

# Hacienda Hotel

## Request for Qualifications



Presented by Heritage Group Ltd.



# HERITAGE GROUP LAND COMPANY

January 24, 2018

Mario Iezzoni, Economic Development Director

City of New Port Richey

5919 Main Street

New Port Richey, Florida 34652

Dear Mario,

Heritage Group is pleased to respond to the 'Request for Qualifications' for the Hacienda Hotel. Our vision for the property is the completion of its redevelopment into a 4 Star boutique hotel. Ancillary uses will include an upscale food and beverage operation and event/conference facilities. At completion, the Hacienda will be restored and enjoy its nearly 100 year status as a Florida Landmark in a revitalizing New Port Richey.

To realize this objective, we have assembled a team of professionals, each with substantial expertise in their sector. Equally important, all team members have a shared vision and commitment to the quality of the completed project.

The following is our response to your Request for Qualifications. We look forward to working together.

**Firm Information:**

Heritage Group Land Company, LLC

PO Box 488, Vashon WA 98070

206 290 7874

Incorporated in WA

**UBI 603 -365 -351**

Managing Partner – Heritage Group Ltd. (Heritage) – Principals: Richard Sontgerath & Glynis Delargy – authorized to negotiate with the City or its representative.

Partners: Guy Johnson, George Mosher, David Niemiec, Don Padelford, Art Wahl, Chris Hansot, Jeff Sayre (Partners' Bios attached)

Firm size – 9

P.O. Box 488 • Vashon, WA 98070  
206.290.7874

**In-house capabilities and services:** acquisition, development concept, project management, legal, financing, asset management & property management.

**Team Members:**

Heritage Group Ltd. – Developer, Project Manager, Asset Manager

Charlestowne Hotels – Hotel Operator

Atelier Architecture – Architect

Ferrell Redevelopment/Stephanie Ferrell FAIA – Historic Preservation Architect and Redevelopment Consultant

Batson-Cook Construction – General Contractor

**Team Organization -** Individuals who will participate in the proposed project:

Glynis Delargy and Richard Sontgerath, Heritage Group Ltd. – see online at [HeritagegroupLtd.net](http://HeritagegroupLtd.net)

Michael Tall, President & COO and Charles Synder, Development Director, Charlestowne Hotels- see online at [Charlestownhotels.com](http://Charlestownhotels.com)

Vivian Salaga and John Tennison, Atelier Architecture – see online at [atelieraec.com](http://atelieraec.com)

Stephanie Ferrell, Ferrell Redevelopment – see online at [ferrellredevelopment.wordpress.com](http://ferrellredevelopment.wordpress.com)

Don Farris, Vice President, Batson-Cook Construction – see online at [Batson-cook.com](http://Batson-cook.com)

**Felony, Indictments/Convictions –** None

**Litigation History –** None

**Previous Relevant Development Experience –** The combined development team has substantial development experience with:

Public sector projects

Public/private joint venture projects

Historic preservation projects

Various uses proposed for this project

Management/operations experience

# Heritage Group Ltd.



Heritage Group Ltd. is a Seattle based real estate development services company which specializes in the restoration and rehabilitation of older and historic properties, boutique hotels, urban revitalization projects and affordable housing. Heritage has completed several award winning projects in multiple markets nationwide.

Heritage's hotel partner is Charlestowne Hotels, a national leader in the boutique hotel space. The Heritage/Charlestowne partnership is based upon the merging of Charlestowne's extensive experience in managing boutique/lifestyle hotels and Heritage's experience in putting all necessary pieces together in order to undertake & complete a successful development project. In the case of the Hacienda, these include:

- An agreement with the City of New Port Richey to acquire the building
- Selection of hotel management company
- Selection of the project architect

Selection of general contractor

Selection of historic consultant

Selection of food & beverage operator

Placement of equity, debt & subsidy necessary to complete the project

Upon selection as the project developer, Heritage will work diligently with its team to create a viable physical and economic plan for the Hacienda. With the City's agreement to the above, financing will be put in place.

