Exchange Craftsman Award for Slate Installation - First Congregational Ch
 Dade Heritage Trust Preservation Award Vizcaya Museum & Gardens Tea House
 Restoration – 2022

NOTABLE PROJECTS

Rehabilitate Market Square Park & Indiana Plaza Memorials, Washington DC
 Tea House & Pergola Restoration, Vizcaya Museum & Garden, Miami FL
 Cupola Repairs Port Huron Federal Building, Port Huron MI
 Façade Restoration of Milwaukee Federal Building, Milwaukee WI
 US Marine Corp War Memorial Sculpture Conservation Cleaning/Repairs, Arlington VA
 Granite Façade Repair, Robert C Weaver Federal Building (HUD), Washington DC
 Exterior Rehabilitation, Louisville City Hall, Louisville KY
 Rehabilitate Historic Cave Trail, Mammoth Cave National Park, Mammoth Cave KY
 Exterior Restoration Wayne County Courthouse, Wooster OH
 Exterior Rehabilitation St Raphael Church, Springfield OH
 Limestone Restoration & Repointing, Birch Bayh Federal Building, Indianapolis IN
 Replace Various Roofs, Salem VAMC, Salem VA
 Department of Veterans Affairs - VAMC Murfreesboro TN
 Tile Roof Replacement, St Anthony Church, Dayton OH
 St Henry Chapel, Calvary Cemetery, Dayton OH
 Shrewsbury-Windle House Iron Fence Restoration, Madison IN



Crawford County Courthouse
 Bucyrus OH



Ohio Statehouse Rotunda
 Columbus OH

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PERSONNEL QUALIFICATIONS

Bill Koren – Operations Manager

For over twenty years, Bill Koren has worked in historic restoration in both commercial and residential roofing with a specialization in architectural metal working and architectural carpentry. Bill briefly worked for TTG in 2009 and 2010 before embarking on a career as an entrepreneur in historic roofing. Now, as a previous small business owner, he has extensive knowledge and experience in all aspects of business operations and project management with an emphasis on quality control, safety, operational strategies, logistics, and general company leadership. Bill’s commitment to delivering on-time, on-budget projects with solid dedication to safety and quality enable Bill to make significant contributions to TTG’s mission to preserve and restore our nation’s most esteemed historic structures. Bill’s intensive roofing knowledge and experience includes slate, tile, flat lock and standing seam copper, as well as lead sheet roofing, zinc roofing, and more. Mr. Koren is admired by customers and coworkers for his outstanding craftsmanship and dedication to safety, quality, and productivity as well his commitment to building superior customer relationships. After witnessing and learning about the benefits of TTG being 100% employee-owned ESOP, Bill rejoined TTG in the spring of 2024, and is dedicated to promoting the growth of TTG’s capabilities and capacity for historic restoration services offered throughout TTG’s geographic range.

SPECIALIZED TRAINING

- 10 Hour OSHA Safety Training
- Basic Lead Safety Certification

NOTABLE PROJECTS

- Copper Dome Restoration, Crawford County Courthouse OH
- Ohio Statehouse Rotunda Gutter Repair and Maintenance, Columbus OH
- Nashville Historic Courthouse Façade Repairs, Nashville TN
- Lindsley Hall Exterior Restoration, Windows & Masonry, Nashville TN
- Two Rivers Mansion Exterior Restoration, Nashville TN
- Parthenon Emergency Concrete Repairs, Nashville TN
- Lookout Mountain Presbyterian Church Exterior Rehabilitation, Lookout Mountain TN
- The Basilica St Mary of the Assumption Window Restoration, Marietta OH
- NPS Old Courthouse Roof, St Louis MO



VA Medical Center
Salem VA



St Raphael Church
Springfield OH



VA Medical Center
Danville IL

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PERSONNEL QUALIFICATIONS

William Burgos – Superintendent

William Burgos has worked in flat and sloped roofing for more than 28 years and for TTG since 2010, during which time William dedicated his trade work and craft to historic preservation trades. He has extensive experience in all types of flat and sloped roofing, including EPDM, TPO, modified bitumen, hot applied as well as slate, tile, metal, copper. In 2018 & 2019 William was certified by Sponge-Jet to lead TTG’s extensive Sponge-Jet micro-abrasive cleaning operation of granite masonry for TTG’s flagship 2-year project at Milwaukee Federal Building. In 2020, William trained under Bartek Dajnowski and was certified in laser cleaning by GC Lasers. William lead a substantial cleaning campaign to remove graffiti from the historic Nashville Courthouse after riots left the courthouse façade badly damaged by graffiti. William now leads all TTG architectural laser cleaning operations. Mr. Burgos is known for his commitment to jobsite safety, quality work, and providing highest levels of client relations.

SPECIALIZED TRAINING

- 30 Hour OSHA Safety Training
- CDA (Copper Development Association) – copper roof installation training
- SAIA Certification Suspended Scaffold Competent Person
- Historic Mortar, Lime Putty Mortar Certified US Heritage
- Sponge-Jet Certified Operator
- Architectural Laser Cleaning – GC Lasers

NOTABLE PROJECTS

- Tower Stabilization & Repair Tomochichi Federal Building, Savannah GA
- Ext Rehabilitation Lookout Mountain Presbyterian Church, Lookout Mntn TN
- Rehabilitate Market Square Park & Indiana Plaza Memorials, Washington D.C.
- Renovation of Governor’s Residence Pergola & Portico, Columbus OH
- Tea House & Pergola Restoration, Vizcaya Museum & Garden, Miami FL
- Façade Restoration of Milwaukee Federal Building, Milwaukee WI
- Tile Roof Replacement St Anthony Church, Dayton OH
- Structure & Roof Restoration, Rock Castle State Historic Site, Hendersonville TN
- Exterior Rehabilitation St Raphael Church, Springfield OH
- Army National Guard Medical Center Reroof & Facility Upgrades, Smyrna TN
- Readiness Center Four Buildings Reroof & Facility Upgrades, Chattanooga TN
- Repair/Replace Roof B129, U. S. Air Force 911th Airlift Wing, Coraopolis PA
- Replace Roof Building 2, Murfreesboro VAMC, Dept of Veterans Affairs,
- Replace Various Roofs, Salem VAMC, Dept of Veterans Affairs, Salem VA
- Re-Roof Building 14, Danville VAMC, Dept of Veterans Affairs, Danville, IL
- Roof Replacement, Butler High School, Augusta, GA
- Roof Replacement, Lincoln High School, Lincoln, GA
- Roof Replacement, East Augusta Middle School, Augusta, GA
- Roof Replacement, Clearwater Elementary, Clearwater, SC
- Roof Replacement, Lincoln Columbia County High School, Augusta, GA



TAB 3 – Firm’s Experience with the Rehabilitation of Historic Structures

TTG is pleased to present the following past performance for previous work completed by TTG as evidence of TTG’s substantial experience and expertise in similar projects. Below is a list of notable projects most relevant to this project:

- **Vizcaya Museum & Garden Tea House & Tea House Bridge Restoration, Miami FL**
- **Fire Station 14 Roof & Building Restoration, Nashville TN**
- **Rock Castle State Historic Site, Hendersonville TN**
- **Cupola Repairs Port Huron Federal Building, Port Huron MI**
- **Lookout Mountain Presbyterian Church, Lookout Mountain TN**
- **Exterior Rehabilitation of St Raphael Church, Springfield OH**

Please see the following Past Performance sheets for each of the above identified projects. Since 1997, as a full-service rehabilitation/restoration company, TTG is dedicated to preserving and restoring our nation’s most valued historic and time-honored structures through our **Work With Purpose** and self-performing multiple trades in-house, including all aspects of carpentry and carpentry restoration, architectural metal working, architectural sheet metal, historic sloped and flat roofing, painting and coatings, masonry and masonry restoration, concrete and more. In 2022, TTG transitioned to be 100% employee-owned ESOP.



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PAST PERFORMANCE

Type Of Facility: Vizcaya Museum & Garden
Name Of Firm: The Tradesmen Group LLC
Project Name: Vizcaya M&G Tea House, Tea House Bridge & Service Entrance Pergola Restoration
Contract Number: 92020003
Project Location: Miami FL
Name of Owner: Vizcaya Museum & Garden Trust, Inc.

