

**Print**

## **2025 COMMERCIAL FACADE GRANT PROGRAM - Submission #24203**

**Date Submitted: 8/15/2025**

### **APPLICATION FORM**

The Commercial Façade Grant Program provides financial assistance in the form of a 50% matching reimbursable grant of up to \$25,000 to eligible property or business owners. The program is designed to support improvements to the exterior appearance of commercial properties and encourage private investment in the FPRA district.

#### **Eligible Improvements Include:**

- Awnings/Canopies
- Siding/Stucco
- Windows/Doors
- Decorative Walls and Fencing
- Pedestrian and Bicycle Amenities
- ADA Improvements
- Parking Lot Improvements/Surface parking
- Patio/Deck Improvements
- Exterior Lighting
- Permanent Landscaping
- Security Cameras
- Art installations
- and more

#### **Application Process Summary**

- Within 10 business days of receiving a completed application, staff will contact the applicant to confirm eligibility.
- Every 30 days, eligible applications are reviewed by the Community Redevelopment Agency Advisory Committee (CRAAC).
- The FPRA Board will make the final decision on funding approval.
- All applicants will receive written notification of their approval or denial.
- If approved, FPRA staff will prepare a Grant Agreement to be signed by both the applicant and the FPRA Board.
- Grants cannot be awarded retroactively for work that has already been started or completed.

To review full grant program overview, visit:

[Commercial Façade Program Overview](#)

#### **Property Details:**

Parcel ID Number:\*

2410-711-0036-000-9

If you do not have your parcel ID, visit <https://www.paslc.org/property-search/> to obtain.

Project Property Address:\*

706 S US HIGHWAY 1

Property Owner (As recorded on Warranty Deed):\*

BLUE SKY PROPERTY HOLDINGS LLC

Building's Existing Use(s):\*

Paint Store

Building's New Use(s) (if applicable):

Professional Office

Do you own or lease?\*

- Own
- Lease

Lease Term (if applicable):

## Applicant Information:

Applicant Name:\*

Remnant Construction, LLC

Applicant Title (Business Owner, Property Owner, Business Partner, etc):\*

Remnant Construction, LLC

Email Address:\*

bnobile@remnantconstruction.com

Cell Phone Number: \*

7723497015

### Business Information:

Legal Business Name:

Remnant Construction, LLC

Federal Employer Identification Number / Tax ID:

823438825

Business Structure\*

Corporation

LLC

Partnership

Nonprofit

Sole Proprietorship

Business Type (Restaurant, Retail, Office, Mixed-Use etc):\*

Office

Business Phone Number\*

772-577-5850

Website (If applicable)

www.remnantconstruction.com

Mailing Address (If different):

201 S 2nd St, Suite 100, Fort Pierce, FL 34950

Number of Years in Business:\*

7

Number of Years at Current Address:\*

7

If not currently open for business at this location, when do you expect to open?

December 2025/January 2026

**Project Details:**

Grant amount requested?

25000

Note: This grant offers financial assistance in the form of a reimbursable grant, matching 50% up to \$25,000.

What is the total estimated project cost?

193,550.00

The costs must be verified by licensed contractors.

Estimated timeframe for the completion of the project:

12/31/25 Completion

The project must be started within six (6) months from the date of the FPRA Board approval and completed within 12 months of the building permit issuance. Failure to do so, without an approved deviation by the FPRA, will result in termination of the grant.

Proposed Improvements:\*

- Siding/Stucco
- Windows/Doors
- Awnings/Canopies
- Parking lot repaving, resealing, and/or restriping
- Patio & Deck Improvements
- Exterior Lighting
- Permanent Landscaping/Irrigation
- Decorative Walls & Fencing
- Security Camera System
- Signs
- Mural/Art Installation
- Exterior Painting - Only if part of another improvement
- Roof - Only if visible from street and part of other improvements
- Other (explain in narrative below)

Detailed description of the project improvements to be made:\*

Reroof building  
New windows and doors  
Stucco repairs  
New paint  
New wood look accent facade  
New shade awning  
New signage

**Any facade project completed prior to FPRA staff approval will not be eligible for reimbursement.**

## **Required Documentation:**

Color photograph of the existing condition of the FRONT of building (1 of 2):\*

20250722.jpg

Color photograph of the existing condition of the FRONT of building (2 of 2):\*

20250722.jpg

Design Proposal/Construction Plans for the Proposed Improvements:\*

Remnant HQ Docs.pdf

Submit design and construction plans, project renderings, and any relevant visual materials that clearly convey the proposed physical improvements. Include examples of project colors, materials, specifications, and design elements to illustrate the overall vision and compatibility with the surrounding area.

