



THE RING

600 Cleveland Street Suite. 300
Clearwater, FL 33755

December 18, 2018

Mrs. Amanda Thompson
Clearwater Community Redevelopment Agency
112 S Osceola Ave.
Clearwater, FL 33756

Dear Mrs. Thompson,

The purpose of this correspondence is to provide a formal letter to The Clearwater Community Redevelopment Agency requesting Amendments to the Development Agreement and an Extension for the "Completion Date" of "The Project" described under *Article 1. Definitions, Section 1.01 (12) and (24)* respectively.

The Ring extends its gratitude to the CRA Director for acknowledgement of substantial completion of the project and cooperation in the approval process of the Extension Request made by The Ring Workspaces on November 29 2018.

In reference to *Article 5, Section 5.04 Certification of Completion (a) - (c) referenced in the Development Agreement (The Ring Workspaces, LLC, 600 Cleveland St.)* The Ring herby requests:

- Clarification on what needs to be included in the Certificate of Completion (COC) and amendment to the COC due date.

In reference to Article 2, Section 2.01 Intent: Purpose of Agreement (b) (1): The site is to be redeveloped according to Project Plans and specifications for use as an approximately 18,000 sq. foot co-working facilities along with a 1,300 square foot outdoor lounge overlooking Station Square Park; The Ring herby requests:

- The removal of the requirement to build the 1,300 square foot outdoor terrace and reallocation of those grant funds to another aspect of the project.
Reference: Exhibit A, Certus Builders Budget Estimate

Due to the request for an extension of the Construction Completion Date of The Ring Area and therefore Date of opening and operating the Coworking facility, The Ring herby requests:

- An Amendment of the reporting period and required metrics for the annual performance report.

Article 5, Section 5.07 Annual Report: Developer shall file annually no later than December 31st of each year a Report containing the information attached in Exhibit K.

Exhibit K, The Performance Standard and Annual Reporting by The Ring Workspaces, LLC to the City of Clearwater Community Redevelopment Agency dictates:

"The Ring Workspaces, LLC will be required to submit an Annual Report, herein known as "The Report," to the City of Clearwater's Community Redevelopment Agency (CRA). The

Report will be due by the December 31st of each of the following years: 2018, 2019, 2020, 2021 and 2022. The report should be submitted via email in PDF format to the CRA Director. The information provided by The Ring Workspaces, LLC to the CRA will be used to measure the overall performance, progress and growth of The Ring and its members."

- The Ring will work jointly with the CRA to revise the required metrics for the Performance Standards and produce the Annual Report within the approved timeframe set by the CRA Board of trustees.
- The Ring will jointly work with the CRA to expand the definition of the marketing and partnership strategies that will be used to provide services to companies at The Ring.
 - Provision (F): Partnerships: Partnerships and services provided by The Ring are evolving and final determination of The Ring's services are contingent on market demand and executed contractual agreements with potential partners. Definition and reporting for this provision are subject to modification, not excluding *"Referrals between The Ring Workspaces, LLC and City of Clearwater Small Business Service Providers."*

Lastly, The certification benchmarks provisioned under Exhibit K, (A) Healthy Workspace and Environment, have undergone Standard and Certification Requirement Revisions. The International WELL Building Institute (IWBI) unveiled the WELL v2 WELL Building Standard in May of 2018 with release of WELL V.2 constituting additional consulting, reviews and compliance of the new standard. Under bullet point 3 of the above mentioned provision, the language used is not conducive to the Certification therein known as "Living Building Challenge (LBC)," infrastructural limitations further pose impediments to The Ring Workspaces achieving certification, credits or points otherwise known as "Petals" associated with LBC. The Ring is therefore requesting the following:

- Updating the description of certifications and environmental benchmarking programs that are referenced in Exhibit K (A) for Green Building initiatives.
- Removal of The Living Building Challenge as a performance standard of the Green Building Initiatives.
- Substituting Living Building Challenge with Fitwel, a "Leading Certification System that Optimizes Buildings to Support Health."
 - The Ring will pursue Fitwel and aim to achieve 1 Star Certification within 2 years of operating and maintain the Certification throughout the life of the Development Agreement.