General Scope Of Construction Project:

In 2020, The Tradesmen Group LLC was selected by Vizcaya Museum & Garden located on Biscayne Bay in Miami FL to restore the Tea House, Tea House bridge and service entrance pergola after the structures had suffered damage from hurricane Erma in 2017. Hurricane damage combined with years of deferred maintenance resulted in complete restoration of the Tea House with 100% removal and replacement of all architectural millwork, extensive removal of stucco finishes and repairs to the primary concrete structure. New millwork was fabricated from salvaged old growth redwood from California. Fabrication of millwork, including all radius and dome components, required extensive field measurements, laser scans, 3-D modeling and shop drawings to exactly reproduce original details of the lattice dome, entablature, cornice, treillage and lattice work. Millwork was painted with a high-performance multi-component paint system. Stucco restoration included reproduction of radius profiles to match existing profiles. Stucco was coated with a lime based coating after all stucco was repaired and repaired. Concrete repaired included cracked repairs and forming pouring new concrete with new rebar to replace severely spalled and deteriorated conditions. Other services included replacement of architectural coral stone of the bridge, stone repairs, tuckpointing, masonry cleaning, restoration of metal railings and replacement of electrical service and lighting to the Tea House. Work at the pergola included complete replacement of the pergola with salvaged redwood along with repairs to the stucco, floor tile and masonry columns of the pergola entrance. **All preservation services performed in house** as the Prime Contractor.

Contract Delivery & Type: design bid build

Role In Design: N/A

Original Contract Amount: 1,008,079

Final Contract Amount: \$1,104,566

Original Completion Date: 3/19/2021

Final Completion Date: 6/26/2021

Type of Work Subcontracted: hazardous abatement, electric, millwork fabrication

Performance Review By Owner: Excellent

Liquidated Damages: None

Contact Person: Ana Rico, Project Manager

Address of Owner: Vizcaya Museum & Garden
3251 South Miami Ave
Miami FL 33129

Telephone #: 305-860-8429 office

FAX: none

Email: Ana.Rico@vizcaya.org

Dade Heritage Trust Preservation Award
Vizcaya Museum & Gardens Tea House Restoration
2022





Before Photo



After Photos
From Dedication & Ribbon
Cutting Ceremony

The Tradesmen Group LLC
8465 Rausch Drive
Plain City OH 43064

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f - 614-799-1690
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PAST PERFORMANCE

Type Of Facility: Fire Station
Name Of Firm: The Tradesmen Group LLC
Project Name: Fire Station 14 Roof & Building Restoration
Contract Number: 6478045
Project Location: Nashville TN
Name of Owner: Metro Nashville/Davidson County

General Scope of Construction Project:

The Tradesmen Group LLC was selected by Metro Nashville/Davidson Co to restore the roof, windows and other building components after a tornado severely damaged the historic Fire Station 14 in March 2020. The primary sloped roof structure had to be entirely reconstructed including reconstruction of the roof overhang and gable ends. This required fabrication of new circular windows to match original details along with fabrication of custom millwork for the new roof overhang. Badly damaged windows of the fire station were removed for offsite repairs and restoration, including partial and total reconstruction in some instances. Additional repairs included reconstruction of brick masonry on one corner that was structurally damaged, reconstruction of brick gables, replacement of the low sloped roof, replacement of the columns supporting the porch roofs, along with limited interior repairs on plaster and wall/ceiling finishes. In preparation for restoration of the porch millwork all existing paint was removed to bare wood. TTG self-performed masonry, exterior millwork, window removal and installation, painting and roofing.

Contract Type: Design bid build with design/build components such as the porch columns

Role In Design: TTG assisted with design for replacement of the columns

Original Contract Amount: \$492,840

Final Contract Amount: \$710,635

Project Commencement: August 2, 2020

Completion Date: March 23, 2021

Type of Work Subcontracted: Roof framing, offsite window restoration and replication, gutters, lightning protection, glazing replacement on storefront windows

Performance Review By Owner: Excellent

Contact Person: Doug Kinsey

Address of Owner: 730 2nd Ave South
Nashville TN 37219

Telephone #: 615-862-8959 o 615-533-3100 c

Email: doug.kinsey@nashville.gov



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PAST PERFORMANCE

Type of Facility: Rock Castle State Historic Site
Name of Firm: The Tradesmen Group LLC
Project Name: Structure & Roof Restoration
Contract Number: SBC No.: 160/001-01-2015
Project Location: Hendersonville, Sumner County, Tennessee
Name of Owner: State of Tennessee Department of General Services

General Scope of Construction Project:

The Tradesmen Group LLC was selected by the Tennessee Department of General Services to install a new roof on Rock Castle’s main house and perform various building repairs and restorations. Work included removing and replacing existing wood shake roof with new hand-rived white oak wood shake, repairing and replacing damaged railings, columns and wood shutters, cleaning, repairing and repainting exterior wood elements including all wood windows. Windows were re-glazed during repair process.

Contract Type: Design/Bid/Build

Role In Design: Design completed by A/E for TN Dept. of General Services

Original Contract Amount: \$175,970.00

Current Contract Amount: \$183,024.91

Original Completion Date: December 2016

Final Completion Date: March 9, 2017

Type of Work Subcontracted: N/A

Performance Review by Owner: Excellent

Contact Person: Ben Dunn

Address of Owner: 312 Rosa L. Parks Ave., Nashville, TN 37243

Telephone #: (615) 210-4997

Email: ben.dunn@tn.gov



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PAST PERFORMANCE

Type Of Facility: Port Huron Federal Building & U.S. Courthouse
Name Of Firm: The Tradesmen Group LLC
Project Name: Cupola Repairs Port Huron Federal Building
Contract Number: 47PH-0017-C-0010
Project Location: Port Huron MI
Name of Owner: General Services Administration - GSA

General Scope Of Construction Project:

The Tradesmen Group LLC was selected by GSA as the CMC contractor to assist with design of the project from 95% design to final construction documents and then to repair and restore wood & copper cupola of the Port Huron Federal Building & U.S. Courthouse. To complete project design, TTG collaborated with nationally renowned preservation architects Lord Aeck Sargent in final design review and trial sample treatments for removal of lead paint from wood and metal surfaces, and for cost reconciliations for changes in final scope of work based on the final design. Construction phase of the project included removal of all paint from wood and metal surfaces of the cupola (with Sponge-Jet micro-abrasive & chemical removal methods), restoration & replication of decorative wood components throughout the structure, replacement in kind of the copper roof and related flashings throughout the structure, fabrication of new ornate copper ribs that were installed over the eight hips of the roof, restoration of dormer faces and windows, replacement of metal cladding at the base of the cupola. Cupola was then painted with a five coat multi-component epoxy paint system. To complete work on the project TTG designed and installed scaffold over the existing copper main roof with special attention to protecting the existing roof and attic from impact of the scaffold system on the copper roof. Scaffold efforts included intensive shoring placed in the attic in a manner that did not permanently attach to or alter elements of the building structure. **All preservation services performed in house** as the Prime Contractor.

Contract Delivery & Type: CMC open book accounting design assist converted to firm fixed price contract after design

Role In Design: assisted design team/GSA to complete design

Original Contract Amount: design - \$18,213; construction - \$1,745,484

Final Contract Amount: \$1,740,294

Original Completion Date: October 20, 2018

Final Completion Date: November 9, 2018

Type of Work Subcontracted: hazardous abatement, temp electric

Performance Review By Owner: Excellent

Liquidated Damages: None

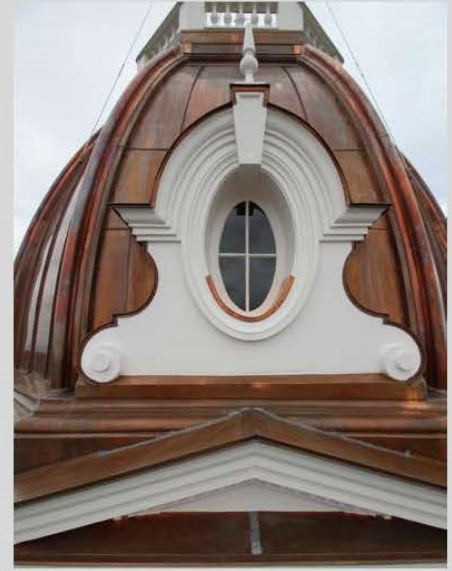
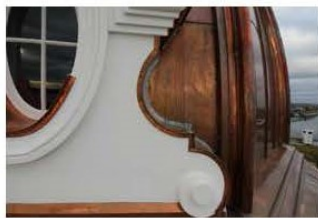
Contact Person: Chris Yezbick, Project Manager

