



## **RFP #25-21 Response: 115 S. MLK Jr. Site Development**

Providing Full-Service Commercial Real Estate Solutions For Over 30 Years



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# Development Narrative & Vision Statement

On behalf of our project sponsors, COhatch and North High Brewery, Equity is enthusiastic to present the following proposal, regarding the site located at 115 S. Martin Luther King Jr. Avenue. Given the culture and urban fabric of Clearwater Florida, coupled with the CRA's progressive forward-thinking Clearwater Downtown Redevelopment Plan, we believe the intent of our proposal couples perfectly with the established goals, vision and strategy for the Prospect Lake District.

We propose a fee-simple, fair-market value land purchase, followed by the development of an urban, high-quality, multi-story, mixed-used use building that anchors COhatch, an established creative co-working office space and North High Brewery, an established, full-service brewery and restaurant. This strives to be an environmentally responsive solution to provide indoor/outdoor entertainment spaces, as well as a new, iconic neighborhood gathering event space that may be activated throughout the day and into the evenings on both weekdays and weekends. Coupled with COhatch and North High Brewery, this project also features a multi-story residential apartment component, that truly reflects an emphasis on an urban-friendly, neighborhood scale development project that conceals surface parking internally and maximizes existing mature trees and greenspace activation opportunities. This project yields a result where our believed guests, residents and neighbors may enjoy and activate a true live, work, play, eat and drink development.

Furthermore, Equity, COhatch and Equity Construction Solutions have a substantial history of working cohesively and harmoniously on development projects that enhances the culture and identity of communities. We are eager to work alongside of The City of Clearwater, Florida on a value-added project that amplifies and contributes to an evolving urban fabric and creates a new, vibrant destination for residents, neighbors and guests.



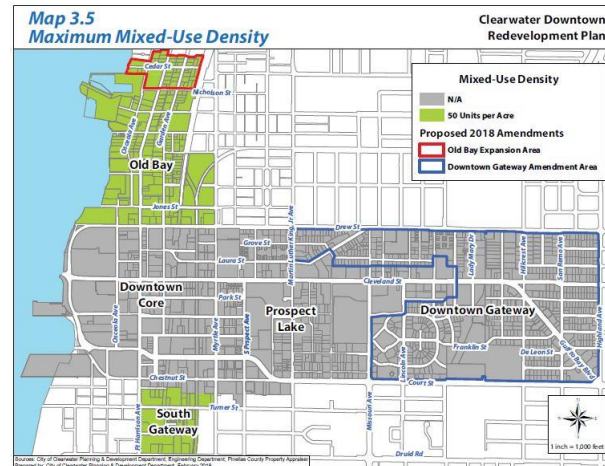
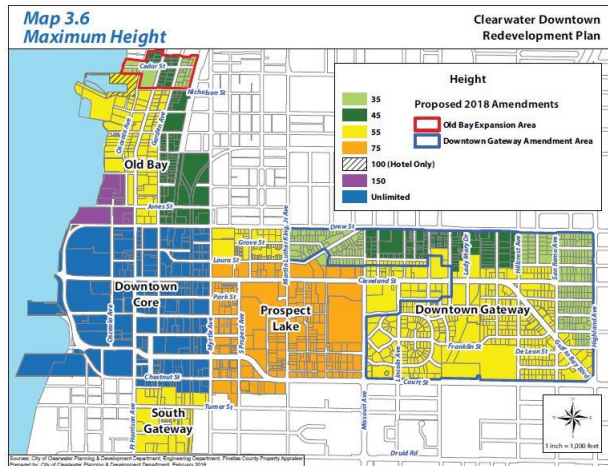
Concept Perspective from Pierce Street

CRA Objectives / Goals:	Development Solution:
Provide downtown residents and employees with a new restaurant, retail and neighborhood scale entertainment experience.	Providing a brewery and restaurant with ample indoor and outdoor space to be used for dining, socializing and cultural and musical events.
Address pedestrian friendly, walkable, urban environment.	Proposing a true live-work-play-eat-drink configuration that engages both the streetscape, as well as existing and future development
Care and consideration to relationship(s) between the street(s) and building envelope.	Proposal provides an array of activated streetscape to building envelope, patio to street, and greenspace to street configurations in effort to establish community nodes, focal emphasis and natural screening techniques within the spirit of city-wide streetscape initiatives.
Provide entertainment/gathering spaces	An array of indoor and outdoor spaces are incorporated that may be used for dining, socializing, cultural arts events and greenspace/park settings. The combination of indoor/outdoor spaces also functions in a healthy manner during covid-recovery and post-pandemic, responsible social gatherings.
Reuse existing warehouse or a proposal for a new building that meets the Downtown Design Guidelines.	Proposal features complete removal of the existing warehouse and a highly site, user and context-specific, multi-story project configuration.
Preservation of healthy trees & greenspace to maximum extent possible for use as an outdoor dining facility & neighborhood amenity.	Emphasis has been placed on the retention of existing mature trees and greenspace. Built construction shall be located within previously developed building and paving areas.