## HERITAGE GROUP – PARTNERS

### Partners

**Guy Johnson** is Vice Chairman, Capital Markets at Walker & Dunlop Commercial Real Estate Finance. He is also founder and owner of Johnson Capital where he serves as Chief Executive Officer. Before Johnson Capital, Guy served as Vice President at Weyerhaeuser Mortgage Company where he was responsible for the origination, underwriting and management of construction, permanent and participating mortgages as well as joint ventures for numerous institutional investors. He holds a Bachelor's degree in accounting from the University of Southern California and an M.B.A. from Loyola University.

**George Mosher** graduated from Harvard College and Harvard Business School. After graduating, George became president of Business and Institutional Furniture, a company that specialized in selling furniture via catalog to churches and schools. Over the years, George made several other acquisitions of related companies including ultimately Business and Institutional Furniture. In January 2006, National Business Furniture was purchased by K&K America, which was owned by TAACT, a German company expanding its operations in the United States. Recently Mosher has focused on making venture investments including his investment in the Heritage Group.

**David Niemiec** graduated from Harvard College and Harvard Business School. He is a private equity investor with an extensive background in investment banking, venture capital and corporate buy-outs. He began his business career at Dillon, Read & Co. Inc., where he worked as an investment banker, later becoming the firm's Chief Financial and Administrative Officer and Vice Chairman. After Dillon Read was sold in 1997 he joined former Dillon Read partners at the private equity firm Saratoga Partners, where he was a Managing Director and now serves as an advisor, while concentrating on personal private equity investments. He currently acts as a director or trustee of numerous mutual funds in the Franklin Templeton Investments family. He is the Audit Committee Chair of the internationally-oriented Templeton Funds and the value-style Franklin Funds.

**Don Padelford** is the grandson of D.E. Frederick, co-founder of the Frederick & Nelson Department Store chain. He attended Lakeside School, Wesleyan University and received his MBA from the University of Washington. He engineered the sale of the original Frederick & Nelson Seattle store to Nordstrom, who converted it to their current flagship headquarters. Don currently manages the Padelford Family Office, with a focus on real estate and technology.

**Art Wahl** is a Managing Director at CBRE Commercial Real Estate. Since graduation from the University of Washington, Art has gathered years of experience across the commercial real estate spectrum from leasing and sales to the development of office, industrial and retail space. He is well known for his involvement with a number of start-up companies including managing the national roll-outs of Costco, Starbucks, Seattle's Best Coffee, IKEA, Sur La Table, and Eagle Hardware / Lowe's. Art has been responsible for the work in the greater Seattle area for Gap, Old Navy and Banana Republic.

**Chris Hansot** is the Regional Director for Workday, one of the largest and fastest growing technology companies ever. Before this he was the Enterprise Sales Director, Microsoft Corporation where he managed enterprise sales teams focused on global aerospace, retail, and healthcare clients and is responsible for delivering \$100 million plus per year in revenue, including some of Microsoft's largest Pacific Northwest customers. Before Microsoft, Chris was Regional Manager – Pacific Northwest and Western Canada for Oracle's Application Sales Division. Chris attended Georgetown University and received his MBA from the Thunderbird School of Global Management.

**Jeff Sayre** is the principal of Sayre Law Offices, PLLC, a boutique law firm consisting of six attorneys in Seattle, Washington. He is a graduate of the United States Naval Academy (B.S., 1980) and Seattle University School of Law (J.D., 1989). He has been an active board member in past start-ups and in several non-profit organizations, including the Seattle University School of Law Alumni Board (2002–2010) and the Vashon Island Public Schools Foundation (2009 – 2013). After serving as a Naval Aviator from 1980 – 1986, Jeff joined the Seattle Office of Perkins Coie, where he gained extensive experience in real property law. He started Sayre Law Offices with his father in 1993 and continues to focus on a real property practice

#### **Heritage Group Ltd. – Managing Partner**

**Richard Sontgerath** grew up in Spokane, WA, attended Gonzaga Prep and Harvard College. After graduating, Richard started his real estate career with Grubb & Ellis Company in Seattle. From there he became Director of Real Estate for a regional parking company, acquiring more than one hundred CBD parking properties in multiple cities over a five year period. He joined Heritage Group Ltd., a real estate services firm in 1980 and became the sole owner in 1985. Heritage Group specializes in historic rehabilitation and urban revitalization projects, and development of affordable, market rate, senior housing and boutique hotel projects in selected markets nationwide (see [www.heritagegroup ltd.net](http://www.heritagegroup ltd.net)).