The Ring's mission is to *"Create The Healthiest Workspaces in the World,"* thus we have aimed to set a precedent for sustainability, well-being and business growth in Clearwater. A challenging feat, we hope to keep improving and evolving our business practices and principles in order to accomplish each of our objectives and our goals. We strongly value the support and cooperation of the CRA and seek to strengthen our relationship as we build a better community.

Sincerely,


Daniels Ikajevs
Chairman

cc: Pam Akin, City Attorney
Micah Maxwell, Assistant City Manager

EXHIBIT A

In 2017, the Developer completed architectural and structural designs of an outdoor lounge area in which structural feasibility was assessed. Preliminary pricing indicated a substantially lower cost of construction not exceeding \$125,000.00. Contractors were asked to price the permit set of plans in order to establish actual cost of construction. Due to various unforeseen conditions with the interior construction of the space to meet WELL Building Standard and added costs associated with the exterior outdoor lounge build out, The Ring has requested the removal of 1,300 sq. ft of outdoor lounge area. Such costs are related to the rising cost of steel material, increased costs associated with mounting of a secure steel railing system, reinforcement of the vault wall tops, placement of steel plates and additional expressed concerns related to the requirements for emergency egress from the outdoor lounge.

Please reference the Certus Builders Budget Estimate document below showing a significant increase in the construction cost of the outdoor lounge.



BUDGET ESTIMATE
3rd Floor Terrace Addition
One Clearwater Tower

7/11/17
REV 3/2/18
GSF 1,147

Based on Drawings 1,2, and 3 dated 4/28/17 and REV 11/29/17 by DANSCO Engineering, Inc.

Description	QTY	UNIT	UNIT \$	COST	\$/GSF
Remove Access Window and Garden Street and Replace	1	ls	\$ 989.06	\$ 989.06	\$ 0.86
Sawcut Precast, Demolition and Disposal	1	ls	\$ 5,934.38	\$ 5,934.38	\$ 5.18
Restore Openings at new Storefront Doors	2	ea	\$ 725.31	\$ 1,450.63	\$ 1.27
Storefront Door Assemblies	2	ea	\$ 5,260.17	\$ 10,520.34	\$ 9.18
Galvanized Structural Steel Deck Assembly	1	ls	\$ 93,926.25	\$ 93,926.25	\$ 81.92
Stainless Steel Cable Rail (3/8")	128	lf	\$ 212.00	\$ 27,136.00	\$ 23.67
Concrete Deck	1	ls	\$ 19,327.72	\$ 19,327.72	\$ 16.86
Gutters and Downspouts	71	lf	\$ 32.50	\$ 2,307.50	\$ 2.01
North Wall of Terrace	114	sf	\$ 19.95	\$ 2,274.30	\$ 1.98
Planters	4	ea	\$ 6,450.00	\$ 25,800.00	\$ 22.50
Ships Ladder and Access Door	1	ls	\$ 7,500.00	\$ 7,500.00	\$ 6.54
Hoisting, Lift, and MOT	1	ls	\$ 7,500.00	\$ 7,500.00	\$ 6.54
Life Safety	4	devices	\$ 350.00	\$ 1,400	\$ 1.22
Total				\$ 206,066.17	\$ 179.73

CLARIFICATIONS

It is anticipated that the work described above would be performed at the same time as the interior build-out.

Weatherproofing of New Concrete Deck is Required and Assumed to be by Others.

Existing Mechanical Equipment to be relocated by Others.

Painting Excluded

No Traffic Membrane or Flooring Included

Concrete Cure and Seal (at new Concrete Surfaces) Included

Permit Costs are excluded

Roofing Repairs and/or Installation of New Roofing excluded

Concrete will be Light Broom/Hand Finished

Landscape and Irrigation is excluded