Address of Owner: GSA Northern Service Center Operations Division
Project Management Branch
985 Michigan Ave, Detroit, MI

Telephone #: 216-401-3192 cell

FAX: none

Email: christopher.yezbick@gsa.gov



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PAST PERFORMANCE

Type Of Facility: Church
Name Of Firm: The Tradesmen Group LLC
Project Name: Lookout Mountain Presbyterian Church Exterior Rehabilitation
Contract Number: N/A
Project Location: Lookout Mountain TN
Name of Owner: Lookout Mountain Presbyterian Church

General Scope Of Construction Project:

The Tradesmen Group LLC was selected by Lookout Mountain Presbyterian Church for the exterior rehabilitation and restoration of the church structure after decades of moisture infiltration and failed attempts at mitigating moisture infiltration. TTG worked with LMPC’s designer for the project to address complex issues of moisture infiltration. Solutions involved complete replacement of the slate roof and copper gutters, extensive removal and reinstallation of stone for installation of new thru wall flashings at coping, slate roof to wall intersections, window sills and watertables, 100% tuckpointing of all rubble and architectural cut stone and other water proofing treatments. Slate roof was replaced in-kind as a textural slate roof with unique and varied undulating patterns of thicknesses, widths and lengths of slate to give the roof a very distinct and random appearance. Work included structural stabilization of the tower stone façade with helical retrofit masonry anchors, stabilization of north admin wing gable with tie-rods. Work also included restoration and replacement of windows throughout the structure, along with painting of exterior building features, and extensive interior plaster repairs and painting. **All preservation services performed in house** as the Prime Contractor.

Contract Delivery & Type: Design Assist

Role In Design: TTG assisted in design with LMPC’s designer

Original Contract Amount: \$9,946,316

Final Contract Amount: \$9,317,160.84

Original Completion Date: Nov 30, 2024

Final Completion Date: November 27, 2024

Type of Work Subcontracted: hazardous abatement, temp electric, new window install

Performance Review By Owner: Excellent

Liquidated Damages: None

Contact Person: Stuart Bickley, project manager

Address of Owner: 316 N Bragg Ave
Lookout Mountain TN 37350

Telephone #: 423-421-8500 cell

FAX: none

Email: stuart@lmpc.org

[Connecting with Rick Freitag, CEO of The Tradesmen Group \(buzzsprout.com\)](#)

[John Shearer: Checking Out Restoration Work At Lookout Mountain Presbyterian Church - Chattanooga.com](#)

[Inside Lookout Mountain Presbyterian Church’s multimillion dollar restoration | Chattanooga Times Free Press](#)

[The Tradesmen Group has completed their exterior restoration work! Check out this video for some final thoughts on this huge project, featuring TTG CEO... | By Lookout Mountain Presbyterian Church PCA | Facebook](#)

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PAST PERFORMANCE

Type Of Facility: St Raphael Church
Name Of Firm: The Tradesmen Group LLC
Project Name: Exterior Rehabilitation of St Raphael Church
Contract Number: N/A
Project Location: Springfield OH
Name of Owner: St Raphael Church

General Scope Of Construction Project:

The Tradesmen Group LLC was selected to perform extensive scopes of work for roof, architectural sheet metal and masonry rehabilitation of St Raphael Church. Work included replacement of existing shingle roof with a new slate roof and copper gutters to match original. All architectural copper on the building was replaced in kind with new copper replicated to identically match original, including three new gilded crosses on the front of the church. Extensive masonry repairs included considerable reconstruction of back up brick inside the tall tower, & restoration of Amherst sandstone throughout the structure, including stone replacement, stone Dutchman, stone dress back, repointing of mortar joints with ribbon tooled joints and masonry cleaning. TTG also fabricated four new large wood gothic arched window frames for the tall tower bell level, installed new EPDM roofs to both tower bell levels and repainted all windows of the bell towers. **All restoration services performed in house as a subcontractor.**

Project was awarded Preservation Merit Award from Ohio Historic Preservation Office in 2015.

Contract Type: Design/build
Role In Design: G/C provided design with input from TTG
Contract Amount: \$1,137,947
Final Completion Date: January, 2015
Type of Work Subcontracted: N/A
Performance Review By Owner: Excellent
Liquidated Damages: None
Contact Person: Brianna Beedy, Business Manager
Address of Owner: 225 E High St, Springfield OH 45505
Telephone #: (937) 323-7523 ext 11
FAX: (927) 324-1512
Email: bbeedy@catholicweb.com

***St Raphael Church is listed on the National Register of Historic Places**



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TAB 4 – Ability to Meet Project Scope

TTG is pleased to present the attached draft project schedule as Exhibit A, with dates assumed for project award and NTP by the City of Fort Pierce, with condition assessment, design phase and construction phase activities noted thereafter.

TAB 5 – Preliminary Design Concepts

TTG will complete design of the project following the condition assessment and approach the project to rehabilitate the structure in accordance with the project solicitation, including the Amendments and Questions and Answers provided by the City of Fort Pierce. Design and construction for rehabilitation of the house will include the following primary and key design and construction elements:

1. Replacement of the stamped metal roof with an in-kind visually similar custom stamped metal panel roof system, or a standing seam metal roof without exposed fasteners.
2. Upgrade all fascia boards with hardi-board fascia materials.
3. Remove existing siding and trim, replacing them with the same shiplap profile using James Hardie cementitious siding.
4. Prior to installing new siding, insulate all exterior walls with blow-in insulation or foam.
5. Remove and reinstall all exterior windows and door canopy/awnings with new canvas coverings.
6. Pressure wash, seal, and/or stain all exterior decking and stairs along with repair of the deck railing.
7. Professionally prime, caulk, and paint the entire exterior.
8. Replacement of all exterior windows and doors as necessary
9. Painting of the awning frames and replacement of the awning canvases.

TAB 6 – Price

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

Conclusion

The Tradesmen Group LLC appreciates the opportunity to submit an offer on this project. We are confident in our ability to serve the City of Fort Pierce to the highest standards possible. If awarded this project, it is our intent to exceed expectations in customer service and quality of services provided. Thank you very much from all of us at TTG, a 100% employee-owned company ESOP.

Exhibit A



Project: Schedule Seven Gables
Date: Sun 2/2/25

Task		Summary		Inactive Milestone		Duration-only		Start-only		External Milestone		Manual Progress	
Split		Project Summary		Inactive Summary		Manual Summary Rollup		Finish-only		Deadline			
Milestone		Inactive Task		Manual Task		Manual Summary		External Tasks		Progress			



PERSONNEL QUALIFICATIONS

Karen K. Zimnicki | Associate Principal

EDUCATION

- University of Illinois at Urbana-Champaign
 - Bachelor of Science, Architectural Studies, 1999
- Master of Architecture, 2002
 - Master of Science, Civil Engineering, construction management specialization

PRACTICE AREAS

- Leakage investigation
- Roofing and Waterproofing
- Building Enclosure Commissioning
- Repair and Rehabilitation
- Litigation Consulting
- Construction Documents and Specifications
- Construction Administration
- Peer Review
- Condition Assessment

REGISTRATIONS

- Architect in FL and IL
- Construction Documents Technologist
- LEED Accredited Professional
- National Council of Architectural Registration Boards

PROFESSIONAL AFFILIATIONS

- Fenestrations and Glazing Industry Alliance
- Sealant, Waterproofing and Restoration Institute

EXPERIENCE

Karen Zimnicki specializes in field evaluation, testing, and repair design to address nonperforming building issues, moisture problems, and associated materials distress. Her experience includes investigation of water leakage and deteriorating building materials, repair design, construction contract administration, and litigation consulting.

Ms. Zimnicki has investigated many construction systems and materials, such as curtain walls, concrete, masonry, steel, waterproofing, roofing, wood cladding, and EIFS systems. Her expertise includes standardized and diagnostic field and laboratory testing, with an emphasis on air and water infiltration, exterior wall materials, roofing, and waterproofing systems.

Before joining WJE, Ms. Zimnicki was an associate and consulting architect at Raths, Raths & Johnson, Inc., and worked as a private contractor for the U.S. Army Corps of Engineers Construction Engineering Research Laboratory.