**Glynis Delargy** grew up in New York, New York, attended University at Albany, State University of New York and has more than 25 years of accounting, finance, valuation, real estate, technology and start-up experience. She began her career in New York City in public accounting working as a CPA with clients in the construction, garment, and import/export industries. She moved to the Northwest twenty years ago and remained active in the business community by setting up her own accounting services company with clients in a wide range of industries, including marketing, retail, real estate, technology and the nonprofit sector. She joined Heritage Group Ltd. in 2013.

**Charlestowne Hotels** has extensive experience in the development of boutique hotels repurposed from historic structures and landmarks. Each hotel is derived from an original piece of history, including a midcentury bank building, nine guesthouses dating back to 1790 and a former steel foundry that supplied George Washington Vanderbilt's Biltmore Estate, taking localized and curated travel experiences to the next level.

Some examples include:

- **Andrew Pinckney Inn:** Located in the heart of the historic district and recently restored, the Andrew Pinckney Inn is at the center of everything Charleston has to offer. With our ideal downtown location, find yourself just steps away from the lively atmosphere of renowned restaurants and shops that surround Charleston's historic City Market. For over 200 years, the Charleston City Market has been a retreat for both locals and visitors to find unique treasures delivered by over 100 vendors.
- **Deer Path Inn:** Located thirty miles north of Chicago in Lake Forest's Historic Market Square District, the Deer Path Inn debuted in 1929 as a popular pastoral retreat for Chicagoans. The Deer Path Inn, recently renovated, displays stunning architecture, upscale service, and award-winning dining, in a historic Manor House (c.1453) building. The Inn is the perfect place to gather, work, and relax.
- **The Elliott House Inn:** In the heart of Charleston's charming historic district sits The Elliott House Inn, one of the most beloved historic Charleston hotels. Nestled beneath centuries-old oaks, this Charleston Historic District hotel is a welcoming respite from everyday life. Cozy guestrooms open to a delightful Charleston styled courtyard buzzing with guests who are mingling, enjoying continental breakfasts, or taking a dip in the large heated hot tub.
- **The Collector Luxury Inn & Gardens:** This luxury hotel in St. Augustine, Florida comprises an entire block on the edge of Old Town and features a set of nine buildings repurposed from historic homes dating back to 1790, including seven guest houses, The well bar and general story lobby building—each with museum-quality decor from the Dow collection of antiques on display. Complimentary guest programming includes historic tours of the grounds three times a week, a mixology program, and bicycles.
- **Fairlane Hotel:** Located in the hub of downtown Nashville, this 82-room boutique property is being repurposed from a midcentury bank

building. Boasting original modernist architecture and design details harking back to the 1960s and 70s, the Fairlane will include an American restaurant and bar, lobby cafe, and two rooftop penthouses with outdoor terrace space overlooking Music City.