Proof of ability to fully fund the project, such as bank statements, loan commitments, or other verifiable financial documents.\*

Remnant - SouthState July Stmt.pdf

Please submit a narrative letter that clearly addresses the following points to support your application for the grant:\*

Remnant Facade Letter.pdf

- Explain why this property should be selected to receive funding through the grant program.
- Describe the need for financial assistance and why this funding is critical to the completion of your project.
- Describe how your project will enhance the visual appeal of the FPRA area and contribute to the elimination of slum and blight on the property and in the surrounding environment.
- Highlight any innovative or visually appealing elements of your façade design. Discuss how the project complements the neighborhood's architectural style and incorporates sustainable, long-lasting improvements.
- Describe how your project will benefit the community and generate positive outcomes for the public.
- Explain how the proposed improvements align with and support the goals outlined in the FPRA Plan.

To view the FPRA Plan, visit: <https://cityoffortpierce.com/DocumentCenter/View/9381/2020-Updated-FPRA-Plan>

## Cost Estimates

Cost estimates from a licensed contractor issued within the previous 90 days of this application submission. Estimates should be broken out in detail, especially if any non-eligible improvements are being completed, as this allows FPRA to compare based on only grant eligible improvements being performed

### Cost Estimate #1\*

Remnant HQ Exterior Proposal.pdf

### Cost Estimate #2\*

Remnant HQ Exterior Proposal.pdf

Signature

Electronic Signature\*

Brandon Nobile

### **Public Records Disclosure:**

**If you choose to provide information through any form on this site, unless specifically exempted by Florida Statutes, such information is a public record under Florida's Government in the Sunshine Laws and available for public inspection upon demand.**

### **Certification Statements for Commercial Façade Grant Program Application Submission**

- 1. By signing this application electronically, you certify that all of the information you have submitted as a part of this application process is true, complete, and accurate to the best of your knowledge, and that you have read and understand the Commercial Façade Grant Program Overview and application requirements.**
- 2. I authorize the City of Fort Pierce, the FPRA, and their agents to photograph the applicant, property, or business for documentation purposes and promotional use related to this grant program**







**ARCHITECTURAL  
PROFESSIONAL SERVICES AGREEMENT**

**DATE:** November 08, 2024

**BETWEEN:** Remnant Construction  
C/O: Brandon Nobile  
201 South 2<sup>nd</sup> Steet, Suite 100  
Fort Pierce FL. 34950  
Via email: [bnobile@remnantconstruction.com](mailto:bnobile@remnantconstruction.com)

Hereinafter referred to as the **CLIENT**

**AND:** Brent A. Wood Architecture LLC  
20 SE Ocean Blvd.  
Stuart, FL 34994

Hereinafter referred to as the **ARCHITECT**

**FOR THE FOLLOWING PROJECT: 224044– Remnant Construction Renovation, Ft Pierce FL.**

An interior renovation of a +/- 5160 G.S.F. building, located at 706 S. US Hwy. 1, Ft Pierce FL.

Renovation to include:

1. Reception area.
2. Two (2) conference rooms with 12' folding glass doors.
3. Six (6) offices.
4. Eight (8) station open work area.
5. Men's/Women's restrooms
6. Open common room that divides into two (2) spaces.
7. Storage area.

The Client and the Architect agree as follows:

**1. SCOPE OF ARCHITECT'S BASIC SERVICES**

**A. Definition:**

The Architect's Basic Services consist of those described under the phases identified below and any other services identified in this Agreement, and includes normal **Architectural, Plumbing, Mechanical, and Electrical Engineering, and Structural Engineering.**

Client: MB / Architect: BW

**B. Programming Phase:**

The Architect shall review the requirements of the Project as determined by the Client and shall arrive at a mutual understanding of such requirements with the Client.

**C. Documentation Phase:**

The architect will visit the site and field measure the existing space to document existing dimensions and configuration, as he deems necessary. Based on the field measurements and/or client supplied as-built drawings, the architect will prepare existing condition plans and demolition plans which will serve as base drawings for new construction plans.

**D. Schematic Design Phase:**

The Architect shall prepare, for the Client, Conceptual Design Documents consisting of documents illustrating the scale of Project components and their basic relationship. These documents shall consist of the following: **Site Plan, Floor Plan, Roof Plan and Building Elevations.**

**E. Construction Document Phase:**

Based on the approved Schematic Design Documents, including revisions, the Architect shall prepare, for approval by the Client, Construction Documents setting forth the requirements for the construction of the Project. Please note that the Signed and Sealed Construction Documents will be released upon our receipt of payment.

**F. Negotiations Phase:**

At this time, the Architect shall assist the client in clarifying bids or requests for information from General Contractors for the construction of the Project. During this phase, the Architect shall provide clarifications of the Construction Documents to the General Contractors.

**G. Permit Processing Phase:**

Upon completion of the Construction Documents, the Architect shall assist the General Contractor in making application for the Building Permits, by providing clarification of the drawings and/or revisions required by government agencies having jurisdiction.

