LORD AECK SARGENT

Daniel Ronan
Executive Director
Flower Hill Foundation
1316 W. 6th Street
Austin Texas 78702

October 17, 2022

Project: Flower Hill Historic Garage Restoration
Re: Request for Proposal for Professional Architectural Services and Construction Administration

Per client request, Lord Aeck Sargent is pleased to submit the proposed services outlined below.

Project Understanding

This proposal arose out of client interest in restoring the historic 1920s garage located at the northern section of the Flower Hill property. Client would like to convert the structure to a potential multi use amenity space and increase event and visitor potential. Client is also interested in restoring features associated with the garage such as a crescent retaining wall south of the garage, driveway and retaining wall originally connected to the existing driveway.

Project Team

Lord Aeck Sargent will serve as the architect. Jaime Alvarez will serve as project manager with Yung-Ju Kim as design support staff and historic preservation compliance. Andrea Kirk, Office Director shall provide oversight. The team will consult as needed with Principal Karen Gravel and Charles Lawrence, Architectural Conservator. As a team the firm shall provide the requested services locally and has access to additional expertise remotely, to ensure project success. Professional qualifications attached.

Services

- Architectural services including production of drawings required for permit submittal to the City of Austin.
- Construction administration services.
- Coordination with structural engineer. Engineer to be contracted separately by client.
- Historic preservation compliance guidance and coordination per the Secretary of the Interior Standards, National Park Service, Texas Historical Commission, and Austin Historic Landmark Commission.

Schedule

Start date is subject to client notice to proceed. LAS shall work diligently and expeditously to meet client design and construction schedule.

Exclusions and Limitations

- Lord Aeck Sargent shall defer structural engineering, mechanical engineering, and landscape architecture scope to separate client contracted professionals.

- Scope of this agreement shall be limited to work associated with the historic garage and adjacent features noted in the project understanding section. Work to the historic home, other structures or landscape features shall be excluded.

Fee Proposal

For the described effort we propose a fee of $23,000.

Attentively,

Andrea Kirk, AIA
Director, Austin Office

Attachments: LAS Workplan, Asakura Robinson proposal & workplan, Limbacher Godfrey Proposal & Workplan
Copy: Audra Biediger
File: K:\PROJECTS\11273-00\PM\Contracts\Owner\Draft Docs Contract Amendment #2\220228_Contract Amendment #2 Cover.docx

FLOWER
HILL
FOUNDATION

Preliminary Request For Qualifications
for Flower Hill Foundation Garage Project
September 20, 2022

Note: In place of an official RFQ, currently being created from a previous RFQ produced by the Pease Park Conservancy for its Tudor Cottage project, an inspiration for the Flower Hill Garage Project, the following points are intended to help guide the selection of a project architect. A formal RFQ will be finalized in the coming weeks.

The Flower Hill Garage Project will be funded in large part by the City of Austin Heritage Grant. The deadline for this grant is October 17, 2022 at 5pm. All architecture and design materials must be prepared by this date.

Project Scope (Including Phase I to be funded by City of Austin Heritage Grant, and Phase II considerations)

The Flower Hill Foundation seeks a project architect that can help the Foundation enter schematic design into design development, and eventually, construction documents, assisting in the reuse of its circa 1920s garage on the Flower Hill estate. The Foundation understands the ambiguity around these three distinct design phases may cause confusion, but is actively working with the City of Austin to clarify what stage of design may be submitted for purposes of application and then later refined after project award with minimal impact to the subcontractor bids (roofers, masons, woodworkers, etc.) associated with the application.

The renovated garage building is intended to serve the following uses and have the design features detailed below. Please note, the City of Austin Heritage Grant, a $250,000 reimbursable grant, is intended to pay for Phase I of the project and only covers exterior renovations.

Project Uses Phase I - to be completed by May 2022

1. Incorporating an accessible bathroom either within the garage envelope, an appendage, or a small out-building to allow the Foundation to be able to host "accessible" special events and programs (may need to be a Phase II project component);
2. Creating a pad for cafe tables for outdoor seating and standing receptions for special events and programs under 1,000 square feet;
3. Incorporating an accessible bathroom ().

Project Uses Phase II - to be completed by September 2022

1. Incorporating a small cafe area to host a cafe vendor to draw visitors to the site with any required water and electricity hookups
2. Incorporating a small museum shop area which can sell limited museum merchandise, which may be combined with the small cafe;
3. Incorporating a small warming kitchen space with appropriate sinks for catering to heat up food for special events, which may be combined with the small cafe;
4. Incorporating an accessible bathroom.

Project Features Phase I - Creating a restored building envelope and preserved rudimentary landscape features

The above intended uses for the garage will encompass the following design features (to be potentially enhanced with the selected architect):

1. Roof repair: a new cedar shake roof and all necessary structural supports;
2. Masonry repair/construction: a shored-up foundation with a newly poured concrete slab, an exterior outdoor slab poured for cafe tables and a standing pad for receptions and special events;
3. Woodwork repair: two sets of restored garage barn doors, historic door repair;
4. Masonry repair: tuck-pointed brick on both of the garage's bricked walls, historic retaining wall masonry repair for the "crescent wall"

around the historic garden in front of the garage (to the garage's south);

5. To the extent permitted by the guidelines of the Heritage Grant Program, New Construction for accessibility: a new ADA and Standards-compatible accessible bathroom for all special events and programs at the site (possibly for consideration in Phase II).

Project Features Phase II - Enhancing the interior space for programmatic use

1. New Construction for accessibility: a new ADA and Standards-compatible accessible bathroom for all special events and programs at the site;
2. Incorporating solar electricity and water conservation technology in concert with broader cafe, warming kitchen, and accessible restroom uses and mandatory health and zoning codes;
3. Incorporating traditional electricity and water technology in concert with broader cafe, warming kitchen, and accessible restroom uses and mandatory health and zoning codes.

Project Team

Daniel Ronan, the Executive Director of the Flower Hill Foundation will oversee the Flower Hill Garage Project with support and approval of the Flower Hill Board of Directors. His responsibilities will include being the point person for the selected architecture firm and the project subcontractors. Mr. Ronan has experience working on several capital projects, including the Portland Mercado project in Portland, Oregon, and the Chicago Architecture Center and the National Public Housing Museum projects in Chicago.