- **Hotel Clermont:** Set in one of Atlanta's more colorful midtown sections known as Poncey Highlands, the 94-room Hotel Clermont was originally built in the 1920s. Its original Clermont lounge will continue to be a tenant, while new hotel updates will include the introduction of a restaurant featuring French-American fare, an intimate lobby bar and rooftop garden bar overlooking the Atlanta skyline.
- **The Bristol Hotel** (Opening spring 2018): Transformed from the notable Executive Plaza, which dates back to 1925 in downtown Bristol, Virginia, this 7-story, 65-room boutique hotel offers direct access to the city's most prominent landmarks such as the adjacent Birthplace of Country Music Museum.
- **The Foundry Hotel** (Opening spring 2018): A historic restoration of the former steel foundry which transformed Asheville, North Carolina into the epicenter of Southern Appalachia, The Foundry Hotel will combine three historic buildings to create a 92-room boutique hotel and restaurant in the heart of the city. Much of the steel produced from the original foundry was used to construct George Washington Vanderbilt's Biltmore Estate—the largest residence built in the U.S. Paying homage to these historic ties, the new property will include a number of local artifacts and design elements that retain the building's original character.
- **Historic Hotel Bethlehem:** The Historic Hotel Bethlehem in downtown Bethlehem, PA has provided grand hospitality in the heart of the Lehigh Valley since 1922. Now fully restored to its historic grandeur, this member of Historic Hotels of America remains one of the northeast's premier historic hotels thanks to its thoughtful and attentive service, beautiful accommodations and convenient location in the center of the Bethlehem's historic district.

## Company Background/Qualifications

ATELIER Architecture Engineering Construction, Inc. is a majority woman-owned and operated full-service architectural firm, located just south of downtown Tampa. Over the last 20 years, our office has developed a specialty **award-winning expertise in historic preservation, renovation and adaptive re-use of historic buildings throughout the Southeast US.** Our portfolio now contains **71 such projects in Florida, Georgia, Alabama and South Carolina, and 43 design awards for this work.**

### Contact Information



Vivian Salaga, AIA, Principal  
5102 N. Central Avenue  
Tampa, Florida 33603  
813-223-1948  
[vsalaga@atelieraec.com](mailto:vsalaga@atelieraec.com)

John Tennison, AIA LEED AP  
5102 N. Central Avenue  
Tampa, Florida 33603  
813-223-1948  
[itennison@atelieraec.com](mailto:itennison@atelieraec.com)

### About Us



ATELIER was founded by Vivian Salaga, AIA, in 1983 as a sole proprietorship WBE, oftentimes joint venturing with Stansell-Tennison Architects which was founded by John Tennison, AIA LEED AP, in 1981. The two firms formally merged in 1987; in 1993 incorporated as a C-Corporation, and continues to be operated as WBE + SBE. Atelier is the only architectural firm in which we have management interest. We currently maintain six in-house employees in Florida, one of whom is a registered architect in Florida, Georgia and South Carolina and LEED AP; three registered in Florida; one architectural graduate; and one administrative associate.

### Our Portfolio



Our project portfolio includes seventy one (71) commercial adaptive re-use preservation projects (refer to page 16), 43 of which have been with repeat clientele; **all of which have been assessed and designed to the Department of Interior's Standards;** all of which were done with unique funding sources: state, local, federal and private; **all of which involved moisture intrusion mitigation to the building envelope; and all of which involved window refurbishment/restoration and/or replacement.**