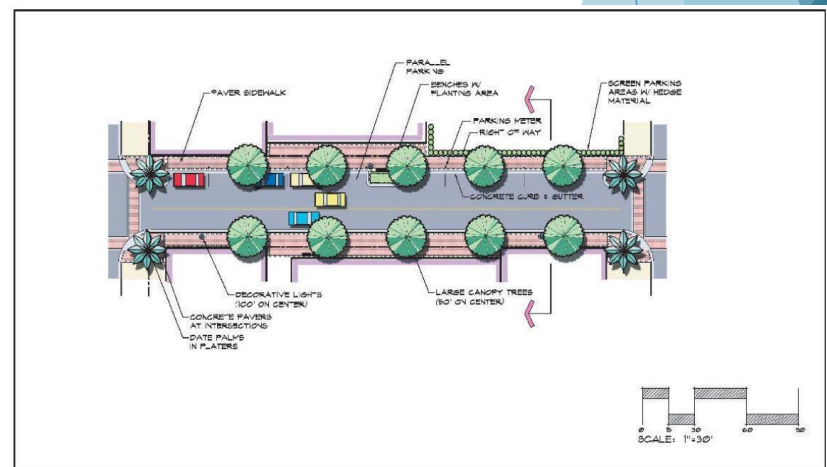
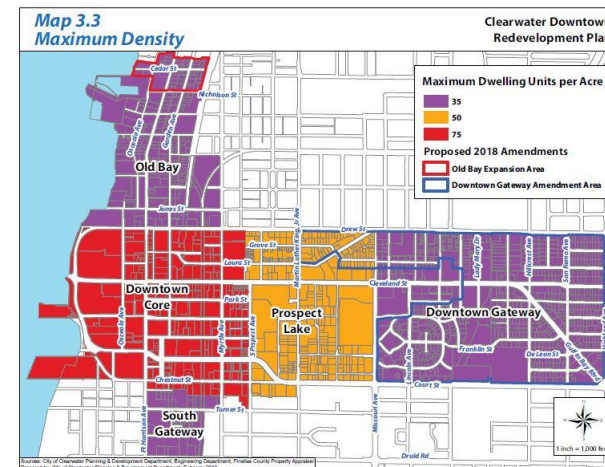
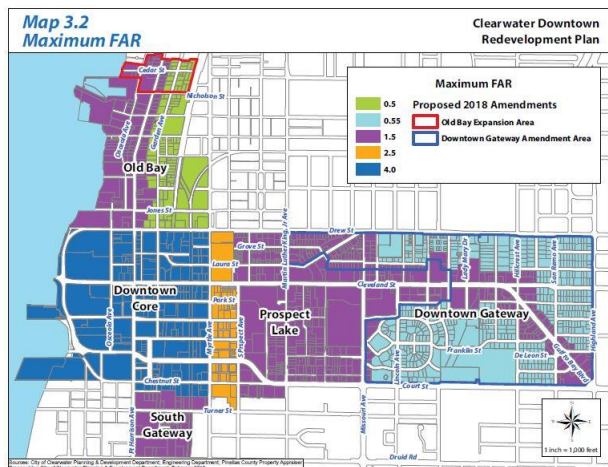
# CRA Objectives & Criteria:

## Prospect Lake District Over-arching Design Guidelines



**Table 3.4. Prospect Lake Development Potential**

FAR	West of S. Prospect Ave. & Knights Alley: 2.5
	Remainder of District: 1.5
Density	West of S. Prospect Ave. & Knights Alley: 75 dwelling units per acre
	Remainder of District: 50 dwelling units per acre
Height	Entire District: 40 hotel units per acre, Bed and Breakfasts: 35 rooms per acre, not to exceed 10 rooms
	South of Laura St. & fronting on or south of Cleveland St.: 75 feet
	North of Laura St. & west of Martin Luther King, Jr. Ave.: 55 feet
	North of & not fronting on Cleveland St. & east of Martin Luther King, Jr. Ave.: 35 feet





# Introduction to COhatch

The COhatch concept, launched in late 2016 in the greater Columbus, Ohio area, has had success leveraging the overall trend in the “shared workplace” economy by expanding it in ways not focused on by the large “big box” coworking/flex space businesses that have grown rapidly over the past six years. COhatch focuses on owning, developing and operating technology enabled smaller footprint locations of 10,000-20,000 square feet in suburban/urban Neighborhood Business Districts within major metropolitan areas (each an “MSA”), where people work, meet and live. The COhatch concept **does not** focus on large city central business districts, as the larger players do. The success and profitability in Columbus in 2017-2019 led to the expansion into Cincinnati, Indianapolis, Cleveland and Tampa with 10 more cities targeted in the next 24-36 months. Springfield, Cincinnati and Indianapolis opened successfully in the midst of Covid in 2020.