**H. Construction Phase (Site Visits and Administrative):**

At the client's request and as an additional service, the Architect shall visit the Project, at intervals appropriate to the stage of construction or as otherwise agreed upon with the Client to become generally familiar with the progress of the work completed, to determine, in general, if the work is being performed in a manner indicating that the work, when fully completed, will meet with the intent of the construction documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect shall neither have control over or

Client: MB / Architect: BW

charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Construction Contract. Additionally, if requested by the Client, the Architect, based on observation of percentages of work completed, shall assist the Client in determining amounts due the Contractor. The Architect shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Construction Documents and any and all codes, rules, standards, regulations and the requirements of regulatory bodies.

The Architect has no authority to issue a "stop-work order". At the client's request and as an additional service, upon observation during periodic site visits described herein, the Architect may notify the Client of readily observed non-compliant construction, relative to which, upon notice by the Client, the Client shall take appropriate measures based upon the Architect's observations to remediate, repair and/or otherwise mitigate the negative impact of such conditions up the Project, including elements of time and/or delay.

At the client's request and as an additional service, the Architect shall include providing clarifications and / or revisions to the construction documents arising out of the normal process of construction (including conflict resolution) and the review of shop drawings, product data and samples for conformance with the information given and/or concepts expressed in the construction documents.

## 2. ADDITIONAL SERVICES

Services rendered that are not part of those Basic Services described herein shall be provided only after instruction and/or authorization by the Client and agreement by Architect, and they shall be paid for by the Client as provided in this Agreement, in addition to the compensation for Basic Services. Additional Services shall include, but not be limited to, providing other services not included as part of the Basic Services and / or as follows:

- 1) Interior Design.
- 2) Landscape / Irrigation Design.
- 3) Revisions to the Construction Documents due to:
  - a) Adjustments to program, budget, or previous approvals and / or instructions by the Client.
  - b) Enactment or revisions of codes, laws, or regulations subsequent to the preparation of such documents.
  - c) Client's failure to render decisions in a timely manner.
- 4) Providing services required due to significant changes in the project size, quality, complexity, or Client's schedule.
- 5) Processing of documents through governing authorities for permit and / or approval other than as identified in item "G".
- 6) Providing estimates of probable construction cost and other forms of construction cost estimates.
- 7) Preparing reproducible record drawings showing significant changes during construction.
- 8) Providing services of consultants for other than **Architectural, Plumbing, Mechanical and Electrical Engineering, and Structural Engineering** portions of the Project provided as a part of the Basic Services.
- 9) Site visits
- 10) Providing clarifications and / or revisions to the construction documents arising out of the normal process of construction (including conflict resolution) and the review of shop drawings, product data and samples for conformance with the information given and/or concepts expressed in the construction documents.

Client: MB / Architect: BW

**3. CLIENT RESPONSIBILITIES**

The Architect shall coordinate its services with those services provided by the Client and the Client's consultants. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner and the Client's consultants. The Architect shall provide prompt written notice to the Client if the Architect becomes aware of any error, omission or inconsistency in such services or information. The Client shall require its consultants to maintain professional liability insurance.

The Client shall provide the Architect with the following information and/or services with reference to the requirements of the Project:

- A. Program with reference to the Client's objective
- B. Civil Engineering
- C. Site Requirements
- D. Budgets
- E. Survey, Sub-surface Soil Investigation, and/or a Boundary, Tree and Topographical Survey (The Architect shall be entitled to rely upon the accuracy and completeness) if requested by the Architect
- F. Special testing (soil, chemical, etc.) if requested by the Architect
- G. Special Consultants, if requested by the Architect
- H. "As-Built" Construction Documents (upon which the Architect shall be entitled to rely) if requested by the Architect.

**4. REIMBURSABLE EXPENSES**

The Architect shall be directly reimbursed (including a 20% handling fee) for the following expenses incurred in the interest of the Project.

- Reproduction of documents @ \$2.00/sheet
- Computer Plotting of drawings @ \$2.00/sheet (other than those used by the Architect as an instrument of services)
- Express postage and courier fees
- Client requested renderings and models
- Client requested long distance travel expenses (out of Tri-County area)
- Client requested professional photography
- The services of other consultants not provided as part of basic services

**5. OWNERSHIP OF DOCUMENTS**

The Architect shall be deemed the author of all documents prepared for this Project and shall retain ownership of all original documents, as well as all common law, statutory and other reserved rights, including the copyright to same. Copies of the drawings and specifications retained by the Client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other projects. Reuse or modification of any such documents by Client, without the Architect's written permission, shall be at Client's sole risk, and Client agrees to indemnify, defend and

Client: MB / Architect: BW

hold the Architect harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

Electronic Data Disclaimer. It is expressly understood that CADD and BIM files ("Digital Data files") are issued at the architect's discretion and only as supplemental information for convenience to the owner, contractor or other authorized user. Digital Data files, like any electronic data, transferred in any manner or translated from the system and format used by the Architect and other design professionals on this Project ("Design Team") to another system or format are subject to errors and modifications that may affect the accuracy and reliability of the data, and, in addition, that electronic data may be altered or corrupted whether inadvertently or otherwise. As a result, no representations or warranties, whether expressed or implied, as to the accuracy of the Digital Data files transferred are made herein. As the accuracy of the Digital Data files cannot be warranted or guaranteed, it is issued as supplemental information only and must be read in conjunction the contract documents, and to the extent there are any discrepancies between the Digital Data files and the contract documents, the physical contract documents control.