## Key Personnel

### Atelier AEC



**Vivian O. Salaga, AIA**, Principal in Charge/Preservation Architect

*Sulphur Springs Water Tower + Gazebo Restoration*

**Mt. Vernon State Arsenal**

*Ft. Zachary Taylor*

*Seffner Schoolhouse*

*St. Augustine Lighthouse*

*Haley House*

*City of Eustis Facades*

*Sanctuary Lofts*

*Sams House*

*Archie Smith Fish House*

*Dr. Josie Rogers House*

**John L. Tennison, AIA LEED AP**, Preservation Architect/Documents/Design,  
Military Veteran

*Mt. Vernon State Arsenal*

*Ft. Zachary Taylor*

*Seffner Schoolhouse*

*Ft. Clinch Restoration + Addition*

*St. Augustine Lighthouse*

*Dr. Josie Rogers House*

*Hacienda Hotel + Addition*

**Ribault Clubhouse**

*Mitchell House Renovation*

*Sanctuary Lofts Renovation*

### Mohan Engineering

13051 W. Linebaugh Ave. #102

Tampa, Florida 33626

813-475-5983

**George Mohan, PE**, Structural

*Sanctuary Lofts Renovation*

*Ft. Clinch Restoration + Addition*

*Hacienda Hotel Restoration + Addition*

*Sams House*

*Mt. Vernon State Arsenal*

### Global Sanchez

3825 Henderson Blvd. #103

Tampa, Florida 33629

813-281-0001

**Max Segal, PE, MP/FP**

*Mitchell House Renovation*

*Baldwin Building*

*Hacienda Hotel Renovation + Addition*

*Archie Smith Fish House*

*Sulphur Springs Water Tower + Gazebo Restoration*

*Sams House*

*Sanctuary Lofts Renovation*

*Mitchell House*

### Spychalla + Associates

240 Pine Avenue North

Oldsmar, Florida 34677

813-855-2721

**Mike Spychalla, PE**, Electrical

*Hacienda Hotel + Addition*

*Baldwin Building*

*Ribault Clubhouse Renovation*

*Sams House*

*Sanctuary Lofts Restoration*

*Archie Smith Fish House*

*Mitchell House Restoration*

### Hamilton Engineering

311 N. Newport Ave, #100

Tampa, Florida 33606

813-250-3535

**Lucas Carlo, PE**, Civil

*English Creek Environmental Center*

*Ah-Tha-Thi-Ki Museum*

*Ft. Clinch Restoration + Addition*

**VIVIAN O. SALAGA, AIA**  
*Principal*  
*Atelier AEC, Inc.*



**Vivian Salaga is the founding principal and president of Atelier Architecture Engineering Construction Inc. Since establishing her practice in 1983, Ms. Salaga has built a solid reputation providing architectural/engineering services in Florida and the southeast US. As principal-in-charge of her own office as well as project director for contracts in other firms, she has been responsible for over \$300 million work of new and remedial construction.**

**EDUCATION**

Diplome French, Centres Europeans (University of Michigan) Lausanne, Switzerland, 1968  
 Bachelor of Arts, Cleveland State University, Ohio, 1969  
 Master of Architecture, Kent State University, Ohio, 1979

**REGISTRATION**

Registered Architect, State of Florida AR0009326

**AFFILIATIONS**

American Institute of Architects  
 President (2006), Vice President, Secretary + Treasurer Florida Association  
 State Director Intern Development Program (1991-2006)  
 National Committee on Historic Preservation  
 National Trust for Historic Preservation  
 National Association of Women Business Owners  
 National Association of Female Executives  
 Chairman, Hillsborough County Greenways Initiative  
 Creative Tampa Bay, Board of Directors + Advisory Board

**AREAS OF EXPERTISE**

**Planning**

Her emphasis in programming and planning has resulted in eight (8) published articles; sixteen (16) master plans; and twenty one (21) conference presentations on planning issues.

**Grants**

Ms. Salaga has written construction grant proposals under the auspices of FS §235.195 and § 235.196 for nine (9) projects, all of which were successfully funded for a total grant award of \$18,081,941, representing a 50% match for the project(s) involved. In 1981, she authored modifications to these two statutes which were adopted by the Florida State Legislature in 1982 and remain in the statutes to date.

**Historic  
 Preservation**

Ms. Salaga has served as the principal preservation architect on sixteen (16) historic renovation projects in the last six (6) years, nine of which have been funded by grants, along with CDBG funds, and national historic tax credits. Atelier has been the recipient of thirty six (36) design awards over the last 12 years for their work in historic projects throughout the southeast.