Ron Thrower, President of Thrower Design, LLC who will work in concert with the Executive Director and selected architecture firm to ensure speedy review by the Historic Landmark Commission, and additional capital construction approval bodies of the City of Austin. A native Austinite, Mr. Thrower has over 35 years of experience working through the governmental approval processes of the City of Austin with over 600 approved projects to date.

Required Project Insurance

As noted in the LOI Checklist from the City of Austin, the architecture firm selected will need to carry the required insurance.

Project Fundraising & Finance

The project will be funded primarily through the capital grant of the City of Austin Heritage Grant Program. Phase II grant funding will be funded through additional foundation grants in addition to historic tax credits and construction loans managed by the Flower Hill Foundation. The Foundation prefers an architecture firm with experience in assisting clients in communicating with funders and understanding and coordinating project phasing in relation to historic tax credit financing and additional grant fundraising.

Working Relationship

The Executive Director appreciates a strong, open, timely, and communicative relationship with all of its contractors. The selected architecture firm will embody these characteristics.

Apply

100%

Congratulations!
You submitted an application. You can print the submitted copy or return to the homepage.

APPLICATION INFO

Program Name

Heritage Preservation Grant

Application Number

006426-W6Z1J8

How did you hear about this opportunity? Select all that apply.

- [x] Email/Newsletter
- [ ] Radio
- [ ] Internet Search
- [ ] Social Media
- [ ] Internet Advertisement
- [ ] TV
- [ ] Print Advertisement (e.g. newspaper, magazine, postcard)
- [ ] Word of Mouth
- [ ] Other

If other, please specify

—

ECONOMIC SITUATION

The Economic Development Department's mission of promoting a competitive, sustainable, and equitable economy for all is a work in progress. If you are struggling with any of the issue areas below, we encourage you to seek help. There are many excellent resources included on ATXrecovers.com.

If your business or organization has a physical location, how often has your organization moved since 2015 due to economic hardship? *

No change

Is your CEO, Executive Director, or Board President first generation college graduate or enrollee? *

No

How did you primarily source capital for startup? *

Grants or Donations

Does your Executive Leadership receive employer provided health coverage? *

No

What was your business or organization's annual revenue in 2020? (Enter numbers only) *

$205,605.00

Select the option that most accurately describes your most recent access or participation to preservation-related technical, professional development, or financial and budgeting services. Examples include training, coaching, reviewers, or consultants related to historic preservation, heritage tourism, architecture, business development, or financial planning. *

Within the past year

HERITAGE PRESERVATION GRANT
Amount Requested (Enter numbers only) *

$250,000.00

PROJECT INFORMATION

Project Name *

Historic Garage Restoration & Rehabilitation Project

Project Contact Person *

Daniel Ronan

Project Contact Email *

dronan@flowerhillfoundation.org

Project Contact Phone *

503.449.2155

Project CEO Person *

Daniel Ronan, Executive Director

Project CEO Contact Phone *

503.449.2155

Project CEO Email *

dronan@flowerhillfoundation.org

Heritage tourism proposals must be located at a historic designed site within a City of Austin Council District or Extraterritorial Jurisdiction (ETJ). See Definition Guide for City of Austin Council District and ETJ definitions or search the address.

Project Site: Street Address *

1316 W 6th Street

Suite or Unit

—

City *

Austin

State *

TX

ZIP Code *

78703

Council District *

District 9

Project Start Date (projects must be completed within a 24-month contract period.) *

2/1/2023

Project End Date *

4/30/2023

How does the project demonstrate a commitment to diversity, equity, and inclusion of historically underserved and underrepresented communities through programming, marketing, administration, or other means? Limit 500 characters. *

This project demonstrates a commitment to DEAI by using talented architects and a structural engineer that identify as people of color (POC) who are creating

Which of the following apply to the historic project location? Select all that apply:
*Note historic residential properties are ineligible to apply.

- [x] City of Austin Landmark
- [ ] East Austin Historic Survey Eligible for Designation (Non-Residential)
- [x] Locally Designated Historic District (contributing historic property)
- [ ] National Historic Landmark
- [ ] National Register Historic District (contributing historic property)
- [x] National Register of Historic Places (property individually listed)
- [x] Recorded Texas Historic Landmark
- [ ] State Antiquities Landmark
- [ ] None, but location is eligible for historic designation. (The property must be historically designated by the time the proposed project is completed and final grant funds are disbursed.)
- [ ] No Current Historic Designation

PROJECT DESCRIPTION

Name of Historic Site / District *

Flower Hill Foundation

Date of building construction or significant period(s) relevant to site or collection *

1877, with renovations in 1882, 1884, and 1925

Describe the history, architecture, and cultural significance of your historic site. Provide a brief description of construction, historic and current use, and social importance. Limit 1000 characters.

As one of the only extant homesteads left standing in Austin, and the site of the longest-living family in site in perhaps all of Central Texas, from 1877-2013, the

Select the category that best applies to the project: *

Capital Project

Which best describes your affiliation with the project location? *

Owner

Is the property listed in the East Austin Historic Survey? *

No

PRESERVATION IMPACT

Provide a clear description of the preservation-related work and how the funds will be used. Identify the phase of work to which the funds would apply, if applicable. For non-capital projects, indicate how the project promotes the historic place. The description should coincide with the project bids submitted. Limit 1000 characters including spaces. *

The preservation work to be completed includes shoring up the foundations of the historic garage building, restoring the historic cedar shake roof with new

Is the property, site, or collection currently threatened or endangered by damage or destruction? *

No

If yes, describe the property, site, or collection, explaining existing conditions and threats. Describe how the project addresses the Secretary of Interior's Standards and Guidelines? For non-capital projects, how does the project represent underrepresented stories by preservation education and a unique or diverse property and/or preservation issue? Describe the urgency for funding. Limit 500 characters including spaces.

—

PROJECT TEAM

Describe the project team. Who will plan, administer, implement and manage your project? Cite the qualifications, experiences and skills of the identified project team (staff, project partners, and consultants). Limit 1000 characters including spaces. *

The Executive Director of the Flower Hill Foundation, Daniel Ronan will plan, administer, and implement the Historic Garage Renovation Project. Mr. Ronan has

Describe similar projects the applicant and team have completed with demonstrated relevant experience. Limit 500 characters including spaces. *

The two architects have worked together on the Faulk Library + Austin History Center Renovation / Expansion which features a long-dormant historic resource.