#### 6. TERMINATION OF AGREEMENT

This Agreement may be terminated by either party upon not less than seven days written notice (return receipt requested) with or without cause i.e. for "convenience". In the event of termination not the fault of the Architect, or due to the suspension of the Project, the Architect shall be compensated for all services performed prior to termination including Reimbursable Expenses.

The Client shall, within seven (7) calendar days of termination, pay the Architect for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this Agreement.

#### 7. ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without prior written consent of the other party.

#### 8. BETTERMENT / FIRST CLASS

If any required item or component of the project is omitted from the Architect's Construction Documents, the Architect shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the project or otherwise adds value or betterment to the project. In no event will the Architect be responsible for any cost or expense that provides betterment, upgrade or enhancement of the project.

#### 9. COMPENSATION

Compensation for the Basic Services described above shall be **Twenty-Eight Thousand Three Hundred-Eighty and 00/100 Dollars (\$28,380.00) AND DOES NOT INCLUDE CONSTRUCTION ADMINISTRATION.** Compensation for Additional Services described above shall be provided on a lump

Client: MB / Architect: BN

sum fee basis unless the scope cannot be predetermined at which time the fee shall be based on the hourly rates outlined below.

The rates above are applied based on the following specifications:

**Hourly Rate Schedule:**

Principal Architect           \$250.00/hr.  
Project Manager               \$175.00/hr.  
Graduate Architect           \$125.00/hr.

**10. PAYMENTS TO THE ARCHITECT**

An initial payment of Five Thousand Seven Hundred and 00/100 Dollars (\$5,700.00) shall be made upon execution of this Agreement. Subsequent payments for Basic Services shall be made in proportion to services performed within each phase of service, on the basis set forth below.

**11. SCHEDULE OF COMPENSATION**

Phase of Service	Payment Due
Retainer for Services/Initial Payment	\$ 5,700.00
At Presentation of 50% Construction Documents	\$11,340.00
At Presentation of 100% Construction Documents*	\$11,340.00
Design Fees	\$28,380.00

**\* Please note that the Signed and Sealed Construction Documents will be released upon our receipt of payment.**

Additional Services and Reimbursable Expenses shall be invoiced at intervals commensurate with their occurrence. (Reimbursable expenses are due upon receipt).

NOTE: Payments, other than initial and reimbursable expenses, are due upon receipt and payable within 15 days from date of invoice. Any amount unpaid after 30 days shall bear interest at a rate of 1 1/2% per month from the date the payment is due. The Client shall pay for all expenses incurred in connection with the collection of overdue amounts including attorney's fees and out-of-pocket expenses. The Architect shall reserve the right to discontinue providing services on all past due accounts and/or if the Client fails to substantially perform in accordance with the terms of this Agreement.

Client: MB / Architect: BW

## 12. ARBITRATION

In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client and the Architect agree that all disputes between them arising out of or relating to this Agreement shall be submitted to binding arbitration unless the parties mutually agree otherwise.

For and in consideration of the professional fees paid by the Client and the Architect's acceptance thereof, the parties hereby expressly agree to a limitation of liability as to any/all claim(s) for all damages claimed by the Client, including any/all forms of damages, including by example and not limitation, delay damages, interest, lost profits, rents, personal injury, death, additional fees for services by others and/or any person and/or entity making claim through a legal or other relationship with the Client, arising out of any/all allegations of error and/or omission on the part of the Architect, the Architect's liability therefore shall, for all purposes, be limited to the express dollar amount of the Architect's services as specifically stated herein, or Thirty Thousand Dollars (\$30,000.00), whichever is more. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

PURSUANT TO FLORIDA STATE STATUTE 558.0035 AN  
INDIVIDUAL EMPLOYEE OR AGENT OF BRENT A WOOD  
ARCHITECTURE, LLC MAY NOT BE HELD INDIVIDUALLY  
LIABLE FOR NEGLIGENCE.

## 13. MISCELLANEOUS PROVISIONS

This Agreement shall be governed by the law of the principal place of business of the Architect.

If the Client becomes delinquent on its obligations to the Architect for fees associated with services rendered on this project and / or any other project whether related to this project or not in which the Client and/or any entity and /or individual associated with the Client is obligated to the Architect, then, the Architect shall have the right to terminate its services on this project and / or any other project with the Client and /or entity and / or individual associated with the Client upon 7 days written notice. In the event of termination of the Architect's services as set forth in this paragraph, then all obligations of the Architect to perform further services for the benefit of the Client shall cease as of the date of the notice of termination.