REPRESENTATIVE PROJECTS

Leakage Investigation

- Seaside at Belleair III Condominium - Belleair, FL: Field investigation, water testing, and repair recommendations for stucco and EIFS facade
- Fort Lauderdale Airport Terminal 4 - FL: Field investigation, water testing and repair recommendations for terminal's metal panel facade
- Miami Beach Convention Center - FL: Field investigation, water testing, and repair recommendations for roof, parking garage, and exterior walls

Building Enclosure Commissioning

- Baptist Medical Center - Jacksonville, FL: Building enclosure commissioning services for hospital tower with precast concrete panel, curtain wall, and low- and steep-slope roofing systems
- U.S. New Embassy Compound - Tegucigalpa, Honduras: Building enclosure commissioning services for facade and roofing
- U.S. New Consulate Compound - Merida, Mexico: Building enclosure commissioning services for facade and roofing

Repair and Rehabilitation

- The W Fort Lauderdale - FL: Investigation and stucco facade repairs
- Broward Financial Centre - Fort Lauderdale, FL: Water leakage investigation and curtain wall, metal panel and glass panel facade repairs

Litigation Consulting

- Nova Southeastern University - Davie, FL: Litigation consultation services for architect standard of care and contractual relationships
- Brickell City Centre - Miami, FL: Stucco consulting services for construction defect claim

Construction Administration

- Miami-Dade County Courthouse - FL: Construction contract administration for terra cotta cladding; window and plaza waterproofing repairs
- The Ritz-Carlton Grand Cayman - Cayman Islands: Construction observations for stucco, waterproofing, and window and flashing repairs

Peer Review

- Raymond James Stadium - Tampa, FL: Review exterior enclosure design including EIFS, window, and door systems
- Norton Museum of Art - West Palm Beach, FL: Review exterior enclosure design including stucco, curtain wall, roofing, and waterproofing systems

Condition Assessment

- Alfred I. duPont Building - Miami, FL: Condition assessment and preparation of long-term repair and maintenance plan for a twenty-story, art deco-style building with limestone facade
- Solitair Brickell Apartments - Miami, FL: Condition assessment and building enclosure repair recommendations for prepurchase due diligence

CONTACT

kzimnicki@wje.com
561.226.1220
www.wje.com

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Karen Zimmnicki	13. ROLE IN THIS CONTRACT Project Architect	14. YEARS EXPERIENCE	
		a. TOTAL 21	b. WITH CURRENT FIRM 8

15. FIRM NAME AND LOCATION *(City and State)*
Wiss, Janney, Elstner Associates, Inc. (Fort Lauderdale, FL)

16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> Bachelor of Science / Architectural Studies Master of Architecture / Architecture Master of Science / Civil Engineering, Construction Management	17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Architect in FL and IL LEED AP; Certified Construction Documents Technologist
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
 Ms. Zimmnicki specializes in the investigation and repair of distress in existing structures with an emphasis on building enclosures. She has performed evaluations and assessed causes of deterioration or distress of multiple materials including brick, terra cotta, curtain walls and glazing systems, concrete, masonry, steel, waterproofing, roofing, wood cladding, and EIFS systems. She has conducted condition surveys, performed field investigations, executed testing programs, and designed repair documents for contemporary and historic buildings and structures. Ms. Zimmnicki's expertise includes exterior wall evaluation and restoration for structures ranging from plazas to high-rises. She has provided field construction contract administration observation services, acted as the owner's field representative, and performed other administrative duties during construction/repair work.

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i> Broward Financial Centre Water Leakage Investigation (Fort Lauderdale, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm WJE assessed weathered coatings and water leakage at the Broward Financial Centre, a high-rise office tower. As part of these services, WJE performed field water leakage testing and coatings adhesion testing. Following the investigation, we designed repairs to the exterior wall to address the water leakage and recoat portions of the facade and the parapet wall copings. WJE is currently performing construction contract administration services for the sealant replacement and coating of the facade. (Project Manager)		
b.	(1) TITLE AND LOCATION <i>(City and State)</i> Le Ciel Venetian Tower (Naples, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2020	CONSTRUCTION <i>(If applicable)</i> 2020
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm WJE assessed weathered coatings and water leakage at the Le Ciel Venetian Tower, a high-rise residential tower. As part of these services, WJE performed field water leakage testing and coatings adhesion testing. Following the investigation, we designed repairs to the exterior wall to address the water leakage and recoat the facade. WJE recently completed construction contract administration services for the sealant replacement, window gasket replacement, and coating of the facade. (Project Manager)		
c.	(1) TITLE AND LOCATION <i>(City and State)</i> Baptist Medical Center South Tower BECx (Jacksonville, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2018	CONSTRUCTION <i>(If applicable)</i> 2018
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Provided building enclosure commissioning (BECx) services during construction of the new South Tower, a LEED-certified project. Our work included design review of the architectural drawings and specifications related to building enclosure systems and the detailing between components. WJE developed an Enclosure Commissioning Plan and Schedule, which included functional performance (field) testing protocols. WJE also performed construction phase services, including reviewing/commenting on shop drawings, submittals, RFIs, Change Orders, and value engineering suggestions by others; performing construction milestone site visits; and observing functional performance (field) testing. (Project Manager)		
d.	(1) TITLE AND LOCATION <i>(City and State)</i> Miami Beach Convention Center New Construction (Miami Beach, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2017	CONSTRUCTION <i>(If applicable)</i> 2019
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Provided peer review of project documents to identify potential detailing issues that would have adversely affected the durability and resistance of the exterior envelope and waterproofing systems to water penetration, air infiltration, and condensation resistance. During construction, WJE reviewed submittals and shop drawings related to exterior enclosure assemblies, performed site visits, attended meetings at critical milestones, and provided recommendations. (Project Associate)		
e.	(1) TITLE AND LOCATION <i>(City and State)</i> Miami-Dade County Courthouse Facade Assessment (Miami, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> 2016

	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE WJE performed a comprehensive assessment of the exterior terra cotta cladding, windows, roofing, and the plaza at this National Historic Landmark courthouse. WJE developed a comprehensive written report summarizing its findings, prepared cost estimates for the restoration work, and developed construction documents for the restoration of the facade, windows, roof, and plaza. Construction contract administration services include reviewing the work in progress for general conformance with the project document requirements and preparing responses to address field conditions and contractor questions. (Project Associate)	<input checked="" type="checkbox"/> Check if project performed with current firm	
f.	(1) TITLE AND LOCATION <i>(City and State)</i> 7909 Woodland Center Blvd. Condition Assessment (Tampa, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The project involved a performing a condition assessment, providing repair and maintenance recommendations and preparing budgetary cost estimates. (Project Manager)	<input checked="" type="checkbox"/> Check if project performed with current firm	
g.	(1) TITLE AND LOCATION <i>(City and State)</i> The Galleria at Fort Lauderdale Peer Review (Fort Lauderdale, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> 2016
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The project involved performing a peer review of architectural and curtain wall shop drawings prepared by others; offering recommendations for incorporation into the project; performing quality assurance water testing of the installed curtain wall; diagnosing water leakage sources; preparing repair recommendations; performing site visits to observe and document ongoing construction; and preparing written reports. (Project Manager)	<input checked="" type="checkbox"/> Check if project performed with current firm	
h.	(1) TITLE AND LOCATION <i>(City and State)</i> Raymond James Stadium Peer Review (Tampa, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2016	CONSTRUCTION <i>(If applicable)</i> 2016
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The project involved performing a peer review of architectural drawings, shop drawings and submittals prepared by others; performing site visits to observe and document ongoing construction; and preparing written reports offering recommendations for incorporation into the project. (Project Manager)	<input checked="" type="checkbox"/> Check if project performed with current firm	
i.	(1) TITLE AND LOCATION <i>(City and State)</i> Alfred I. Dupont Building Condition Assessment (Miami, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2015	CONSTRUCTION <i>(If applicable)</i> N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The project involved a performing a condition assessment and preparing a long-term repair and maintenance plan for a 20-story art-deco style building located in the heart of downtown Miami. The scope of services included review of the limestone facade and windows of this notable project listed in the U.S. National Register of Historic Places. (Project Manager)	<input checked="" type="checkbox"/> Check if project performed with current firm	

Heba Elsayed | Senior Associate



EDUCATION

- Lehigh University
 - Bachelor of Science, Civil Engineering, 2015
- Georgia Institute of Technology
 - Master of Science, Civil Engineering, 2016

PRACTICE AREAS

- Historic Preservation
- Repair and Rehabilitation Design
- Failure/Damage Investigations
- Structural Investigation
- Nondestructive Testing

REGISTRATIONS

- Professional Engineer in Georgia

PROFESSIONAL AFFILIATIONS

- Association of Preservation Technology
- American Society of Civil Engineers

CONTACT

helsayed@wje.com
770.497.6725
www.wje.com

EXPERIENCE

Heba Elsayed has participated in a variety of structural investigations, analysis, and repair design projects. Ms. Elsayed works on assessment of concrete, steel, and wood structures. Her experience also includes structural analysis, repair and rehabilitation of historic building components, including brick, stone, and terra cotta masonry, and historic wood framing.