## Our unique value proposition:

COhatch focuses on the unique locations around a city where there is little competition. We are targeting metropolitan areas with the potential of 10-25 suburban and urban sites with an average footprint of 10,000-15,000 sq. ft per site. Our concept leverages across a metropolitan area shared workspaces, incubators, event spaces, special purpose spaces (i.e. restaurants, fitness, technical facilities and makers spaces), and amenities nationally (e.g. beach house, personal seat licenses, etc.). Membership in COhatch is not tied to a single location. Members have access to COhatch locations and amenities across their metropolitan area and the country.

We capitalize on idle assets, repurposing space in great communities (i.e. old historical buildings at “Main and Main” in the smaller communities around a city). We partner with cities/communities to leverage municipality-owned abandoned buildings when possible.

We utilize retail opportunities in great lifestyle centers through relationships developed with REITs and national property developers seeking to revitalize existing spaces.

We build in the heart of active areas to maximize our impact on lifestyle, energy, and authentic community.

70% of our spaces we target buying private real estate on “Main St.” where the value of what we do and the value of the property will endure.

We add unique features, uses and amenities with our locations, demonstrating that we are different and intentional about building authentic community.

We invite (or acquire) awesome local brands to join us to utilize our space outside normal work hours. It adds to our local brand, strengthens our community, enriches our amenities, increases facility utilization during non-peak periods and makes us very difficult to copy. Every city and site within a city has their own local partnerships.

The COhatch business model, already proven in multiple markets, creates multiple value streams, which drive investor returns, client satisfaction and community support. Altogether, these factors are proving to be a tough combination for competitors to replicate. Each city/metropolitan area will have its own local ownership and owner operators, under the Company’s supervision, to facilitate a local connection to and feel for each location.





# Introduction to COhatch

## Our Vision

Positively impact lives in five hundred locations in fifty communities in the U.S. by 2030

## Our Mission

Strengthen and improve communities, families and individuals in the cities in which we operate

COhatch is community town hall 2.0, a space where individuals, start-ups, small businesses, large corporations, and non-profits thrive TOGETHER—in the communities in which they live and love.

COhatch is in the business of creating environments in “Neighborhood Business Districts” where people and communities CONNECT with their neighbors, clients, coworkers, and families.

COhatch is an incubator platform to NURTURE young startup firms, through providing affordable space, shared offices and services, hands-on management training and mentoring, marketing and promotional support and access to community financing.

COhatch is designed to be a place to WORK, MEET, and LIVE, and our vision is to replicate this “whole-life” approach to hundreds of local communities, impacting the world one person and community at a time!



<https://www.youtube.com/watch?v=vFbTsT4DBAg>

# Introduction to COhatch

The 8 focus areas of executing the COhatch mission are:

1. Town Hall 2.0. Restoring, repurposing and bringing back to life key community assets to create a town hall 2.0 (the modern version of how towns were originally designed).
2. True Community-The Neighborhood Business District. Providing enjoyable and easily accessible opportunities for everyone to work, socialize, and serve in the towns they love.
3. Fulfill Your Purpose. Creating spaces where likeminded people work together to get the most out of their talent and to fulfill their purpose.
4. Family and Health. Improving individuals and families by providing healthy spaces and activities.
5. Impacting Non-profits. Supporting local nonprofits to increase their collective impact and provide scholarships when needed.
6. Social enterprise. Creating a community of social enterprises that provide second chance employment and funding when needed.
7. Unleash Entrepreneurs. Enable investors and entrepreneurs to connect through formal “Pitch Events” and through normal daily interaction as members of the COhatch ecosystem
8. COhatch Marketplace. Bring together the digital world and the physical world through our digital platform COhatch Marketplace. Enable small companies to leverage our platform to scale their businesses while allow our members the opportunity to truly “buy local” from their neighbors in a seamless way.





# Introduction to North High Brewing Co.

Full-Service, established, Restaurant and Brewery, actively expanding into St. Petersburg, West Tampa & Lakeland, FL

[www.northhighbrewing.com](http://www.northhighbrewing.com)

Contacts:

Gavin Meyers, Founder

Tim Ward, Founder

Founded in 2011 in Columbus, OH by two OSU MBA graduates, North High Brewing has grown to be one of Ohio's largest and most award-winning microbreweries. NHB's flagship taproom is located in the heart of Columbus' Short North Arts District and has long been a destination for craft beer enthusiasts. Their recent partnership with COhatch has brought the opportunity to expand into new markets, with successful brewpubs already open in Dublin, Cincinnati, and Springfield, with additional locations planned in Cleveland, Cincinnati, Indianapolis, and Tampa, FL.