The Architect shall perform its services consistent with the professional skill and care ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances ("Standard of Care"). Notwithstanding any other representations made elsewhere in this Agreement or in the execution of the Project, this Standard of Care shall not be modified.

### Waiver of Consequential Damages.

Owner and Architect each waives any right to seek consequential damages from the other for claims, disputes, or other matters in question arising out of or relating to this Agreement.

Client: MB / Architect: BW

Accelerated Schedule Disclaimer. The Client acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it associated risks. Such risks include the Client incurring costs for the Architect to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Construction Documents, and costs for the Contractor to remove and replace previously installed Work. If the Client selects accelerated, phased or fast-track scheduling, the Client agrees to include in the budget for the Project sufficient contingencies to cover such costs.

Client or Lender Certifications. If the Client requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Client requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Consultant for review at least 14 days prior to execution. Certification shall be issued only for those Contract Documents prepared by the Consultant. The Consultant shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement or Contract Documents prepared by the Consultant.

**Your signature on this Agreement and YOUR INITIALS ON EVERY PAGE, together with the initial payment, shall serve as our instructions to proceed with the development of your Project.**

If services covered by this agreement have not been completed within 12 months of the date hereof, through no fault of the Architect, extension of the Architect's services beyond that time shall be subject to renegotiation at the Architect's sole discretion.

We look forward to a mutually beneficial association.

This Agreement entered into on November 8, 2024.

**CLIENT:**

**ARCHITECT:**

Sign :



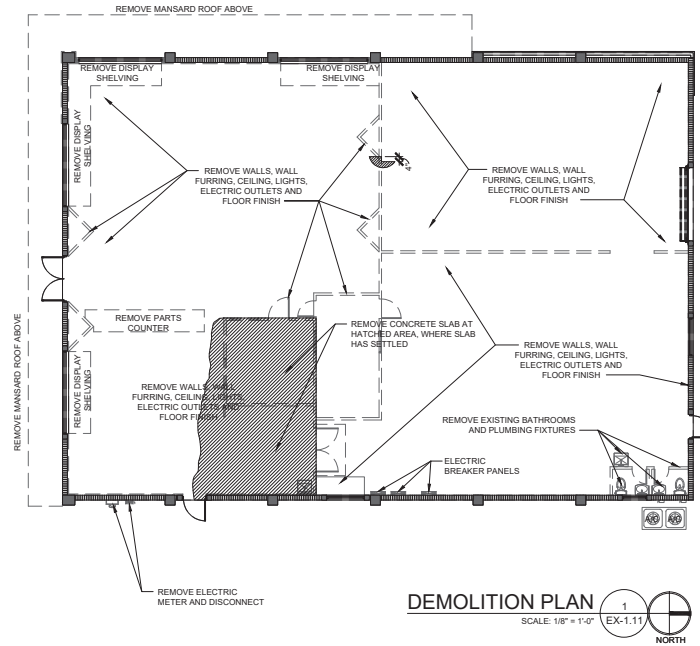
Brent A. Wood, N.C.A.R.B.

By :

CFO, MARK BOCK

Print Name and Title

Principal, Brent A Wood Architecture, LLC



DEMOLITION LEGEND	
	EXISTING GLAZING SYSTEM TO REMAIN
	EXISTING 8" CMU EXTERIOR WALL TO REMAIN
	EXISTING INTERIOR FRAMED PARTITION TO REMAIN
	EXISTING REINFORCED CONCRETE COLUMNS TO REMAIN
	8" CMU EXTERIOR WALL TO BE REMOVED
	EXISTING CONSTRUCTION, EQUIPMENT OR FIXTURES TO BE DEMOLISHED. REMOVE, EXISTING PARTITIONS, CONSTRUCTION, PATCH FLOOR AND WALL SURFACES TO MATCH ADJACENT SURFACES OR PREPARE TO RECEIVE NEW FINISHES
<b>ARCH. NOTE:</b> DIMENSIONS SHOWN ARE NOMINAL AND FOR GENERAL REFERENCE - CRITICAL DIMENSIONS TO BE FIELD VERIFIED WITH MANUFACTURER SPECIFICATIONS PRIOR TO DEMOLITION OF PROJECT COMPONENTS	



BRENT A. WOOD ARCHITECTURE LLC  
 25155 Crown Blowers Drive, Ft. Lauderdale, FL 33308  
 Tel: 754.220.1271 Fax: 754.452.9591

Remnant Construction  
 c/o: Brandon Noble  
 25155 Crown Blowers Drive  
 Fort Lauderdale, FL 33308

Remnant Construction  
 Corporate Offices  
 25155 Crown Blowers Drive  
 Fort Lauderdale, FL 33308