Does the project include community collaborators? *

No

If yes, how will the partnership reflect community voice, values, and participation in the heritage tourism-centered proposal? Limit 300 characters including spaces.

Over 250 individuals form nonprofits, to government, to business, to neighbors, etc. have toured Flower Hill for sit-down meetings with the Executive Director.

PROJECT BUDGET

Use Template

Does the proposal include two complete and clear bid proposals from outside consultants? *

No

For Capital and Planning Projects, consultant project bids and cost estimates should include proposed materials and how the proposal meets the Secretary of the Interior's Standards for the Treatment of Historic Properties. If a secondary bid is unavailable, please explain why.

For various reasons, as outlined in the Budget Justification & Notes, please see attachment, there are not two bids for each scope of work.

If the grant offered to your organization/business was 15-40% less than requested, how might you modify the project or reprioritize funding priorities so that it could still move forward? Limit 300 characters including spaces. *

If there is a need to modify the project or reprioritize funding, the best way to go about doing this is to leave out the retaining wall and driveway components. Thes

TOURISM IMPACT

Describe your strategies and target audiences to promote the heritage tourism project. Explain how you will attract new and diverse audiences, tourists, convention delegates, and hotel guests of different backgrounds to celebrate Austin's complete history and heritage. (Limit 500 characters including spaces) *

The Flower Hill Foundation has, like most nonprofit arts organizations, suffered from the pandemic, which led to the temporary closure of the museum and a

Define the marketing performance measures and data you will collect for the project. How will you measure the success of the marketing strategies? (Limit 500 characters including spaces) *

Please see attached marketing plan. In short, these are: weekly surveys, recorded monthly meaningful interaction anecdotes, tabulated uses of the space, and

State your long-range goals for the preservation of the property. Tell us its current condition and why you are prioritizing this project. Do you have a preservation plan? How will this project contribute to the long-term preservation of the landmark? Limit 500 characters including spaces.

The long range goal for Flower Hill is to use the historic garage renovation project as a "shot in the arm" project to assist the Flower Hill Foundation in building

Do liens exist against the historic property?

No

Required Documentation and Information Needed for Application

Upload the following required documents to be considered for eligibility:

- **Historic Designation Documentation** or Historic Designation Determination of Eligibility

- **Historic Documentation**: Historic photograph, record, or research that provides further background of the historic site.

- **Project Budget**: Include budget and preservation priorities. see template

- **Marketing Plan**

- **Two Years Operating Experience in Austin**

- **Community Activated Park Project** Review Form reviewed and approved by the City of Austin Parks and Recreation Department, if project occurs on city-owned parkland.

- For Capital and Planning Projects, consultant project bids and cost estimates should include proposed materials and how the proposal meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- **Project Bid (1)**
- **Project Bid (2)**

Attach Required Documents

about 5 hours ago
Daniel Ronan
National Register Nomination for the Richmond Kelley Smoot House, now known as "Flower Hill," occupied by the Flower Hill Foundation
NationalRegisterNomination_FlowerHill_1982.pdf (4.53 MB)

about 4 hours ago
Daniel Ronan
Vintage images of the historic garage, its predecessor, the historic carriage house, and recent images of the structure.
Flower_Hill_Historic_Garage_Images_compressed.pdf (279.38 KB)

about 4 hours ago
Daniel Ronan
Garage Structural Condition Survey produced by Tsen Engineering in July 2022
Tsen Structural Condition Survey - Smoot House - Garage Foundation_compressed.pdf (484.84 KB)

45 minutes ago
Daniel Ronan
HPG Project Budget
HPG Budget Flower Hill.pdf (612.25 KB)

43 minutes ago
Daniel Ronan
Marketing Plan
Flower Hill Marketing Plan.docx.pdf (72.31 KB)

42 minutes ago
Daniel Ronan
Two-Years Operating Experience In Austin - COA
BP Certificate of Occupancy.pdf (243.75 KB)

41 minutes ago
Daniel Ronan
Lord Aeck Sargent - Additional Information
Lord_Aeck_Sargent_Architects_Information.pdf (293.59 KB)

39 minutes ago
Daniel Ronan
LAS Proposal - Architecture
221015_Proposal Cover.pdf (212.79 KB)

38 minutes ago
Daniel Ronan
Tsen Engineering Proposal
2022-10-15_Tsen Proposal - Add Service Letter - Historic Garage Renovation.pdf (182.78 KB)

38 minutes ago
Daniel Ronan
Empire Roofing Proposal
Flower Hill Cafe Project_Empire Budgetary Pricing_10.14.22.pdf (347.39 KB)

37 minutes ago
Daniel Ronan
Budget Justification and Notes
Flower Hill Budget Justification & Notes.docx-2.pdf (67.29 KB)

36 minutes ago
Daniel Ronan
Hunt Restoration Estimate
BUDGET ESTIMATE - Flower Hill Foundation (Historic Garage Renovation).pdf (94.81 KB)

36 minutes ago
Daniel Ronan
ATC Proposal
Flower HIll Garage Restoration Proposal.pdf (286.25 KB)

34 minutes ago
Daniel Ronan
Meyers Concrete Construction Estimate
Meyers Concrete Construction Bid Flower Hill Foundation.pdf (193.61 KB)

34 minutes ago
Daniel Ronan
Acacia Heritage Consulting Proposal
2022-115 Flower Hill Excavation.pdf (992.31 KB)

Acknowledgment & Attestations

I attest that all of the information provided in this application is true and accurate as of the time of submission. I acknowledge that providing false information subjects me and my Organization to civil and criminal action. I further attest that I will provide documentation to further substantiate the accuracy of the application, if requested by the City of Austin, or contracted partners for purposes related to this grant program. *