**Locations:** Short North, Columbus, OH | Dublin, OH | Springfield, OH | Hyde Park, Cincinnati, OH

**Upcoming Locations:** Ohio City, Cleveland, OH | Beachwood, Cleveland, OH | Kenwood, Cincinnati, OH | Zionsville, IN | Polk Stables, IN | Circle Center, Indianapolis, IN | St. Petersburg, FL | West Tampa, FL | Lakeland, FL

## History:

2011 – founded

2012 - Short North Taproom opens

2013 - Former Anheuser Busch senior brewmaster Jason McKibben joins as partner/brewmaster

2014 - Cleveland Ave. production brewery opens, canning and statewide distribution begins



**NORTH HIGH**  
BREWING CO

# Introduction to North High Brewing Co.



## Dublin Menu:

<https://www.northhighbrewing.com/dublinmenu>



## Short North Menu:

<https://www.northhighbrewing.com/shortnorthmenu>



## Hyde Park Menu:

<https://www.northhighbrewing.com/hydeparkmenu>



# Project Team Introduction

## City of Clearwater, Florida

100 S. Myrtle Ave.  
Clearwater, FL 33756

[www.myclearwater.com](http://www.myclearwater.com)

### Contacts:

- Frank Hibbard, Mayor
- Mark Bunker, Councilmember
- Kathleen Beckman, Councilmember
- David Allbritton, Councilmember
- Hoyt Hamilton, Councilmember
- Amanda Thompson, CRA Director
- Lori Vogel, Procurement Manager

## Anchor Operator & Community Sponsor:

### COhatch

[www.cohatch.com](http://www.cohatch.com)

### Contacts:

- Chris Watkins
- John Watkins

## Jr. Anchor Operator:

### North High Brewery

Full-Service, established, Restaurant and Brewery, actively expanding into St. Petersburg, West Tampa & Lakeland, FL

[www.northhighbrewing.com](http://www.northhighbrewing.com)

### Contacts:

- Gavin Meyers, Founder
- Tim Ward, Founder



## Developer:

### Equity\*\*

4107 W. Spruce St., Suite 101  
Tampa, FL 33607

[www.equity.net](http://www.equity.net)

### Contacts:

- Steve Wathen, CEO | 614.334.7850 | [swathen@equity.net](mailto:swathen@equity.net)
- Howard Fickel, CFO | 614.334.7812 | [h fickel@equity.net](mailto:h fickel@equity.net)
- Tom Rocco, Esq., Chief Legal Counsel | 614.334.7853 | [trocco@equity.net](mailto:trocco@equity.net)
- Patrick Wathen, SVP | 614.334.7837 | [pwathen@equity.net](mailto:pwathen@equity.net)
- Austin Wathen, SVP Brokerage & Business Development | 614.334.7792 | [awathen@equity.net](mailto:awathen@equity.net)
- Ben Dikman, Market Director | 813.490.9812 | [bdikman@equity.net](mailto:bdikman@equity.net)
- Eric Newland, RA, LEED AP, SVP Development | 614.334.7815 | [enewland@equity.net](mailto:enewland@equity.net)
- Bruce Heisler, Development Officer | 813.490.9803 | [bheisler@equity.net](mailto:bheisler@equity.net)
- Benjamin McLeish, VP Brokerage | 813.490.9817 | [bmcleish@equity.net](mailto:bmcleish@equity.net)
- Vivian Fung, Associate | 813.490.9818 | [vfung@equity.net](mailto:vfung@equity.net)
- Paul Bores, Sr. Financial Analyst | 614.334.7813 | [pbores@equity.net](mailto:pbores@equity.net)
- Angi Carey, EVP Property Management | 614.334.7784 | [acarey@equity.net](mailto:acarey@equity.net)
- Jessica Odenweller, VP Asset Management | 513.842.9524 | [jodenweller@equity.net](mailto:jodenweller@equity.net)

## Design-Build General Contractor:

### Equity Construction Solutions\*\*

4107 W. Spruce St., Suite 101  
Tampa, FL 33607

[www.ecsbuilds.com](http://www.ecsbuilds.com)

### Contacts:

- Andy Quinn, President | 614.334.7790 | [aquinn@ecsbuilds.com](mailto:aquinn@ecsbuilds.com)
- Bob Butler, SVP Preconstruction | 614.334.7835 | [bbutler@ecsbuilds.com](mailto:bbutler@ecsbuilds.com)
- Tim Mescher, VP Construction | 513.842.9508 | [tmescher@ecsbuilds.com](mailto:tmescher@ecsbuilds.com)
- Jon Johnson, VP Construction | 813.490.9806 | [jjohnson@ecsbuilds.com](mailto:jjohnson@ecsbuilds.com)
- Shawn Boysko, Design Build Manager | 614.334.7862 | [sboysko@ecsbuilds.com](mailto:sboysko@ecsbuilds.com)

## Debit Financing Consultant:

### Leverage Real Estate Investments, LLC\*\*

4653 Trueman Blvd. Suite 100  
Hilliard, Oh 43026

### Contact:

- Dean Malchi, CEO | 614.721.4700 | [dean.malchi@leveragecap.net](mailto:dean.malchi@leveragecap.net)

**Architect:****Kimmich Smith Architecture**

2803 W. Busch Blvd. Suite 101  
Tampa, FL 33618

[www.KS-Arc.com](http://www.KS-Arc.com)