DEMOLITION PLAN AND NOTES  
 D-1.11  
 Project Number: 25155 Crown Blowers Drive  
 Project Name: 25155 Crown Blowers Drive  
 © 2025 Brent A. Wood

### DEMOLITION NOTES

- DO NOT CONSIDER DEMOLITION NOTES TO BE ALL INCLUSIVE. IT IS THE CONTRACTORS RESPONSIBILITY TO INSPECT AND ASSESS THE SPACE AND TO FULFILL THE INTENT OF THE WORK INDICATED BY THE CONTRACT DOCUMENTS. BRING ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS TO THE ATTENTION OF THE ARCHITECT.
- CUTTING AND REMOVAL INDICATED ON THE DRAWINGS ARE GENERAL INDICATIONS ONLY AND DO NOT NECESSARILY SHOW THE FULL EXTENT OF CUTTING AND REMOVAL WHICH MAY BE REQUIRED BY THE JOB CONDITIONS.
- CONTRACTOR SHALL VERIFY AND ESTABLISH EXISTING CONDITIONS AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF THE WORK.
- CONTRACTOR SHALL VERIFY LOCATIONS AND EXTENT OF STRUCTURE AND ITEMS TO BE DEMOLISHED AND REMOVED.
- EXTENT OF DEMOLITION AND REMOVAL WORK IS SHOWN ON DRAWINGS AND INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING: EXISTING INTERIOR & EXTERIOR FINISHES, INTERIOR PARTITIONS, DOORS, FRAMES, CEILING SYSTEMS, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS, STRUCTURAL WALLS, BEAMS & COLUMNS, ROOFING, WATERPROOFING, DOORS AND WINDOWS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES AND BUILDING CODES.
- REMOVE AND DISPOSE OF ALL STRUCTURE AND ITEMS AS INDICATED. DEMOLISHED AND REMOVED ITEMS SHALL BE DISCARDED, TRANSPORT DEMOLISHED MATERIALS OFF OF THE OWNERS PROPERTY AND LEGALLY DISPOSE OF THEM.
- THE CONTRACTOR SHALL SUPPLY AND COORDINATE WITH PROPERTY OWNER FOR LOCATION OF GARBAGE DUMPSTERS PRIOR TO COMMENCEMENT OF DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR AND WILL HAVE CONTROL OF DEMOLITION MEANS, METHODS, AND TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO DEMOLITION AND/OR CONTRACT NEGOTIATIONS AND SHALL VERIFY EXISTING CONDITIONS WITH THE DEMOLITION DOCUMENTS. DISCREPANCIES BETWEEN DEMOLITION DOCUMENTS (AND THEIR INTENT) SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE DEMOLITION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION TO PORTIONS OF THE BUILDING TO REMAIN IN THE COMPLETED PROJECT.
- NOTIFY THE ARCHITECT IF UNDOCUMENTED STRUCTURAL MEMBERS ARE UNCOVERED DURING THE COURSE OF DEMOLITION. KEEP THE ARCHITECT NOTIFIED OF THE PROGRESS OF DEMOLITION.
- PRIOR TO THE START OF DEMOLITION AND EXCAVATION WORK, THE CONTRACTOR SHALL CALL 48 HOURS BEFORE DIGGING, Call 811 or 800-432-4770, "Sunshine 811" TO LOCATE ALL EXISTING UTILITY LINES. ANY DISRUPTION OF UTILITY SERVICES CAUSED BY FAILURE OF PRIOR NOTIFICATION OF UTILITY COMPANIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND ALL COSTS ASSOCIATED WITH PROPER REPAIR AND RESTORATION OF DAMAGED UTILITY SERVICES SHALL BE BORNE BY THE CONTRACTOR.
- WHERE ELECTRICAL WIRES ARE EXPOSED, CONTRACTOR SHALL CAP ENDS OF CUT WIRES TO PROTECT AGAINST ELECTRIC SHOCK.
- REMOVE PROJECTIONS, HANGERS, BOLTS, NAILS, ETC. FROM EXISTING SURFACES. PATCH ALL HOLES TO MATCH THE ADJACENT SURFACES TO REMAIN.
- CONTRACTOR SHALL SUBMIT SCHEDULE OF OPERATIONS, PHASING PLAN & SCHEDULE AND ACTION PLAN FOR OWNERS AND ARCHITECTS APPROVAL. SCHEDULE AND ACTION PLAN SHALL INCLUDE PHASING, HOURS OF OPERATION, STAGING AREA AND USE OF UTILITY SERVICES. HOURS OF OPERATION SHALL BE GOVERNED BY LOCAL JURISDICTION AND OWNERS CONSENT.
- CONTRACTOR SHALL SUBMIT WASTE REMOVAL PLAN, WHICH SHALL INCLUDE LOCATION PLAN OF ALL DEBRIS DUMPSTERS AND SHALL BE GOVERNED BY LOCAL JURISDICTION AND BUILDING OPERATIONS.
- CONTRACTOR SHALL COORDINATE WITH THE PROPERTY OWNER FOR ALL SYSTEMS AND UTILITIES SHUT-OFF REQUIREMENTS WITH BUILDING OPERATIONS.
- PEDESTRIAN PROTECTION: THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AND APPROVED BY LOCAL JURISDICTION AS GOVERNED BY THE AUTHORITY HAVING JURISDICTION.
- WATER ACCUMULATION: CONTRACTOR SHALL MAKE PROVISIONS TO PREVENT THE ACCUMULATION OF WATER AND/OR DAMAGE TO ANY PROPERTY OR FOUNDATIONS ON THE PREMISES OR ANY ADJOINING PROPERTY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO KEEP THE JOBSITE CLEAN AND CLEAR OF DEBRIS DURING DEMOLITION. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL ENSURE THAT THE JOB SITE HAS BEEN CLEANED TO THE OWNER'S SATISFACTION, PRIOR TO THE CONTRACTOR VACATING THE SITE.
- UTILITY CONNECTIONS: UTILITY SERVICE CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH APPROVED RULES AND REGULATIONS PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.