Yes

Public Information Notification. I understand the information I provide in my application is processed by the City of Austin's administrator (third-party administrator or in-house) for the purposes of determining my eligibility for the program. Third-parties are contractually obligated to not to use this information for any other purpose. The information I provide is also subject to the provisions of the Texas Public Information Act and might be released to the public through a Public Information Request in accordance with Chapter 552 of the Government Code. In the event any grant information is being requested through a Public Information Request, the City will notify the organization to give an opportunity to object to the disclosure of business information for the non-profit organization. The information will then be sent to the Office of the Texas Attorney General (AG) for a ruling. If I/the organization does not respond as to why this information is confidential, the AG will presume it is public and will advise the City to release the information. Please contact the City of Austin Economic Development Department at EDD@austintexas.gov or 512-974-7819 if you have questions regarding this notice. *

Yes

By clicking submit, you agree to receive Economic Development Department communications. *

Yes

By submitting this Heritage Preservation Grant application, you agree to the following:

I certify I am authorized on behalf of the non-residential historic site owner (and its governing body, if applicable) to submit this application. I further certify that all the information contained in this application and in all statements, including data and supporting documents that have been provided for the project described in this application, are true, correct, and complete to the best of my knowledge. *

Yes

I attest that I have read, understand, and agree to abide by the Heritage Preservation Grant Program Guidelines. *

Yes

In accordance withTexas Tax Code Ch 351,the proposal and application must meet the following two criteria:(1) The use must directly enhance and promote tourism and the hotelindustry;(2) For historic preservation and restoration projects, the project must be:(A) at or in the immediate vicinity of convention center facilities or visitor information centers; or (B) located in the areas that are reasonably likely to be frequented by tourists. I attest that my proposal meets the requirement of Tax Code Chapter 351.

Yes

I acknowledge that the City of Austin will not fund the same activities and expenses described in this application from more than one Hotel Occupancy Tax funded program.

Yes

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October 11, 2022

Subject: Rebuild Retaining wall, tuckpoint garage, and clean masonry
Project: Flower Hill Garage, Austin, TX.

Bidding Contractors,
We hereby propose to furnish materials, labor, equipment, workman's comp., liability, and auto insurance to complete the following per plans issued by Lord Aeck Sargent:

Retaining Wall:

1. Carefully demo existing limestone at retainage wall. Install new concrete footing once stone has been removed. Reuse existing stone as much as possible to reconstruct the retainage wall. If needed, the additional stone to match existing stone as close as possible. Install new cement cap to match existing.

Total Proposal: $58,750.00

Garage:

1. Tuckpoint exterior brick veneer 100%. Mortar to be removed with mechanical tools. New mortar to match as close as possible to existing mortar.
2. Clean exterior brick veneer with environmentally safe cleaner (if applicable) and low pressure water.

Tuckpointing Proposal: $41,750.00

Cleaning Proposal: $9,000.00

Exclusions: *Permits, barricades, concrete driveway, landscape removal, waterproofing, window/door restoration, structural repairs, metal embeds, engineering, mortar testing, painting, third party testing, landscape restoration, temporary water, electricity, dumpsters, roof insulation, flashing associated with roofing, sheet metal flashing, and stainless steel drip edges.*

ATC Contractors, Inc.
P.O. Box 932
Georgetown, Texas 78627
(512) 930-3988
www.atccontractorsinc.com

Add Alternate:

1. Misc. tuckpointing at garage exterior walls only. Repairing cracks above exterior door and 3 corners in brick veneer.

Total Proposal: <u>$18,000.00</u>

This proposal is valid for 15 days. Thank you for considering ATC Contractors for this project. If you have any questions, please feel free to call.

Thanks again,

Justin Roppolo

ATC Contractors, Inc.
P.O. Box 932
Georgetown, Texas 78627
(512) 930-3988
www.atccontractorsinc.com

Flower Hill Foundation

Historic Garage Restoration & Rehabilitation
Marketing Plan

To assist in the marketing and promotion of the restored and rehabilitated historic garage, the Flower Hill Foundation will work with Visit Austin to help enact the following Marketing Plan:

1. Target Audiences
    a. Day visitors - those that live within driving/bus/train distance for a day-trip to Austin
    b. National and international visitors - those that travel by plane to Austin for an extended stay
    c. Austinites - residents of Austin
2. Promotion to Target Audience - Strategies
    a. Convene a neighborhood business owners group, including local restaurants and stores and their staffs, to educate local businesses about Flower Hill, its mission and open hours. This will have the intended effect(s) of:
        i. Having staff recommend visitors to and residents of Austin to visit Flower Hill whether directly from a restaurant, a store, or another local attraction.
        ii. Increasing partnerships between Flower Hill and local area businesses.
    b. Create a city-wide service offering the newly renovated historic garage space to arts, culture, and business organizations as a location for board meetings and retreats, special events, and convenings. This will have the intended effect(s) of:
        i. Increasing the reach of the Flower Hill Foundation beyond the immediate neighborhood, and as an integral organization in the fabric of Austin non-profit arts and culture community, as well as creative businesses who will in turn promote Flower Hill to their audiences.
        ii. Requesting “list swaps” with these organizations to help market and promote the Flower Hill Foundation, its

mission, ability of individuals to visit the site, as well as grow the Foundation's mailing list.

c. Engage in a rebranding campaign to incorporate the garage as a location for mission-aligned events and convenings through rebuilding the Flower Hill website, refreshing the brand of the organization, and paying for a dedicated social media consultant to promote Flower Hill. This will have the intended effect(s) of:
    i. Professionalizing the Flower Hill Foundation's brand.
    ii. Promoting the newly restored historic garage.
    iii. Engaging outside expertise in the messaging of the organization to help promote new perspectives and opportunities for increasing visitation from target audiences.
    iv. Creating a signage program for the garage that can help determine how best to sign the space after the public has had a chance to interact with and use the garage. (This would conform with the Secretary of the Interior's Standards and would also be approved by the Historic Landmark Commission.)
    v. Incorporating the above in the Flower Hill Communications plan, updated annually.
d. Engage Tourism Commission, Music Commission, Downtown Commission, Arts Commission, and others, with requests to be placed on the agenda with a presentation to help communicate and promote the work of the Flower Hill Foundation, its mission, and the newly restored and rehabilitated historic garage. This will have the intended effect(s) of:
    i. Educating local community leaders about the existence of Flower Hill, its offerings, and the opportunities for city-wide promotion and potential collaboration.
    ii. Creating a public record that can be viewed many times about the benefits of hotel occupancy tax funded-projects in Austin.
e. Host a grand opening party for the historic garage project to help engage supporters of Flower Hill in talking about the garage with their friends and family visitors to Austin. This will have the intended effect(s) of:
    i. Elevating the garage as a historic resource that can be shared with all of Austin.
    ii. Engaging with organizations that can use or have expressed interest in using the garage for meetings, convenings, and events, to alert them that the garage project is complete.