REPRESENTATIVE PROJECTS

Historic Preservation

- Martin Luther King, Jr. National Historical Park - Atlanta, Georgia: Building investigation and development of Historic Structure Reports
- Fulton County Courthouse - Atlanta, Georgia: Restoration of terra cotta facade
- Castillo San Cristobal (ongoing) – San Juan, Puerto Rico: Condition assessment, structural evaluation, development of Historic Structures Report
- Fort Pulaski West End WWII Bunkers (ongoing) – Cockspur Island, Georgia: Condition assessment, structural evaluation, development of Historic Structures Report
- Fort Pickens and Battery Pensacola (ongoing)– Pensacola Beach, Florida: Condition assessment, structural evaluation, development of Historic Structures Report
- Evans' Rendezvous – Fernandina Beach, Florida: condition assessment of historic structure, additional structural and geotechnical investigation
- Holly Hill – Roswell, Georgia; condition assessment of historic wood and masonry framed home; development of Historic Structure Report
- Bell Building – Athens, Georgia; restoration of terra cotta facade
- Robert Toombs House - Washington, Georgia; Condition assessment of historic wood and masonry structure
- Auburn Antebellum Home - Natchez, Mississippi: Condition assessment of historic wood and masonry structure
- Hood McPherson Building – Birmingham, Alabama; Restoration of terra cotta facade

Repair and Rehabilitation Design

- Alamo Visitor's Center and Museum (ongoing) – San Antonio, Texas; Design of facade retention system of 1890s stone

masonry exterior and interior walls as part of adaptive reuse project

- 200 Broadway – Nashville, Tennessee; Investigation and repair design of 1900s brick masonry exterior walls as part of facade retention and adaptive reuse project; overseeing of repairs during construction
- Lullwater House – Decatur, Georgia; Assessment and repair design for 1920s concrete pool cabana
- Baggage Building - Nashville, Tennessee: Assessment and rehabilitation of historic masonry structure

Failure/Damage Investigations

- Assumption Church - Nashville, Tennessee; Investigation and repair of historic church wood and masonry structure after tornado event
- Sounds Stadium - Nashville, Tennessee; structural assessment of stadium after tornado event
- I-75 Northwest Corridor - Atlanta, Georgia: Investigation and repair of partially collapsed retaining wall panels
- Cooper Tire and Rubber Warehouse - Albany, Georgia: Field investigation, assessment and rehabilitation of steel-framed warehouse after tornado damage; overseeing of masonry, steel, concrete, and roofing repairs during construction administration

Structural Investigation

- Stegman Coliseum – Athens, Georgia; investigation of distress to 1960s precast and cast-in-place concrete framed roof; design and observation of repairs
- Tomochichi Courthouse and Federal Building- investigation and analysis of 1890s steel framed and masonry structure; design and observation of repairs

Nondestructive Testing

- UGA Sanford Stadium Culvert - Athens, Georgia: Investigation of 1,000-foot-long concrete culvert structure
- Bridgeport Old Hwy 66 Bridge - Bridgeport, Oklahoma: Assessment of concrete substructure and foundation
- Holly Springs Home Depot Retaining Wall - Holly Springs, Georgia: Investigation of partially collapsed retaining wall; evaluation of remaining structure

Sedona P. Iodice | Associate III



EDUCATION

- University of Florida
 - Bachelor of Science, Civil Engineering, 2020
 - Master of Engineering, Structural Engineering, 2021

PRACTICE AREAS

- Failure/Damage Investigations
- Bridges and Civil Infrastructure
- Structural Investigation
- Structural Analysis
- Construction Administration
- Water Leakage Investigation

REGISTRATIONS

- Engineer Intern (EI) in Florida
- OSHA 10-Hour Construction
- ARSC Basic Orientation Plus

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers (ASCE)

CONTACT

siodice@wje.com
561.226.1220
www.wje.com

EXPERIENCE

Sedona Iodice joined WJE in 2022 and has experience in condition assessments, repair and rehabilitation design, analysis of existing structures, and construction period services. Ms. Iodice has worked with various structural and architectural materials, including prestressed and post-tensioned concrete, steel, stucco, EIFS, masonry and wood.

REPRESENTATIVE PROJECTS

Failure/Damage Investigations

- Champlain Towers South – Surfside, FL: evaluate failed specimens at evidence facility, perform punching shear hand calculations, and participate in joint testing protocol at collapse site for civil litigation
- NIST NCST Investigation Champlain Towers South Collapse – Miami, FL: Assist NIST with the collection of invasive testing data from the collapse evidence specimens including concrete core and steel reinforcement evidence sampling and provide nondestructive GPR, UST, UPV evaluation support
- Island Towers and Resort Condominiums – Fort Myers, FL: Hurricane Ian structural damage initial triage assessment
- Life Care Center of America – Orlando, FL: Hurricane Ian flooding damage investigation of skilled nursing facility
- James S. Rickards Middle School – Fort Lauderdale, FL: Roof collapse investigation

Bridges and Civil Infrastructure

- Load rating various bridges – INDOT: BrR software
- I-74 over the Mississippi River – Bettendorf, IA: In-depth bridge inspection of cable-stayed arch
- Lincoln Trail Bridge – Cannelton, IA: Use eddy current nondestructive testing to locate welds for steel truss bridge
- ODOT Load Rating – Oregon Department of Transportation: Provide additional calculation services for a bridge that did not meet load rating requirements.
- Port of Houston – Houston, TX: Routine structural condition assessment of port infrastructure
- Liquefied Natural Gas (LNG) Tank Foundations – Cameron, LA: Investigation of

reinforced concrete damage due to cryogenic LNG exposure

Structural Investigation

- Crestview Towers Condominium – North Miami Beach, FL: Structurally condemned building condition assessment
- Brickell City Centre – Miami, FL: Litigation support and testing protocol for sub-grade parking garage
- Mosaic Big Bend Warehouse – Tampa, FL: Structural condition assessment of glulam arches
- The District Universal Apartments – Orlando, FL: Parking garage structural assessment

Structural Analysis

- Punta Rassa Condominiums – Fort Myers, FL: ADAPT PT slab model and GPR survey
- AMLI Joya Parking Garage – Miami, FL: ADAPT PT slab model and GPR survey

Construction Administration

- W Hotel – Fort Lauderdale, FL: Assessment and rehabilitation of stucco drainage system, and EIFS system
- Noida Mall of India- India: As-built drawing review of steel truss repairs
- AquaVue Condominiums – Fort Lauderdale, FL: Assessment and rehabilitation of direct applied stucco system
- Margaritaville Beach House – Key West, FL: Replacement of Simpson hangers at wooden perimeter balcony walkways

Water Leakage Investigation

- Terrace Building – Sarasota, FL: Assessment of exterior walls of a building originally built in 1925; spray rack testing based on ASTM E1105 and nozzle testing based on AAMA 501.2
- Palmetto Promenade Apartments – Boca Raton, FL: Water leakage investigation and repair drawings
- Town Westshore Apartments – Tampa, FL: Water leakage investigation per AAMA 511 for litigation



PROJECT PROFILE

Evans' Rendezvous

Historic Structure Report | American Beach, Florida



CLIENT

Nassau County, Florida

BACKGROUND

In 1942, Willie B. Evans, Sr., constructed a small club on an American Beach plot that had been purchased by the Pension Bureau of the Afro-American Life Insurance Company. When Evans returned from serving in WWII, the club was relocated and expanded. The new building, constructed in circa 1951, that housed Evans' Rendezvous included a porch along the ocean as well as a 200-seat dining room. The club served food and provided entertainment. The popularity of American Beach was very much tied to segregation, and the inability of African Americans to freely visit many public and private venues throughout the region, including beaches, restaurants, stores, and hotels.