Contact:

- Justin Kimmich, AIA, President | 813.915.7431 | [jkimmich@KS-Arc.com](mailto:jkimmich@KS-Arc.com)

**Civil Engineer:****Bohler Engineering**

3820 Northdale Boulevard

Suite 300B

Tampa, FL 33624

[www.bohlereng.com](http://www.bohlereng.com)

Contacts:

- Greg Roth, PE, LEED AP | 813.812.4100 | [groth@bohlereng.com](mailto:groth@bohlereng.com)
- Kyle Morel, PE | 813.812.4100 | [kmorel@bohlereng.com](mailto:kmorel@bohlereng.com)
- Ryan Hileman, PE, PMP | 813.812.4100 | [rhileman@bohlereng.com](mailto:rhileman@bohlereng.com)
- Eric Samuelson | 813.812.4100 | [esamuelson@bohlereng.com](mailto:esamuelson@bohlereng.com)

**Geotechnical Engineer:**

ECS Limited

4524 N. 56th Street

Tampa, FL 33610

[www.ecslimited.com](http://www.ecslimited.com)

Contact:

- David Bearce, PE | 813.302.1644 | [dbearce@ecslimited.com](mailto:dbearce@ecslimited.com)

**Mechanical / Plumbing Engineer:**

Osborn Engineering

400 N. Tampa Street. Suite 2230

Tampa, FL 33602

[www.osborn-eng.com](http://www.osborn-eng.com)

Contact:

- Clayton Scelzi | 727/

**Electrical Engineer:**

Osborn Engineering

400 N. Tampa Street. Suite 2230

Tampa, FL 33602

[www.osborn-eng.com](http://www.osborn-eng.com)

Contact:

- Clayton Scelzi | 727.209.0436 | [cscelzi@osborn-eng.com](mailto:cscelzi@osborn-eng.com)

**Structural Engineer:**

B&W Structural Designs

105 S. Albany

Tampa, FL 33606

[www.structural-designs.com](http://www.structural-designs.com)

Contact:

- Chris Wright, PE | 813.374.2459 | [wright@structural-designs.com](mailto:wright@structural-designs.com)

**Interior Designer:**

Ponton Interiors

3224 W Bay to Bay. Suite B

Tampa, FL 33629

[www.pontoninteriors.com](http://www.pontoninteriors.com)

Contact:

- Kylie Ponton | 813.831.4445 | [kylie@pontoninteriors.com](mailto:kylie@pontoninteriors.com)



**BOHLER //**

OSBORN

PONTON  
— INTERIORS —



*\*In effort to be specific and intentional to this RFP, additional information regarding qualifications, completed projects, marketing, and promotional materials may be found as an appendix to this RFP.*

*\*\*Statement of Relationship: Equity, LLC is a national, full-service real estate development company. Within Equity Consolidated Holdings exists affiliations with Equity, Equity Construction Solutions, and Leverage Real Estate Investments, LLC.*



# Financial Feasibility

## **Equity / Investor Capital\***

Multiple Sources & Sponsorship. To Be Determined at a future date.  
Equity Raise & Guarantor: Stephen Wathen, CEO

## **Debit Financing Consultant:**

### **Leverage Real Estate Investments, LLC**

4653 Trueman Blvd. Suite 100  
Hilliard, Oh 43026  
Contact: Dean Malchi, CEO

## **Short-listed Lenders\*:**

### **Republic Bank**

12933 Walsingham Road  
Largo, FL 33774  
727.596.2323



### **Iberia Bank**

612 S Dale Mabry Hwy  
Tampa, FL 33609  
813.769.1110



### **Centennial Bank**

26417 US Hwy 19 N  
Clearwater, FL 33761  
727.614.4924



*\*Preliminary financial modeling & lender criteria projecting 75% Debt Financing, 25% Investor Cash Equity.*

# Construction Budget & Schedule

## ▶ Project Budget

▪ Site Acquisition Budget:	\$900,000.00
▪ Pre-Development & Soft Cost Budget:	\$750,000.00
▪ Construction Budget	\$12,250,000.00
▪ <u>Fees &amp; Expenses:</u>	<u>\$915,000.00</u>
▪ <b>Total Project Budget</b>	<b>\$14,815,000.00</b>

## ▶ Project Schedule

- 03/2021 RFP Released
- 04/2021 RFP Responses Due, Internal Review & Staff Recommendations
- 05/2021 CRA Trustees authorization to begin negotiations
- 08/2021 CRA Trustees approve development agreement and designate closing
- 09/2021 Development Agreement Executed
- 03/2022 Due Diligence Expiration & Entitlement Process Completed
- 06/2022 Construction Plans Completed & Issued for Permit(s)
- 09/2022 Construction Permit Issued & Construction Begins
- 09/2023 Shell Construction Complete
- 03/2024 Tenant Fit-Out Construction Complete & Certificate(s) of Occ. Granted
- 09/2024 Target 60% Residential Absorption
- 12/2024 Target 90% Residential Absorption & Project Stabilization



# Projected Rent/Income Structure



COhatch Creative Offices: \$2.08/sf/mo. @ 11,000 sf:



North High Brewing Co.: \$2.08/sf/mo. @ 4,500 sf



Residential Apartments\*: \$2.33/sf/mo. @ 35 Units\*\*



Projected Net Operating Income @ Stabilization: \$973,000.00/yr.