f. Elevate partnerships with local area museums, including specifically the Neill-Cochran House Museum, the O'Henry House Museum, and the Southgate-Lewis House, to use the garage for free and engage their audiences in the space. These organizations already know the organization well, the staff of each organization having visited the site. This will have the intended effect(s) of:
    i. Encouraging staff members at these organizations to specifically promote Flower Hill to a wider audience, particularly as it relates to the broader Native American and African American narratives at the site, including:
        1. The Native American signal tree, a 250-year-old tree on the Flower Hill property that was pruned by Native Americans to "signal" from the creek at the side of the Flower Hill site to Shoal creek, connecting two bodies of water through natural directional signage.
        2. The historic lumber room, which sits across from the garage project, in which Willis Maxwell, an African Domestic servant lived circa 1894-1930.
g. Situate the Flower Hill Foundation as a natural museum leader via the Austin Museum Partnership (the Executive Director is currently one of two Co-Chairs of the 40+ museum alliance). This will be done by promoting the HOT tax-funded project to the AMP list (thereby promoting the heritage grant program to museums across Austin) and featuring the restored and rehabilitated garage at the AMP's annual Museum Day reception. This will have the intended effect(s) of:
    i. Building a broader audience for the Flower Hill Foundation as it serves its leadership role for the Austin Museum Partnership.
    ii. Increasing numbers of day visitors to Flower Hill who specifically come to Austin for Museum Day festivities.
    iii. Increasing numbers of subscribers to the Flower Hill mailing list.
h. Increasing the national and international prominence of Flower Hill by partnering with the relative museum associations, the American Alliance of Museums (AAM), and the International Council of Museums. (The museum is a member of both organizations and its Executive Director is a former board member of the U.S. Committee of the International Council of Museums, chaired by the Secretary of the Smithsonian). This will have the intended effect(s) of:

        i. Promoting the museum to national and international visitors, demonstrating how the garage renovation project can serve as a model for increasing earned revenue at historic sites, much like the Cooper Molera Adobe.
        ii. Creating program proposals for AAM and ICOM conferences to talk about how earned revenue helps fulfill the mission of the organization, increasing visitation from museum colleagues.
    i. Produce a brochure, in line with museum branding and encompassed by the Flower Hill Communication Plan, for distribution at the Austin Convention Center, local businesses, Austin Museums, and in the State Capitol building. This will have the intended effect(s) of:
        i. Increasing knowledge of Flower Hill and its newly renovated garage, which will help build support for the museum's long-term $25 million renovation by its 150th anniversary in December 2027.
        ii. Building a relationship with the Austin Convention Center and other community partners to be perceived as a community convener and broader Austin supporter.
        iii. Connecting the Austin Convention Center and community partners with the history of the Smoot family which helped build several Austin institutions and important events that are notable to this day:
            1. *Austin American* Newspaper (which merged with the *Austin Statesman* to become our newspaper of record today, the *Austin American-Statesman*)
            2. The Austin Presbyterian Theological Seminary (north of the University of Texas Campus)
            3. The First Presbyterian Church
            4. The Central Presbyterian Church
            5. The wedding of William Sidney Porter (O'Henry) and Athol Estes in Flower Hill's "wedding parlor"
3. Assessment
    a. Weekly Friday surveys to count attendance on site will be conducted during open hours from 9am to 1pm to monitor the number of visitors who come and explore the grounds of Flower Hill, including the renovated historic garage.
    b. Monthly meaningful interaction anecdotes relating to conversations with visitors will be logged in a visitation report which will be annualized at the end of the calendar year and shared in Flower Hill's annual report.

c. Uses of the new garage space will be tabulated monthly and incorporated in the Flower Hill Foundation's annual report, helping the museum build attendance for the future cafe, restaurant, and offices at the site in addition to the museum.
d. Annual meetings with local business owners, partner museums, and Visit Austin will help inform the Flower Hill Foundation's marketing efforts of the garage and the broader site.

CURTIS HUNT RESTORATIONS, INC.
14915 CASSIANO RD.
ELMENDORF, TEXAS 78112
210-635-8872

17 October 2022

Flower Hill Foundation
Daniel Ronan, Executive Director
Re: BUDGET ESTIMATE – Flower Hill – Historic Garage Renovation
Proposal No. 1.00

Mr. Ronan

Curtis Hunt Restorations is submitting **Proposal No. 1.00**. The proposal is for Curtis Hunt Restorations to provide personnel, labor, material, equipment, tools, and supervision necessary to perform the Statement of Work detailed below.

Please note the following items during your review:

- **20221013_Heritage Grant Drawings Set with specific reference to Sheet 3 dated 09/27/22, Sheet 7-9 dated 09/26/22**

Statement of Work:

Cleaning Interior/Exterior Façade at Garage (Masonry Walls)
Cleaning Biological Growth at Garage (Masonry Walls)
Repointing
Enlarged Site Plan Note 1 – Repair & Reconstruct Crescent Retaining Wall
Enlarged Site Plan Note 4 – Crescent Wall to be Reconstructed
Brick Replacement (Crack Repair)
Rework Opening Jambs to Facilitate Marvin Ultimate Bifold Door Installation
Sand & Cement

Total BASE BID: - $60,370.00

Exclusions:
Sales Tax, Bond, Waterproofing Membrane, Backer Rod, Sealants, Flashing, Through Wall Flashing, Reinforcing Steel, Concrete Footing for Retaining Wall. Foundation Repair, Envelope Improvement Requirements, Bifold Door Installation, Brick Wall Structural Condition Analysis, Mineral Wool Installation, Structural Beam Replacement Above New Bifold Doors.

Caveats:
The established Budget Estimate is from the information provided on specific sheets noted above, with no consideration for the building rendering on the cover sheet.