The former Evans' Rendezvous had experienced deterioration following years of vacancy. As a contributing resource to the American Beach Historic District, Nassau County, the building owner, sought to develop a Historic Structures Report (HSR) to guide future repair, maintenance, and preservation of the building.

SOLUTION

The HSR documents items specific to Evans' Rendezvous, including the history of the building; its design and construction; the existing physical condition of the structure; and its historic significance and integrity. Research was performed to gather information about the original construction and past modifications and repairs performed on the building, for use in assessing existing conditions and developing treatment recommendations for the building.

A condition assessment of the building was performed and observations were documented with digital photographs, field notes, and annotation on baseline drawings prepared by the project team. Based on this information, a context history and a chronology of design and construction were developed, and measured drawings were produced. A structural analysis was also performed to assist the County in determining an appropriate future use.

Ultimately, recommendations were provided for the club for the immediate, short term, and long term. These included foundation repairs, rebuilding or strengthening masonry and concrete masonry walls, terrazzo flooring repair and replacement, restoration of the character-defining features at the interior of the building, including the bar, stage at the dance floor, and vaulted ceiling in the dining room and bar, and eventually, new mechanical, electrical, and plumbing systems.





PROJECT PROFILE

Timucuan Ecological and Historical Preserve

Historic Structure Reports | Jacksonville, Florida



CLIENT

National Park Service

BACKGROUND

On February 16, 1988, the Timucuan Ecological and Historic Preserve was established by the United States Congress. The preserve as established included the Kingsley Plantation on Fort George Island. In 1991, the National Park Service took possession of the Kingsley Plantation complex from the State of Florida. Over the course of several years between 1992 and 1997, the NPS also purchased the last two surviving slave cabin ruins that had not been acquired by the state as well as other surrounding properties. Throughout its ownership of the property, the NPS has conducted research and archeological investigations of the property and implemented stabilization and repairs to the tabby slave cabins.

WJE has been contracted for numerous projects at the Preserve. The initial project was an updated National Register nomination for Kingsley Plantation. Subsequent projects were to document and author historic structures reports for the Kingsley Plantation and Barn, the tabby slave cabins, and the nearby Spanish American War Battery. These studies provide historic research, documentation of conditions, recommendations, and materials analysis, intended to enrich the site’s preservation plan and interpretation.

SOLUTION

Each project began with historical research to document the original construction, subsequent evolution, and previous repairs made to the structure. Material studies were performed at the WJE in-house laboratory to document the unique materials at each site, which have included brick and mortar, early concrete, and tabby, original formed from a mixture of locally made lime and oyster shells.

Most projects include on-site condition assessment and structural analysis of surviving ruins, to identify shoring and stabilization needs. Based on the overall condition assessment and understanding of the history of the structure, concepts for the ultimate treatment of the structure were defined. Based on the overarching treatment concept, WJE then developed technical recommendations for each material and system, organized as prioritized repair and rehabilitation tasks.





PROJECT PROFILE

Chief Vann House State Historic Site

Condition Assessment Report | Chatsworth, GA



CLIENT

Georgia Department of Natural Resources

BACKGROUND

The Chief Vann House State Historic Site, located in Chatsworth, Georgia, is 137 acres in size and includes the Chief Vann House—a circa 1804, two-and-one-half-story brick mass masonry residence with a cellar—a reconstructed log kitchen and workhouse, a nineteenth century Cherokee farmstead exhibit consisting of three relocated log structures, the stone ruins of the Bradford Spring House, gardens, a nature trail, and a visitor center.

The Georgia Department of Natural Resources engaged WJE to assess the historic structures at the Chief Vann House State Historic Site. The Department of Natural Resources sought a condition assessment report to help guide decision-making with regard to future stabilization, rehabilitation, and other management treatments or projects involving the historic structures at the site. Of particular interest was the condition of a main stair at the Chief Vann House, which is cantilevered over the central hall.



SOLUTION

A team of WJE historical architects and engineers performed the work associated with the condition assessment report for the historic structures at Chief Vann State Historic Site. In preparation for performing a visual condition survey of the historic structures, the team reviewed historical documentation, maintenance records, repair drawings, and other pertinent documents to gain a better understanding of the as-built construction and significance of the various structures.

The study addressed all of the historic structures at the site, with the focus of the visual condition survey on the Chief Vann House. As part of the study, the WJE project team reviewed the condition of the interior and exterior of the buildings, documenting areas of distress and other notable conditions. As part of the survey, WJE met with representatives of the Department of Natural Resources to gain an understanding of any ongoing issues at the buildings. The visual survey of the Chief Vann House included a close-up review of exterior elements such as windows, brick masonry, and the roof, as well as a review of the foundation and visible portions of the structure. A WJE structural engineer reviewed the cantilevered stair, where deflection required the addition of a column and tie rod as part of the repairs. The condition assessment report included a description of each building and its features, a summary of the overall condition of each structure, and recommendations for future work. Images of noted conditions and annotated drawings were included in the final report.





PROJECT PROFILE

Martin Luther King, Jr., Historic Site

Historic Structure Reports, Cultural Landscape Report | Atlanta, Georgia



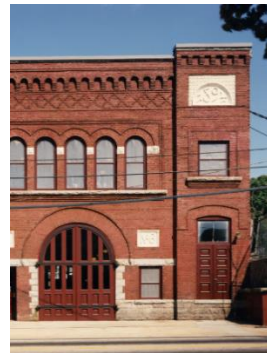
CLIENT

National Park Service

BACKGROUND

The Martin Luther King, Jr. National Historic Site and Preservation District is located within the Sweet Auburn neighborhood on the east side of the City of Atlanta. This largely self-contained, historically African American neighborhood includes commercial, residential, and religious buildings dating from the late nineteenth century through the early twentieth century. The neighborhood, and particularly the block surrounding the Martin Luther King, Jr. Birth Home, represents the formative years of Dr. King's life from 1929 through 1948.

WJE architects and structural engineers prepared nine Historic Structure Reports for historic properties located within or contiguous with the Birth Home block at the National Historic Site. These include eight houses, one of which is the Martin Luther King, Jr. Birth Home, as well as the historic fire station. The HSRs include design and development history, condition assessment, significance and integrity evaluation, and treatments recommendations for preservation/rehabilitation, repair, and maintenance.



SOLUTION

WJE's condition assessment addressed the exterior, structural systems, and primary interior spaces and features of the buildings, and was conducted in cooperation with WFT Architects, another project team consulting firm. Lead firm Panamerican Consultants developed the historical narrative for the HSRs. WJE also identified potential climate change variables that are likely to have an effect on these structures in the future. WJE's research and assessment helped establish the overall preservation direction for at least the next decade.



In addition to the HSR, WJE was consulting on a Cultural Landscape Report for the National Historic Site. The CLR provides park management and maintenance staff with information and guidance to help manage the site's cultural landscape.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/4/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Overmyer Hall Associates 1600 W Lane Ave, Ste 200 Columbus OH 43221	CONTACT NAME: Madison Wines PHONE (A/C No. Ext): 614-453-4400 E-MAIL ADDRESS: ohcertificates@oh-ins.com	FAX (A/C, No): 614-453-9360
	INSURER(S) AFFORDING COVERAGE	
License#: 42001 TRADGRO-01	INSURER A: American Casualty Company of Reading, PA	NAIC # 20427
INSURED The Tradesmen Group, LLC 8465 Rausch Dr Plain City OH 43064	INSURER B: Continental Insurance Company	35289
	INSURER C: Continental Casualty Company	20443
	INSURER D: Philadelphia Insurance Companies	18058
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 1845094990

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		7094399539	9/30/2024	9/30/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			7094397788	9/30/2024	9/30/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			7094404478	9/30/2024	9/30/2025	EACH OCCURRENCE	\$ 6,000,000
							AGGREGATE	\$ 6,000,000
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	Y	7094395183	9/30/2024	9/30/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	See Below \$ 1,000,000 \$ 1,000,000 \$ 1,000,000
A	Ohio Stop Gap			7094399539	9/30/2024	9/30/2025	E.L. Acc/Disease/Limit	\$1M/\$1M/\$1M
D	Professional Liability			PPK2697772	9/30/2024	9/30/2025	Each Occ/Aggregate	\$3M/\$3M
	Pollution Liability						Each Occ/Aggregate	\$3M/\$3M

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

Workers Compensation States: DC, FL, GA, KY, TN, VA

RE: Historic Seven Gables House Exterior Rehabilitation, Seven Gables House, 482 North Indian River Drive, Fort Pierce, FL 34950

Fort Pierce Redevelopment Agency and the City of Fort Pierce and their respective officials, officers, and employees are Additional Insured per the attached General Liability Blanket Additional Insured endorsement CNA75079XX 03 22. Subject to signed written contract. Waiver of subrogation applies in favor of Additional Insured with respects to Employers Liability per attached form, WC 00 03 13 04/84, when required by written contract. Subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER**CANCELLATION**

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

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**Blanket Additional Insured - Owners, Lessees or Contractors -
with Products-Completed Operations Coverage Endorsement**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

It is understood and agreed as follows:

- I. WHO IS AN INSURED** is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:
- A.** In the performance of your ongoing operations subject to such **written contract**; or
 - B.** In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:
 - 1. The **written contract** requires you to provide the additional insured such coverage; and
 - 2. This **Coverage Part** provides such coverage; and
 - C.** Subject always to the terms and conditions of this policy, including the limits of insurance, the Insurer will not provide such additional insured with:
 - 1. Coverage broader than what you are required to provide by the **written contract**; or
 - 2. A higher limit of insurance than what you are required to provide by the **written contract**.