*\*Market study rate utilizing The Nolan, Apex, Skyview & Indigo as comparable.*

*\*\*Apartment offering shall be a combination of Studio, 1-Bedroom, 2-Bedroom, and 2+ Bedroom Units*

# Requested Incentives

- ▶ The Project Team humbly requests the following from The City of Clearwater, Florida, and affiliated CRA within:
  - ▶ Continual commitment to work collectively, transparently, and expeditiously to achieve common goals in a timely and efficient manner to realize a mutually beneficial development project.
  - ▶ Fee-simple site acquisition, at fair market value, for the property located at 115 S. MLK Jr. Avenue, and the adjoining vacant lot.
    - ▶ Request also lot close occur upon issuance of building permit and necessary municipal entitlements.
  - ▶ Shared, perpetual use and access to the 60-space parking lot at the intersection of Cleveland Street and S. Martin Luther King Jr. Avenue to be used by Restaurant / Brewery patrons and residential overflow.
  - ▶ Commitment to work collaboratively to maximize impact of the allocated \$250k CRA funds towards the enhancement of existing greenspace and mature trees into a vibrant community / neighborhood destination.
  - ▶ Positive municipal encouragement in the form of online marketing, public interest journalism, etc. in efforts to exemplify positive impacts and enhancement of culture and community through this project's development efforts, to best position our anchor operators to thrive in the Clearwater market.



# Development Concept

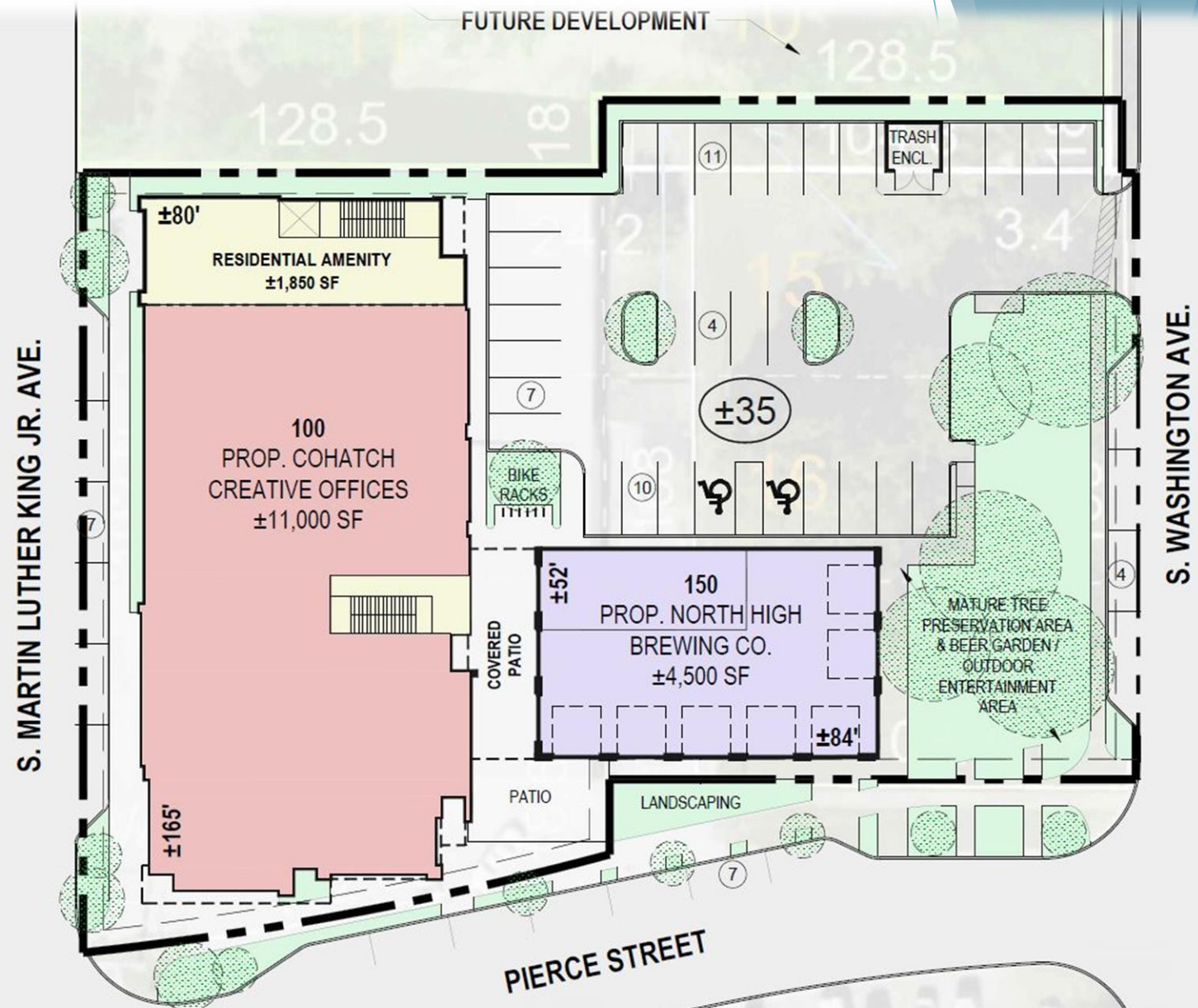
Preservation of mature trees and existing greenspace, while concealing parking.