Notes:
The Budget Estimate for this project has been calculated based on the current prices for the component building materials. Should a rise in the cost of any specified building material or materials cause an increase in the total proposal price, Curtis Hunt Restorations reserves the right to increase material costs caused by sharp increases beyond normal fluctuation of market prices.

Heritage Preservation Grant - Project Budget & Funding Plan

The following list provides the project cost breakdown and priorities for funds requested from the Heritage Preservation Grant. Please rank funding requests from Highest (1) to Lowest Priority (8).
Include associated costs based on bids and the phase of your project, if applicable.

Attention Applicants: Enter data in yellow cells only.

Applicant Organization / Business:	Flower Hill Foundation
Project Title:	Historic Garage Restoration & Rehabilitation Project
Select a project type that best fits your proposal using the drop-down list:	Capital

DIRECT COSTS	BUDGET	
Project Management Allowance	$10,000	*Optional* (CAPITAL PROJECTS Only): 10% Eligible Project Management allowance, not to exceed $10,000, of those directly assigned to carry out the capital project.
Priority #1: Architect Fee	$23,000	Lord Aeck Sargent Architects - Design guidance through buildout of the project
Priority #2: Engineer Fee	$14,000	Tsen Engineering - Engineering guidance through buildout of the project
Priority #3: Restoring historic cedar shake roof, insulating roof for future HVAC	$48,000	Empire Roofing - Roof, including all supports for the roof (except steel beam)
Priority #4: Rehabilitating and restoring old garage doors and regular door	$82,215	Empire Roofing - Woodwork, including two garage doors and regular door
Priority #5: Rehabilitating original brickwork	$24,900	Empire Roofing - Brickwork, including interior and exterior
Priority #6: Rehabilitation and restoration of retaining wall and crescent wall	$60,370	Hunt Restorations - repairing retaining wall, remortaring+repairing crescent wall
Priority #7: Excavation of historic driveway	$34,868.10	Myers Concrete - Excavation of sediment/erosion and old brokenconcrete
Fiscal Sponsor Fee (Indirect Cost)	0	*Optional*: $1,000 Fiscal Sponsor Fee
Insurance Fee (Indirect Cost)	5,500	*Optional*: Insurance Fee
HPG GRANT FUNDING REQUESTED	$250,000	
Funds currently in hand	$52,853.10	
TOTAL PROJECT COST	$302,853.10	

Flower Hill Foundation

Historic Garage Restoration & Rehabilitation
Budget Justification & Notes

The following are notes on the project budget to help guide decision makers:

1. Lord Aeck Sargent Architects is the firm we have chosen because no other historic architecture firms could take on our project at this time. (We consulted four additional firms.) In Texas state law, architecture is not a service that is bidded out like a contactractor because it is a professional service. Please see the background of the firm as a separate attachment.
2. Tsen Engineering has been selected as our engineering firm because of its past work on creating the Structural Condition Survey. The firm is already knowledgeable about the building, and understands how the garage project fits within the fuller engineering considerations of the Flower Hill's broader site development, having also completed the Structural Condition Survey for the main house.
3. Empire Roofing has been selected as our roofing, woodwork, and brickwork contractor for three reasons:
    a. Empire Roofing completed the $250,000 standing-seam roof project for the main house in July 2022, which is proof positive that the firm can be trusted to complete projects on time and under budget. This is useful in helping mitigate Flower Hill's risk as we enter into a similarly-sized capital project.
    b. The roof project is an open state historic tax credit project which is still open for purposes of expanding its scope. To have one contractor, Empire Roofing, take on a majority of the scope of the garage project will help significantly lessen reporting needs on an enlarged state historic tax credit project, which will be encompassing this garage project. This will assist Flower Hill in increasing historic tax credit equity for this and other projects at the broader site.
    c. The firm regularly works in tandem with known subcontractors who collaborated in presenting one quote for the garage project scope of work. This relationship ensures that the risks to Flower

Hill are mitigated because the subcontractors, whose work will be monitored by the Executive Director, will also be further monitored by Empire Roofing, which will provide additional oversight for the project.

d. Empire Roofing carriers Workman's Compensation Insurance.

4. Hunt Restorations has been selected as the retaining wall contractor over ATC because it was able to do the "crescent wall" component of the project, which the ATC could not undertake because it only does straight-forward masonry work such as tuck-pointing. It was difficult to find anyone who would give an estimate on the crescent wall because of its non-standard construction and "found materials" nature.
5. Myers Concrete was selected over Acacia for its more full-service excavation services which included preparing the ground for installation of poured concrete. Acacia could not offer Workman's Compensation Insurance like Myers concrete.
6. Additional costs for the steel beam, which will support the roof, as well as the foundation, will be covered by cash-on-hand. These were considered interior expenses that would not be covered by the Heritage Preservation Grant. The cash-on-hand will be used to help cover these items and any cost fluctuations associated with construction. (Additional features, such as additional interior doors to seal the garage for HVAC are not included, the HVAC, like the steel beam and the foundation, are not included because these are not allowable costs. These features will all meet the Standards.)
7. The listed items in the project are over $250,000 in case the committee does not wish to support certain construction items as detailed in the drawing set and in specific professional proposals and contractor bids.
8. The preservation priorities are listed prioritizing architecture and engineering expertise to help mitigate costs, project risks, and provide general guidance on how to complete the project in the best way should material or labor cost increase and the project needs to be value engineered.
9. The Flower Hill Foundation would appreciate the $5,500 additional insurance fee to be valued at the level of the "Project Management Allowance" upon consideration for award.

Historic Garage Restoration & Rehabilitation Project Table

The following table is provided here to help project reviewers understand each scope of the overall project, how these scopes fit the intent of the Secretary of the Interior's Standards, and which parties will be working on each scope of work.