Any coverage granted by this Paragraph I. shall apply solely to the extent permissible by law.

- II.** If the written contract requires additional insured coverage under the 07-04 edition of CG2010 or CG2037, then paragraph I. above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** caused in whole or in part by your acts or omissions, or the acts or omissions of those acting on your behalf:

- A.** In the performance of your ongoing operations subject to such **written contract**; or
- B.** In the performance of **your work** subject to such **written contract**, but only with respect to **bodily injury** or **property damage** included in the **products-completed operations hazard**, and only if:
 - 1. The **written contract** requires you to provide the additional insured such coverage; and
 - 2. This **Coverage Part** provides such coverage.

- III.** But if the **written contract** requires:

- A.** Additional insured coverage under the 11-85 edition, 10-93 edition, or 10-01 edition of CG2010, or under the 10-01 edition of CG2037; or
- B.** Additional insured coverage with "arising out of" language;

then paragraph I. above is deleted in its entirety and replaced by the following:

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury, property damage** or **personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

- IV.** But if the **written contract** requires additional insured coverage to the greatest extent permissible by law, then paragraph I. above is deleted in its entirety and replaced by the following:

**Blanket Additional Insured - Owners, Lessees or Contractors -
with Products-Completed Operations Coverage Endorsement**

WHO IS AN INSURED is amended to include as an **Insured** any person or organization whom you are required by **written contract** to add as an additional insured on this **Coverage Part**, but only with respect to liability for **bodily injury, property damage or personal and advertising injury** arising out of **your work** that is subject to such **written contract**.

- V. The insurance granted by this endorsement to the additional insured does not apply to **bodily injury, property damage, or personal and advertising injury** arising out of:
- A. The rendering of, or the failure to render, any professional architectural, engineering, or surveying services, including:
 - 1. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - 2. Supervisory, inspection, architectural or engineering activities; or
 - B. Any premises or work for which the additional insured is specifically listed as an additional insured on another endorsement attached to this **Coverage Part**.
- VI. Under **COMMERCIAL GENERAL LIABILITY CONDITIONS**, the Condition entitled **Other Insurance** is amended to add the following, which supersedes any provision to the contrary in this Condition or elsewhere in this **Coverage Part**:

Primary and Noncontributory Insurance

With respect to other insurance available to the additional insured under which the additional insured is a named insured, this insurance is primary to and will not seek contribution from such other insurance, provided that a **written contract** requires the insurance provided by this policy to be:

- 1. Primary and non-contributing with other insurance available to the additional insured; or
- 2. Primary and to not seek contribution from any other insurance available to the additional insured.

But except as specified above, this insurance will be excess of all other insurance available to the additional insured.

- VII. Solely with respect to the insurance granted by this endorsement, the section entitled **COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

The Condition entitled **Duties In The Event of Occurrence, Offense, Claim or Suit** is amended with the addition of the following:

Any additional insured pursuant to this endorsement will as soon as practicable:

- 1. Give the Insurer written notice of any **claim**, or any **occurrence** or offense which may result in a **claim**;
- 2. Send the Insurer copies of all legal papers received, and otherwise cooperate with the Insurer in the investigation, defense, or settlement of the **claim**; and
- 3. Make available any other insurance, and endeavor to tender the defense and indemnity of any **claim** to any other insurer or self-insurer, whose policy or program applies to a loss that the Insurer covers under this **coverage part**. However, if the **written contract** requires this insurance to be primary and non-contributory, this paragraph 3. does not apply to other insurance under which the additional insured is a named insured.

The Insurer has no duty to defend or indemnify an additional insured under this endorsement until the Insurer receives written notice of a **claim** from the additional insured.

- VIII. Solely with respect to the insurance granted by this endorsement, the section entitled **DEFINITIONS** is amended to add the following definition:

Written contract means a written contract or written agreement that requires you to make a person or organization an additional insured on this **Coverage Part**, provided the contract or agreement:

- A. Was executed prior to:



**Blanket Additional Insured - Owners, Lessees or Contractors -
with Products-Completed Operations Coverage Endorsement**

- 1. The **bodily injury** or **property damage**; or
 - 2. The offense that caused the **personal and advertising injury**;
for which the additional insured seeks coverage; and
- B.** Is still in effect at the time of the **bodily injury** or **property damage occurrence** or **personal and advertising injury** offense.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION ON WHOSE BEHALF YOU ARE REQUIRED TO OBTAIN
THIS WAIVER OF OUR RIGHT TO RECOVER FROM UNDER A WRITTEN CONTRACT
OR AGREEMENT. THIS ENDORSEMENT DOES NOT APPLY IN KY.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

2/4/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Overmyer Hall Associates 1600 W Lane Ave, Ste 200 Columbus, OH 43221		PHONE (A/C, No, Ext): 614-453-4400	COMPANY CNA P O Box 802875 Chicago, IL 60680	
FAX (A/C, No): 614-326-0132		E-MAIL ADDRESS: ohacertificates@oh-ins.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #:		License#: 42001		
INSURED The Tradesmen Group, LLC 8465 Rausch Dr Plain City OH 43064		LOAN NUMBER		POLICY NUMBER
		EFFECTIVE DATE 09/30/2024	EXPIRATION DATE 09/30/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	X	SPECIAL		
Builders Risk					\$500,000	\$5,000
Fire-Resistive Limit					\$500,000	\$5,000
Masonry Non-Combustible Limit					\$500,000	\$5,000
Metal Non-Combustible Limit					\$500,000	\$5,000
Joisted Masonry Limit					\$500,000	\$5,000
Frame Limit					\$500,000	\$5,000
Temporary Storage Limit					\$250,000	\$5,000
Property In Transit Limit					\$250,000	\$5,000
Earthquake - Low Hazard					\$250,000	\$25,000
Flood - Low Hazard					\$500,000	\$25,000
Replacement Cost						
Subject to policy terms, conditions, and exclusions.						

REMARKS (Including Special Conditions)


RE: Historic Seven Gables House Exterior Rehabilitation, Seven Gables House, 482 North Indian River Drive, Fort Pierce, FL 34950


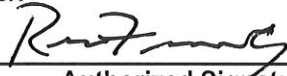
Fort Pierce Redevelopment Agency and the City of Fort Pierce are included as Additional Named Insureds and Loss Payees contingent on project being awarded to Named Insured.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS City of Fort Pierce Attention: Risk Manager 100 N. U.S. Hwy 1 Fort Pierce, FL 34954-1480	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

<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: The Tradesmen Group ----- Mailing Address: 8465 Rausch Dr ----- ----- -----</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  Authorized Signature (Manual)</p>
<p>City, State, Zip Code: Plain City, OH 43064</p>	<p>Typed or Printed Name: Rick Freitag</p>
<p>Type of Entity (Select one): Corporation <input checked="" type="checkbox"/> _____ Partnership <input type="checkbox"/> _____ Proprietorship <input type="checkbox"/> _____</p>	<p>Title: CEO</p>
<p>Incorporated in the State of: Ohio Year: 1997</p>	<p>Delivery in <u>TBD</u> days, ARO</p>
<p>Phone Number: 614-406-9127</p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: 614 799 1690</p>	<p>FEIN or SS Number: 31-1547172</p>
<p>E-Mail Address: rfreitag@tradesmengroup.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 \$ <u>n/a</u> 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, The Tradesmen Group LLC,
(Contractor's Name)