Engage S. MLK Jr. Avenue and Pierce Street.

Provide ample indoor/outdoor dining and event spaces for healthy-community gatherings.

Provide an array of mixed-uses, including creative offices, restaurant/brewery and enhanced residential density.

Provide a quality, vibrant, engaging atmosphere to become a neighborhood and regional destination.







Concept Perspective from Pierce Street



# Development Concept

Development Criteria	Development Response
Scope (SF, Stories, Uses)	11,000 SF Creative Office & Community Event Space 4,500 SF Brewery / Restaurant 35 Apartments Approx. 56,000 Total SF; 4-Stories
Height	<50'-0"
Density (FAR)	0.35 Commercial Only FAR; 1.23 Total Mixed-Use FAR
Public Amenities / Incentives	Please refer to Requested Incentives Tab.
Building Materials	Brick Masonry Veneer, Composite Siding, and Architectural Metal Panels.
Site & Building Orientation	Engage S MLK & Pierce St. Preserve Greenspace. Concealed surface parking & activate pedestrian areas
Access Point & Curb Cuts	1 surface parking and service curb cut access from S. Washington Ave.
Parking Space Breakdown	Approx. 35 Surface spaces for residents + approx. 18 parallel parking spaces for Restaurant and relies on 60-Space adjacent surface parking area indicated within the RFP.
Creative & Innovative Design Solutions	Incorporation of mature trees for indoor/outdoor event space and tree-lit beer garden venue area. Emphasis placed on the integration of vernacular architectural features and sustainable systems.



Enlarged North High Brewing Co. Perspective from Pierce Street



Enlarged COhatch Perspective from Pierce Street



# Other Forms

## EXCEPTIONS / ADDITIONAL MATERIAL / ADDENDA

Proposers shall indicate any and all exceptions taken to the provisions or specifications in this solicitation document. Exceptions that surface elsewhere and that do not also appear under this section shall be considered invalid and void and of no contractual significance.

### Exceptions (mark one):

**\*\*Special Note – Any material exceptions taken to the City's Terms and Conditions may render a Proposal non-responsive.**

☒ No exceptions

☐ Exceptions taken (describe--attach additional pages if needed)

### Additional Materials submitted (mark one):

☐ No additional materials have been included with this proposal

☒ Additional Materials attached (describe--attach additional pages if needed)

### Acknowledgement of addenda issued for this solicitation:

Prior to submitting a response to this solicitation, it is the vendor's responsibility to confirm if any addenda have been issued.

Addenda Number	Initial to acknowledge receipt

Vendor Name Equity, LLC

Date: 4/14/21

## VENDOR INFORMATION

Company Legal/Corporate Name: EQUITY, LLC

Doing Business As (if different than above): \_\_\_\_\_

Address: 4107 WEST SPRUCE STREET, SUITE 101

City: TAMPA State: FLORIDA Zip: 33607

Phone: (813) 431-5693 Fax: \_\_\_\_\_

E-Mail Address: bheister@equity.net Website: WWW.EQUITY.NET

DUNS # \_\_\_\_\_

Remit to Address (if different than above): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Order from Address (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Contact for Questions about this proposal:

Name: ERIC NEWLAND Fax: 614-675-1705

Phone: 614-753-7053 E-Mail Address: enewland@equity.net

### Day-to-Day Project Contact (if awarded):

Name: BRUCE HARMON Fax: \_\_\_\_\_

Phone: (813) 431-5693 E-Mail Address: bheister@equity.net

☐ Certified Small Business

Certifying Agency: \_\_\_\_\_

☐ Certified Minority, Woman or Disadvantaged Business Enterprise

Certifying Agency: \_\_\_\_\_

Provide supporting documentation for your certification, if applicable.