	Item	Historic Preservation Intent and Compliance	Scope of work	Design Consultant	Contractor
Garage Restoration	Restore historic cedar shake roof, insulate roof for future HVAC.	Restore roof and structure per original materials and design. Provide an improved thermal envelope to increase space usability, visitation, and comfort. Insulation shall be removable and reversible.	Architectural restoration including roof, wood, masonry, concrete. Insulation and paneling to conceal.	Architect Structural engineer (Structural consultation, steel sizing, and detail assistance.)	Empire Roofing (Roof replacement + roof wood truss repair)
	Rehabilitating and restoring sliding garage doors and swing door.	Restore items per original materials and design.	Provide replacement sliding doors to match existing non-reusable doors. Restore swing door.	Architect	Empire Roofing
	Rehabilitating original brickwork	Restore as originally constructed with original or presently compatible techniques.	Clean, repair, and restore original brick. Repoint & replace as needed.	Architect with structural engineer assistance.	Empire Roofing
	Rehabilitation and restoration of retaining walls.	Restore as originally constructed with original or presently compatible techniques.	Retaining wall repair and reconstruction.	Architect with structural engineer assistance.	Hunt Rennovations
	Excavation and reconstruction of historic driveway	Restore as originally constructed with original or presently compatible techniques.	Driveway area excavation and installation.	Architect with structural engineer assistance.	Myers Concrete Construction

City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO 2019-028429 BP

ISSUE DATE : 10/01/2019

BUILDING ADDRESS: 1316 W 6TH ST

LEGAL DESCRIPTION: LOT 15 OLT 3 DIV Z SMOOT SUBD & ADJ 405.5 FT

PROPOSED OCCUPANCY:

C-1000 Commercial Remodel Remodel - CHANGE OF USE: From Residence/Office(Historic Structure) to Museum (Interior Remodel)

BUILDING GROUP/DIVISION: A-3 Assembly, worship, recreation, etc

NEW BUILDING SQUARE FOOTAGE

RE MODEL BUILDING SQUARE FOOTAGE: 4,085 SQ.FT.

SPRINKLER SYSTEM: NA

CODE YEAR: 2012 **CODE TYPE:** IBC

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:** 98

TYPE OF CONSTRUCTION: 5B

CONTRACTOR: Soto Robin Flower Hill Foundation

********** CERTIFICATE OF OCCUPANCY **********

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER : Mark McLendon

CITY OF AUSTIN CERTIFIED FOUNDED 1839

For Beth Culver, Building Official

Printed : 10/01/2019 8:51 am

TSEN·ENGINEERING
210 Barton Springs Rd. Ste. 250 Austin, TX 78704 ▪ (512) 474 - 4001

10/15/2022

Daniel Ronan
Executive Director, Flower Hill Foundation
1316 West 6th Steet
Austin, Texas 78703

503.449.2155, dronan@flowerhillfoundation.org

Re: **Proposal – Additional Service: Historic Garage Renovation**
Smoot House, Austin, Texas

Dear Mr. Ronan,

The requested additional services to the original proposal for the subject project are described as follows:

1. **1924 garage structure**
    a. Assess and proposed retrofits for the roof framing, including the lintel over the garage door, to meet the structural requirements of IBC 2021
    b. Foundation design and detailing for the brick walls
    c. Foundation recommendations for the walk-slab/slab-on-grade
2. **Consulting on the site retaining walls on the east side of the property**
3. **Consulting on the mortared stone site wall, "Crescent Wall"**
    a. Consultation with subcontractor(s) regarding repaired and enhanced "crescent wall" and its footings; wall is detached from and located south of the garage.

INCLUDED SERVICES

Our services will generally include the following:

1. Engineering calculations for reinforcement required for the existing structure. Foundations will be designed and detailed in accordance with the recommendations in a Geotechnical Report prepared specifically for this site.
2. Preparation of construction drawings and specifications for the structural portions of the work.
3. Construction administration:
    a. A maximum of 4 site visits and/or construction administration and/or pre-construction meetings, including the preparation of observation reports.
    b. Review of structural shop drawings and submittal data.
    c. Review and respond to RFI's
    d. Preparation of ASI's and change orders.
    e. Review of testing laboratory reports

EXCLUDED SERVICES

Services excluded from basic services include but are not limited to the following:

1. Design and detailing of sitework including paving/paving for parking, sidewalks, flag and light pole foundations, site walls/site retaining walls, bollards, dumpster pads, sign foundations, site sculpture foundations, etc., unless specifically included above.

2. Preparation of a BIM model produced to a defined Level of Development per AIA E203.
3. Opinions of probable construction costs.
4. Geotechnical investigations and material testing.
5. Design of temporary or permanent earth retention systems.
6. Detailing or specification of waterproofing or dampproofing.
7. Construction administration:
    a. Additional site visits beyond the number listed above.
    b. Preparation of record documents.
8. Special inspections or responsibility for special inspections as the registered design professional in responsible charge (as defined by the International Building Code).
9. Preparation of the permit application, submittal, and permit processing.
10. Testing of existing in place materials or framing systems to determine strengths, properties of materials or similar information.
11. Field measurements of existing structures or framing. Existing structures or framing will be depicted in accordance with existing documents provided by others.
12. Texas Department of Insurance (TDI) Windstorm Inspection Program services.
13. Design for flood loads, including using flood load provisions of 'ASCE 7-10 Minimum Design Loads for Buildings and Other Structures' and 'ASCE 24 Flood Resistant Design and Construction'.

FEES

We propose to provide engineering services for a lump sum fee of **$14,000.00**.

BILLING TERMS

Invoices for progress payments of the basic fee will be billed each month as a percent complete by phase, as a fixed amount. Each phase for this project is described below:

Phase	Fee (as a Percent of Basic Fee)
Historic Garage	60%
Crescent Wall	5%
Site Retaining Wall, East Boundary	35%

If this proposal is acceptable, please sign and return a copy to our office. Signature also acknowledges and accepts the terms and conditions set forth in the original proposal. We appreciate your consideration and look forward to working with you.

Sincerely,
Tsen Engineering

Stephanie Tsen, PE
President

Accepted by:
Flower Hill Foundation

Name:
Date:

Proposal for Excavations of the Original Driveway at Flower Hill in Austin, Travis County, Texas

October 16, 2022

Work will consist of the following:

- Excavation of the entire original driveway alignment through a combination of mechanical and hand excavations.
- Mechanical excavations would be done with a skid steer initially to remove soil overburden in the driveway and near historic retaining walls.
- Cleaning of soil around retaining walls and just above original driveway level would be done by hand.
- Archeologists will monitor all mechanical investigations.
- Archeologists will screen all hand-excavated sediment through ¼-inch wire mesh to look for artifacts. A representative sample of mechanically excavated sediment will be screened for artifacts.
- Artifacts found in situ will be piece plotted using a GPS and mapped in reference to the garage, driveway, and other features. All artifacts found in hand excavations and in screened sediment will be cleaned and saved for analysis, then returned to the Flower Hill Foundation.
- Acacia will prepare a report documenting the investigation methods and findings.