**Remnant**  
CONSTRUCTION



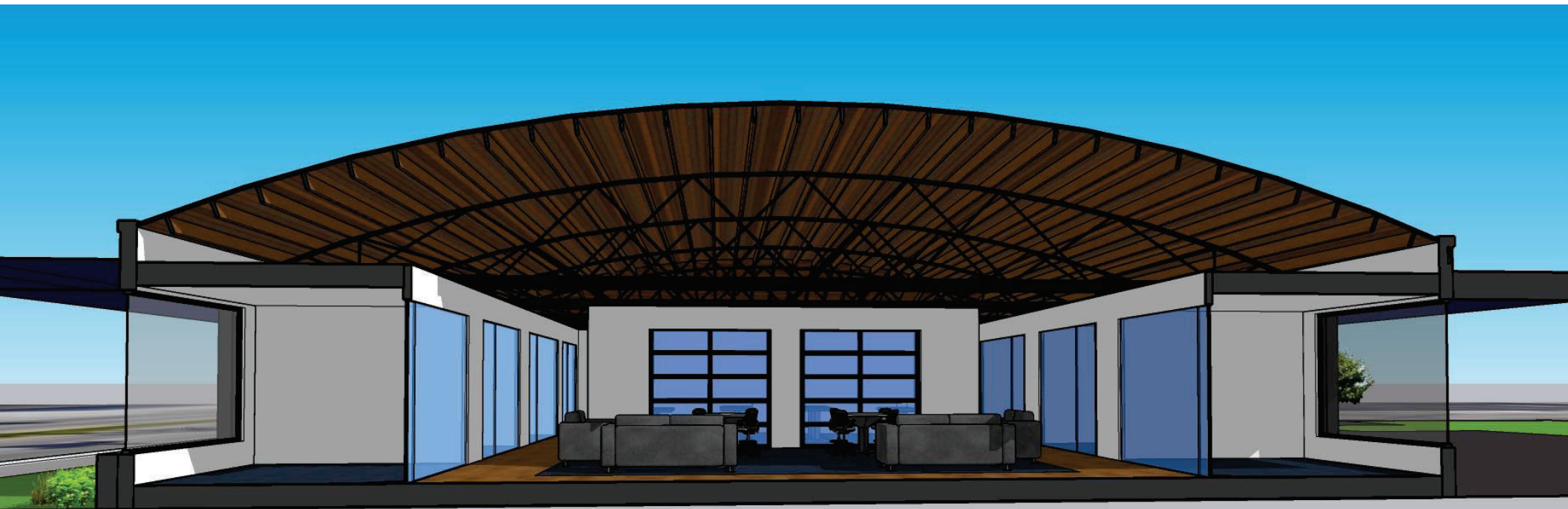
**Remnant**  
CONSTRUCTION

This is a 3D architectural rendering of a modern office lobby. The central focus is a large, white, rectangular sign with horizontal lines, featuring the company name 'Remnant' in a large, bold, blue serif font, with 'CONSTRUCTION' in a smaller, blue, sans-serif font below it. The sign is positioned behind a long, grey reception desk with a wooden base. The lobby is furnished with grey armchairs and has large windows on the sides. The ceiling is a dark, wood-paneled structure with a grid pattern. The overall design is clean and professional.