## VENDOR CERTIFICATION OF PROPOSAL

### By signing and submitting this Proposal, the Vendor certifies that:

- It is under no legal prohibition to contract with the City of Clearwater.
- It has read, understands, and is in compliance with the specifications, terms and conditions stated herein, as well as its attachments, and any referenced documents.
- It has no known, undisclosed conflicts of interest.
- The prices offered were independently developed without consultation or collusion with any of the other respondents or potential respondents or any other anti-competitive practices.
- No offer of gifts, payments or other consideration were made to any City employee, officer, elected official, or consultant who has or may have had a role in the procurement process for the services and or goods/materials covered by this contract.
- It understands the City of Clearwater may copy all parts of this response, including without limitation any documents and/or materials copyrighted by the respondent, for internal use in evaluating respondent's offer, or in response to a public records request under Florida's public records law (F.S. 119) or other applicable law, subpoena, or other judicial process.
- Respondent hereby warrants to the City that the respondent and each of its subcontractors ("Subcontractors") will comply with, and are contractually obligated to comply with, all Federal Immigration laws and regulations that relate to their employees.
- Respondent certifies that they are not in violation of section 6(j) of the Federal Export Administration Act and not debarred by any Federal or public agency.
- It will provide the materials or services specified in compliance with all Federal, State, and Local Statutes and Rules if awarded by the City.
- It is current in all obligations due to the City.
- It will accept such terms and conditions in a resulting contract if awarded by the City.
- The signatory is an officer or duly authorized agent of the respondent with full power and authority to submit binding offers for the goods or services as specified herein.

### ACCEPTED AND AGREED TO:

Company Name: EQUITY, LLC

Signature: [Signature]

Printed Name: BRUCE HARMON

Title: VICE PRESIDENT

Date: 4/14/21



# Other Forms

## SCRUTINIZED COMPANIES FORMS

### SCRUTINIZED COMPANIES AND BUSINESS OPERATIONS WITH CUBA AND SYRIA CERTIFICATION FORM

IF YOUR BID/PROPOSAL IS \$1,000,000 OR MORE, THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaging in business operations in Cuba and Syria; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria; and
3. Business Operations means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria.

Authorized Signature

Printed Name

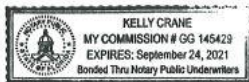
Title

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on, this 14 day of April, 2021, by Bruce Hester (name of person whose signature is being notarized) as the vice president (title) of Equity, LLC (name of corporation/entity), personally known ☒ or produced ☐ (type of identification) as identification, and who did/did not take an oath.



Notary Public

Printed Name

My Commission Expires: \_\_\_\_\_  
NOTARY SEAL ABOVE

## SCRUTINIZED COMPANIES FORMS

### SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST CERTIFICATION FORM

THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
3. "Boycott Israel" or "boycott of Israel" means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. A statement by a company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered as evidence that a company is participating in a boycott of Israel; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel.

Authorized Signature

Printed Name

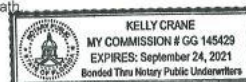
Title

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Hillsborough

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Notary Public

Printed Name

My Commission Expires: \_\_\_\_\_  
NOTARY SEAL ABOVE

## E-VERIFY ELIGIBILITY FORM

### VERIFICATION OF EMPLOYMENT ELIGIBILITY FORM

PER FLORIDA STATUTE 448.095, CONTRACTORS AND SUBCONTRACTORS MUST REGISTER WITH AND USE THE E-VERIFY SYSTEM TO VERIFY THE WORK AUTHORIZATION STATUS OF ALL NEWLY HIRED EMPLOYEES.

THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The Contractor and its Subcontractors are aware of the requirements of Florida Statute 448.095.
2. The Contractor and its Subcontractors are registered with and using the E-Verify system to verify the work authorization status of newly hired employees.
3. The Contractor will not enter into a contract with any Subcontractor unless each party to the contract registers with and uses the E-Verify system.
4. The Subcontractor will provide the Contractor with an affidavit stating that the Subcontractor does not employ, contract with, or subcontract with unauthorized alien.
5. The Contractor must maintain a copy of such affidavit.
6. The City may terminate this Contract on the good faith belief that the Contractor or its Subcontractors knowingly violated Florida Statutes 448.09(1) or 448.095(2)(c).
7. If this Contract is terminated pursuant to Florida Statute 448.095(2)(c), the Contractor may not be awarded a public contract for at least 1 year after the date on which this Contract was terminated.
8. The Contractor is liable for any additional cost incurred by the City as a result of the termination of this Contract.

Authorized Signature

Printed Name

Title

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Hillsborough

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Notary Public

Printed Name

My Commission Expires: \_\_\_\_\_  
NOTARY SEAL ABOVE

# Appendix Documents & Additional Resources

- ▶ Equity & Equity Construction Solutions
  - ▶ [Equity & ECS Overview](#)
- ▶ Bohler Engineering
  - ▶ [Bohler Civil Engineering Overview](#)
- ▶ ECS Limited Geotechnical
  - ▶ [ECS Limited Geotechnical Overview](#)
- ▶ KSA Architecture
  - ▶ [KSA Architecture Overview](#)
- ▶ B&W Structural Engineering
  - ▶ [B&W Structural Engineering Overview](#)
- ▶ Osborn Engineering
  - ▶ [Osborn MEP Engineering Overview](#)
- ▶ Ponton Interiors
  - ▶ [Ponton Interiors Overview](#)