ACACIA HERITAGE CONSULTING

Flower Hill Driveway Excavation

16-Oct-22

LABOR	Data Gathering	Fieldwork	Report Prep	Meetings & Mgmt	total	units		Price		Cost
Project Manager	8	8	8	4	28	hrs	$	90.00	$	2,520.00
Principal Investigator		16	12	4	32	hrs	$	83.00	$	2,656.00
Project Archeologist	8	16	24		48	hrs	$	65.00	$	3,120.00
TOTAL HOURS	16	40	44	8	108				$	8,296.00
EXPENSES										
copies, b&w			200	20	220	pg	$	0.10	$	22.00
Machine and Operator		2			2	day	$	1,300.00	$	2,600.00
copies, color			150	10	160	pg	$	0.50	$	80.00
mileage	120				120	mile	$	0.63	$	75.00
TOTAL EXPENSES									$	2,777.00
TOTAL									$	11,073.00

November 14, 2022

Daniel Ronan
Director, Flower Hill Foundation
503-449-2155
dronan@flowerhillfoundation.org

RE: Café Project Budgetary Pricing

We propose to furnish all labor, insurance, equipment, and supervision to complete the following scope of work at the referenced project (preliminary budgetary pricing only).

Roof:

- Remove and dispose of existing shingles and roofing materials down to the wood roof deck.
- Install one layer of 2.5" rigid board insulation (ISO) over roof deck.
- Install one layer of 2.75" ISO Nailbase consisting of 2" ISO laminated under ¾" CD plywood to provide acceptable substrate for the installation of the wood shingles/shakes.
- Mechanically fasten both layers of insulation/nailbase through existing wood roof deck. Note that this proposal assumes structural load capabilities to handle the increased weight of the new assembly, and Empire will not be responsible for any structural modifications necessary to achieve this prior to our scope of work being executed. Empire will require documentation from a licensed/registered engineering firm confirming this information prior to ordering materials. We will provide any preliminary information (weight of nailbase/insulation) as requested by designer/client.
- Install one layer of felt paper over nailbase.
- Install new wood shingle or shake roof in accordance with industry standards/practices and historical details.

Price for Roof: $48,000.00

Masonry Repairs:

- Clean and prep existing exterior masonry to make ready for repairs.
- Execute tuck/point repair work as designated for areas requiring repair.
- Replace damaged bricks using as close to original as possible. Spot replacement only.
- Install clear sealer to masonry façade after tuck pointing and spot replacement of brick is completed.

Price for Exterior Masonry Repairs: $12,950.00 (price would be $24,900 if interior of masonry is to be included in same scope)

Continued:

Carpentry Work:

- Remove four (4) existing barn doors and rebuild using mahogany wood to match historical appearance, including shop labor, priming, materials. Note that existing doors are not able to be restored due to their current condition.
- Install mahogany 1x6 & 1x8 tongue & groove siding per conceptual design drawing, including custom milling for doors.
- Restore/rebuild 2'-8" door jamb per conceptual design.
- Sister-up existing wood trusses, reinforce existing roof framing. Engineering or addition of new framing to support weight of new roof assembly not included.
- Power wash existing exposed framing, treat for mold/mildew, and paint.
- Price includes all labor, materials, custom milling/restoration work at jobsite and in shop, and project oversight/supervision.

Price for Carpentry: $82,215.00

Total for all 3 scopes: $143,165.00

Qualifications/Exclusions:

1. *Prices do not include structural or decking repair.*
2. *Prices do not include insulation or membrane repair beyond what is specifically listed in above scope.*
3. *Customer agrees to pay Interest at a rate of 1.5% per month and attorney fees on any matured unpaid balances due to Empire Roofing.*
4. *Payment is due in full upon completion of the above scope of work.*

All material is guaranteed to be specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the original proposed estimate. All agreements contingent upon strikes, accidents or delays are beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. *This proposal may be withdrawn after thirty (30) days if not accepted.*

Please let me know of any questions related to the requirements and services in this proposal. I am committed to helping assure you superior results. We look forward to working with you on this important project!

Sincerely,

Aaron Todd

Aaron Todd
Sheet Metal & Metal Roofing Division
(512) 845-1083
aaron@empireroofing.com

ACCEPTED BY:

_____

Authorized Agent

Date: _____

MYERS CONCRETE CONSTRUCTION, LP.
P.O. BOX 2928
WIMBERLEY, TX 78676
PHONE 512-847-8000 FAX 512-847-3831
info@myersconcrete.com
www.myersconcrete.com
HUB/WBE/SBE Certified

FLOWER HILL FOUNDATION
ATTN: DANIEL RONAN

503-449-2155

DRONAN@FLOWERHILLFOUNDATION.ORG

PROJECT: 1316 WEST 6TH STREET, AUSTIN, TX

CONTRACT

1. Myers Concrete Construction, LP proposes to supply all labor and materials for the following work described:

EXCAVATE AND HAUL OFF EXISTING SOIL - 30" MAX THICKNESS	1065.00	SF	$	8.70	$	9,265.50
DEMO CONCRETE DRIVE - 4" MAX THICKNESS	1065.00	SF	$	10.32	$	10,990.80
INSTALL NEW 4" DRIVEWAY	1065.00	SF	$	13.72	$	14,611.80

Total: $34,868.10

2. Exclusions: Bonds, Permits, Sealing or Caulking Joint, Embeds, Anchors, De-Watering, Testing, Rock Excavation, and Utilities Not Clearly Marked
3. Myers Concrete Construction, LP will provide Workers Compensation and General Liability Insurance.
4. Contract must be signed and returned prior to any commencement of work

Randy Myers

Myers Concrete Construction, LP
By Randy Myers, VP of Myers Concrete, LLC, GP

FLOWER HILL FOUNDATION