2180004 - Remnant HQ (Exterior)

Manager: Brandon Nobile

As of 7/22/2025

Original Scope

Phase	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
-	06-00-00 Wood, Plastics, and Composites	1.00	I/s	0.00	0.00	14,400.00	0.00	0.00	14,400.00
	Wood siding and Miscellaneous Framing	1.00	I/s	Subcontract @	14,400.00	=			14,400.00
-	07-01-50.81 Roof Replacement	1.00	I/s	0.00	0.00	71,200.00	0.00	0.00	71,200.00
	Roof Insulation & Roof Replacement	1.00	I/s	Subcontract @	71,200.00	=			71,200.00
-	08-50-00 Windows	1.00	I/s	0.00	0.00	50,000.00	0.00	0.00	50,000.00
	Replace Existing Windows and Storefront door. Add 3 new windows.	1.00	I/s	Subcontract @	50,000.00	=			50,000.00
-	09-24-23 Portland Cement Stucco	1.00	I/s	0.00	0.00	5,000.00	0.00	0.00	5,000.00
	Miscellaneous Stucco Repairs	1.00	I/s	Subcontract @	5,000.00	=			5,000.00
-	09-90-00 Painting and Coating	1.00	I/s	0.00	0.00	6,700.00	0.00	0.00	6,700.00
	Exterior Painting	1.00	I/s	Subcontract @	6,700.00	=			6,700.00
-	10-13-13 Signage	1.00	I/s	0.00	0.00	11,250.00	0.00	0.00	11,250.00
	Front & West Signage	1.00	I/s	Subcontract @	11,250.00	=			11,250.00
-	10-73-13 Awnings	1.00	I/s	0.00	0.00	20,000.00	0.00	0.00	20,000.00
	Metal Awning	1.00	I/s	Subcontract @	20,000.00	=			20,000.00
-	32-90-00 Planting	1.00	I/s	0.00	0.00	15,000.00	0.00	0.00	15,000.00
	Planting & Irrigation	1.00	I/s	Subcontract @	15,000.00	=			15,000.00

<b>SUBTOTAL DIRECT COSTS</b>	<b>0.00</b>	<b>0.00</b>	<b>193,550.00</b>	<b>0.00</b>	<b>0.00</b>	<b>193,550.00</b>
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
<b>TOTAL DIRECT &amp; INDIRECT COSTS</b>	<b>0.00</b>	<b>0.00</b>	<b>193,550.00</b>	<b>0.00</b>	<b>0.00</b>	<b>193,550.00</b>
Profit					0.00%	0.00

<b>TOTAL PRICE</b>	<b>193,550.00</b>
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Remnant Construction, LLC  
201 S 2<sup>nd</sup> St, Ste 100  
Fort Pierce, FL 34950  
**Phone** (772) 577-5850  
**Fax** (772) 264-3108



August 15, 2025,

Fort Pierce Redevelopment Agency  
City of Fort Pierce  
100 N U.S. Highway 1  
Fort Pierce, FL 34950

Dear FPRA Review Committee,

I am writing to express my enthusiastic support for the Fort Pierce Facade Grant Program and to respectfully submit this narrative in support of my application for funding to enhance the exterior of my property located within the FPRA district.

#### Why This Property Should Be Selected

This property is a cornerstone of the block and sits within a highly visible area of the FPRA district. Its current condition reflects years of deferred maintenance and lacks the visual appeal that aligns with the revitalization goals of the FPRA. By investing in this facade improvement, we have the opportunity to transform a prominent structure into a visual asset that contributes to the overall aesthetic and economic vitality of the area.

#### Financial Need and Critical Funding Support

Due to the scope of the improvements needed—including structural repairs, aesthetic upgrades, and compliance with modern design standards—this project requires financial assistance to be feasible. The grant funding is critical to bridging the gap between vision and execution, allowing us to move forward with enhancements that would otherwise be delayed or scaled back. Without this support, the property risks remaining in a state of visual decline, which would hinder broader redevelopment efforts in the neighborhood.

#### Enhancing Visual Appeal and Eliminating Blight

The proposed facade improvements will include fresh paint, architectural detailing, upgraded signage, and landscaping enhancements. These changes will significantly improve curb appeal and eliminate signs of blight such as peeling paint, outdated fixtures, and neglected surroundings. This transformation will not only uplift the property itself but also inspire neighboring businesses and property owners to invest in their own improvements, creating a ripple effect of revitalization.

#### Innovative and Complementary Design Elements

The facade will feature clean lines and textures that represent a modern and cohesive architectural style. We also plan to integrate local art into the design, aligning with the FPRA's emphasis on fostering arts and culture.

#### Community Benefits and Public Outcomes

This project will contribute to a safer, more inviting streetscape, encouraging foot traffic and increasing patronage to nearby businesses. It will also support local employment through the use of local contractors. By improving the visual and functional quality of the property, we aim to create a welcoming environment that benefits residents, visitors, and the broader community. The interior design will feature a central gathering space that will be utilized by Remnant Construction during the day for meetings and staff dining and at night we plan to make the space available for local non-profits or community organizations if they need free meeting space.

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Thank you for considering our application. We are committed to contributing to the vision of a vibrant, beautiful, and economically thriving Fort Pierce, and we believe this project will be a meaningful step toward that goal.

Sincerely,

Brandon Nobile, CEO  
Remnant Construction, LLC