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

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

The Tradesmen Group LLC

(Contractor's Name)

Rick Freitag

(Authorized Signature)

Rick Freitag

(Print Name)

Ceo

(Title)

8465 Rausch Dr

(Street and Address)

Plain City, OH 43064

(City, State, Zip)

City of Fort Pierce

(Recipient's Name)

Date: 2/4/2025

Division Contract Number



THE SUNRISE CITY
FORT PIERCE
PURCHASING
DEPARTMENT

Florida

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that
The Tradesmen Group LLC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

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

Proposer's Signature

2/4/2025

Date

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	1	Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) The Tradesme Group LLC	
	2	Business name/disregarded entity name, if different from above.	
	3a	Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> 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 Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b	If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
5	Address (number, street, and apt. or suite no.). See instructions. 8465 Rausch Dr	6	City, state, and ZIP code Plain City, OH 43064
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. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
3	1	-	1	5	4	7	1	7	2

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person <i>Kimberly Marshall</i>	Date <i>2/4/2025</i>
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General Instructions

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

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

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



REFERENCES

RFP NO. 2025-013
SEVEN GABLES HOUSE EXTERIOR REHABILITATION

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

Name Vizcaya Museum & Garden Trust, Inc		Name Nashville Metro Gen Svc Dept	
Contact: Ana Rico		Contact: Doug Kinsey	
Address: 3251 S Miami Ave		Address: 730 2nd Ave South	
Miami, FL 33129		Nashville, TN 37219	
Telephone: 305-860-8429		Telephone: 615-533-3100	
Email: ana.rico@vizcaya.org		Email: doug.kinsey@nashville.gov	
Name			
		General Services Administration	
Contact:			
		Chris Yezbick	
Address:			
		985 Michigan Ave	
		Detroit, MI	
Telephone:			
		216-401-3192	
Email:			
		christopher.yezbick@gsa.gov	

January 23, 2025



CITY FORT PIERCE

REHABILITATION OF THE HISTORIC SEVEN GABLES HOUSE

RFP No. 2025-013

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by a potential proposer for clarification of the proposal specifications:

- 1. QUESTION:** Has this project been submitted and/or approved by the State Historic Preservation Office (SHPO)?

ANSWER: No. The building is registered only in the City's local register of historic sites and districts.
- 2. QUESTION:** If not, who is responsible for the preparation of the necessary documentation for the project and submission/approval by SHPO?

ANSWER: The City will submit an application for a Certificate of Appropriateness to the City's Planning Department, utilizing the project documents generated by the Contractor. The application will be reviewed administratively and possibly by the City of Fort Pierce Historic Preservation Advisory Board.
- 3. QUESTION:** Please confirm how discovered unforeseen conditions, including structural repairs, will be handled as a changed condition with a change order for additional services?

ANSWER: In the Statement of Work of the Request for Proposals, a conditions assessment must be conducted by the contractor during the Pre-rehabilitation Phase. However, if unforeseen conditions present themselves afterwards, then those discoveries can be brought to the attention of the City's Project Manager. If those discoveries/repair services affect the project timeline and/or cost, then a change order must be brought before the City Commission for a decision.
- 4. QUESTION:** If construction permitting requires A/E stamped drawings, who is responsible for production of those drawings?

ANSWER: This construction project is using a design-build delivery method, therefore A/E stamped drawings will be the responsibility of the contractor.

5. **QUESTION:** Please confirm if any work is intended or required on the brick masonry chimney?
- ANSWER:** **This project focuses on the exterior of the building. The chimney will not be used for fire or heating.**
6. **QUESTION:** Relative to work on the windows that will impact interior spaces, who is responsible for moving items and perhaps personal items out of work zones prior to work in those spaces?
- ANSWER:** **The City and the tenant will be responsible for removing or relocating their belongings from the work zone.**
7. **QUESTION:** Please confirm window type or materials that are acceptable for reproduction of new replacement windows?
- ANSWER:** **Impact-resistant windows that match the existing style or as close as possible.**
8. **QUESTION:** Are windows and doors to be replicated in-kind? Or are windows and doors to be replicated to meet current code standards?
- ANSWER:** **They must meet current code standards while maintaining some level of resemblance to their original style.**
9. **QUESTION:** What area(s) will the contractor be permitted for staging?
- ANSWER:** **The contractor can use the parking lot east of the building for staging.**
10. **QUESTION:** Where will a dumpster and port-o-jon be permitted to be staged?
- ANSWER:** **The dumpster can be staged at the east side of the building along the curb. The Seven Gables House has restrooms available for use right outside of the main entrance.**
11. **QUESTION:** Who is responsible for restoration of turf and site conditions following completion of all work?
- ANSWER:** **The contractor is responsible for replacing the sod as it exists currently.**
12. **QUESTION:** When does the City of Fort Pierce intend to make the award of the project?
- ANSWER:** **The award is to be made after completion of an evaluation of bids and the approval of the City Commission at their regularly scheduled meetings.**

13. **QUESTION:** Is there a project budget or anticipated cost that can be provided?
ANSWER: **Yes, however the price should reflect the scope of work.**
14. **QUESTION:** Is there a set of plans from the building move that can be transmitted to us during the bid period? This should include foundation, exterior porch, restrooms and exterior staircase and wood deck?
ANSWER: **Yes. Please see attached.**
15. **QUESTION:** Will there be an attempt to keep the museum or gift shop open? Note that the job site should be secure for safety and liability purposes.
ANSWER: **No. the Seven Gables Visitor Center will not remain open during construction.**
16. **QUESTION:** Would we be able to place a construction fence around the project, including the staging areas?
ANSWER: **Yes**
17. **QUESTION:** Please confirm if an electronic submission of the bid is acceptable?
ANSWER: **Yes. Please follow the delivery instructions as stated in the Request for Proposal document.**
18. **QUESTION:** Evaluation Criteria. Please confirm that the price counts only 20 points for the award and shall not be the sole basis for an award.
ANSWER: **We will follow the evaluation criteria as stated in the Request for Proposals document.**
19. **QUESTION:** The RFP notes that specific improvements are to be undertaken which include the following items:
- a. Upgrade all fascia boards with hardi-board fascia materials.
 - b. Remove existing siding and trim, replacing them with the same shiplap profile using hardi-cementuous siding.
 - c. Replacement of all exterior windows and doors as necessary.
- According to the above referenced standards, the historic materials should be repaired rather than replaced in lieu of the replacement of materials approach identified in the specific improvements. Are we to deviate from the U.S. Secretary of Interior's Standards to follow this directive? Deviation from the standards may.

ANSWER: The project intends to improve the exterior of the building with durable, low maintenance, weather-resistant and impact-resistant materials that can resemble the original style as closely as possible. These improvements do not impact the funding source.

20. QUESTION: What funding sources are being utilized for the project?


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

21. QUESTION: What are the scheduling requirements associated with any of the **Funding sources?** Are there any requirements regarding the commencement of the project or the completion of the project and expenditure of funds.

ANSWER: The awarded contractor must comply with the scheduling requirement agreed upon in the construction agreement. The scheduling timeline will be determined by the contractor in collaboration with the City. The City will follow the directives provided in the agreement regarding contract payments. Please refer to "Exhibit A Sample Contract", which is attached to the Request for Proposals.

All other conditions of this proposal remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:  Manual

Signature: Rick Freitag Typed or Printed

Company Name: The Tradesmen Group LLC

Address: 8465 Rausch Dr, Plain City, OH 43064

Date: 2/4/2025

/lh

Attachments: Building Permit, Drawings, and Eight (8) Photos of the Seven Gable House



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FREITAG, RICHARD JUSTIN

THE TRADESMEN GROUP, INC.
8465 RAUSCH DRIVE
PLAIN CITY OH 43064

LICENSE NUMBER: CBC1263338

EXPIRATION DATE: AUGUST 31, 2026

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ISSUED: 08/21/2024

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FREITAG, RICHARD JUSTIN

THE TRADESMEN GROUP, INC.
8465 RAUSCH DRIVE
PLAIN CITY OH 43064

LICENSE NUMBER: CCC1332370

EXPIRATION DATE: AUGUST 31, 2026

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ISSUED: 08/21/2024

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