**Selected  
 Clientele**

Community Development Partners (Georgia work); TRV Development (South Carolina work); City of Eustis; Pinellas County; Hillsborough Community College; City of Pinellas Park; State of Florida, Department of Environmental Protection; State of Florida, Department of Children + Families; City of Delray Beach; Broward County School Board; University of South Florida; Seminole Tribe of Florida

**JOHN L. TENNISON, AIA LEED AP**  
*Principal*  
*Atelier AEC, Inc.*



**Mr. Tennison has over 35 years developing systems related to construction technology for new and remedial construction and investigative surveys of existing buildings, applying that technology to adaptive re-use projects throughout the southeast US. His work in historic projects has resulted in Atelier's receipt of 36 design awards over the past 12 years.**

- EDUCATION:** Bachelor of Architecture, Ohio University, Ohio 1965
- REGISTRATION:** Registered Architect, State of Florida AR0006723 (Georgia & South Carolina)
- AFFILIATIONS:** American Institute of Architect  
 Florida Association/AIA, Past Director,  
 Florida Central Chapter/AIA, Past Treasurer, Vice President. President  
 Tampa Section/AIA, Past Treasurer, Vice President, President  
 National Committee for Architecture for Education/AIA, Member  
 Board of Directors Tampa Community Design Center, Member  
 Tampa Community Design Center, President  
 Member and Past Chairman of the Professional Liaison Committee for AGC  
 Board of Directors Tampa Heights Junior Civic Association a youth educational assistance program, Treasurer

**AREAS OF EXPERTISE:**

**Construction Technology:** Continued research and education is the clear key to an accurate understanding of not only new materials but of existing and even ancient building systems. This knowledge coupled with computer technology results in accurate documents and soundly built buildings.

**Inspections and Surveys:** Since 1980 a multitude of renovation and retrofit projects have given Mr. Tennison opportunity to develop feasibility standards that have proven invaluable to our clients by allowing them to make good and accurate decisions regarding potential retrofit.

**Construction Administration:** After completing Military Service as an officer the the Combat Corps of Engineers in 1969, Mr. Tennison resumed his architectural career. Since that time he has, on a continuous basis been included in the Construction Administration phase of all our office's projects.

**Design +Historic Preservation:** As principal designer Mr. Tennison reviews and supervises every project prepared by the firm. Mr. Tennison's major preservation experience includes: **Ah-Tha-Tki-Ki Museum for the Seminole Tribe of Florida, Clewiston; Ybor City State Museum Restoration, Tampa; Ft. Zachary Taylor Restoration, Key West; Morgan Cigar Factory, Tampa; Hillsborough High School Masterplan and Additions, Tampa; St. Augustine Lighthouse Masterplan and Additions, St. Augustine; Mt. Vernon Arsenal/Powder Magazine Restoration and Adaptive Re-Use, Chattahoochee; Ribault Clubhouse, Jacksonville; Ft. Clinch Visitor's Center, Fernandina Beach; Jackie Robinson Ballpark, Daytona Beach; Luther Williams Ballpark, Macon, Georgia; Tyer Temple United Methodist Church, Tampa; Atelier's Corporate Offices, Tampa.**

## Past Historic Experience

### General Historic Experience

Our historic project portfolio includes **seventy one (71) diverse adaptive re-use renovation/restoration** projects throughout the southeast, earning **43 awards for preservation** over the last 16 years. A selected listing of these projects is below, and a complete listing is included beginning on page 16.

1 project in South Carolina:

Montgomery Warehouse, Greenville  
Cotton warehouse to residential apartments

1 in Alabama:

Watermark Tower, Anniston  
Department store to office use

17 in Georgia:

#### **Bunn Building, Waycross**

**Office building to student housing**

Mitchell House, Thomasville

Hotel to retail/commercial/residential

Pierce's Corners, Suwannee

Mercantile to office

Ft. Valley State University, Ft. Valley

High school to Business Administration Department

Griffen Senior Center, Griffen County

Retail to senior/community center

Friedlander Building, Moultrie

Retail to restaurant

Baldwin Building, Milledgeville

Department store to student housing and retail

Sanctuary Lofts, Tampa

Church to residential

1607 North Franklin, Tampa

Retail to office

Hacienda Hotel, New Port Richey

Hotel renovation + addition

#### **Sulphur Springs Water Tower + Gazebo**

**Restoration of historic structures for same use**

Lamar Baptist Church, Tampa

Church to neighborhood community + youth center

White Springs Springhouse, White Springs

Enclosed natural spring to spa/commercial

Mt. Vernon Arsenal, Chattahoochee

Civil war arsenal to conference center/exhibit hall



52 in Florida:



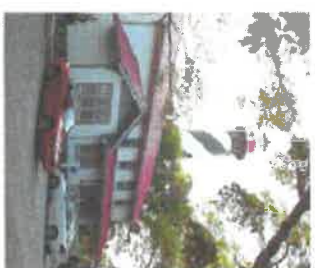
43 of these projects have been with repeat clientele; **all of these projects have been designed under the stringent criteria of the guidelines of the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**



**Springhouse** 1  
**Stephen Foster State Park**  
This historic 1840s mill was the site of the first sawmill in the South. The park is a beautiful setting for a picnic, fishing, and bird watching. The mill is a fine example of early American architecture and is a well-preserved example of the early industrial revolution in the South. The mill is a fine example of early American architecture and is a well-preserved example of the early industrial revolution in the South.



**Mt. Vernon Aerial Tram** 2  
**Chatham Square**  
This historic 1912 tramway is a fine example of early 20th-century architecture. The tramway is a well-preserved example of the early industrial revolution in the South. The tramway is a fine example of early 20th-century architecture and is a well-preserved example of the early industrial revolution in the South.



**Lighthouse Visitor Center** 3  
**St. Augustine**  
This historic 18th-century lighthouse is a well-preserved example of early American architecture. The lighthouse is a fine example of early American architecture and is a well-preserved example of the early industrial revolution in the South.



**Tyler Temple - Sanctuary Lofts** 8  
This historic 1910s building is a well-preserved example of early 20th-century architecture. The building is a fine example of early 20th-century architecture and is a well-preserved example of the early industrial revolution in the South.



**Hillsborough High School** 9  
**Sanabria Hotel** 10  
This historic 1910s building is a well-preserved example of early 20th-century architecture. The building is a fine example of early 20th-century architecture and is a well-preserved example of the early industrial revolution in the South.



**Morgan Cigar Factory** 10  
**Tampa**  
This historic 1910s building is a well-preserved example of early 20th-century architecture. The building is a fine example of early 20th-century architecture and is a well-preserved example of the early industrial revolution in the South.



**Centros Espanoles de Tampa** 11  
**Tampa**  
This historic 1910s building is a well-preserved example of early 20th-century architecture. The building is a fine example of early 20th-century architecture and is a well-preserved example of the early industrial revolution in the South.



**Ybor State Museum** 12  
**Tampa**  
This historic 1910s building is a well-preserved example of early 20th-century architecture. The building is a fine example of early 20th-century architecture and is a well-preserved example of the early industrial revolution in the South.

7



**Fort Zachary Taylor Key West** 7  
This historic 19th-century fort is a well-preserved example of early American architecture. The fort is a fine example of early American architecture and is a well-preserved example of the early industrial revolution in the South.

**Schnier Schoolhouse** 13  
**Seffner**



**Commerce Bank Building** 14  
**Tampa**

**Fort Tampa**  
This historic 19th-century fort is a well-preserved example of early American architecture. The fort is a fine example of early American architecture and is a well-preserved example of the early industrial revolution in the South.

# Historic Preservation

## Atelier Architecture Engineering Construction, Inc.

Atelier AEC



## 2007-16 Historic Hernando School Restoration, Inverness, FL

**Client Contact:** Kathrine Turner-Thompson  
Citrus County Clerk of the Circuit Court  
The Old Courthouse Heritage Museum  
One Courthouse Square  
Inverness, Florida 34450  
352.341.6436  
[Katherine.Turner@citrusbocc.com](mailto:Katherine.Turner@citrusbocc.com)

**Project Cost:** \$ 481,500.00  
Presently in bidding

**Services:** Funded through a State Historic Grant  
Program, with match from Citrus County

Project work performed in phases on historic schoolhouse of approximately 7200 square feet, built circa 1915. Previous work included exterior restoration of wood gables and eaves; selective interior demolition; new electrical and fire protection. This phase includes wood door and 41 window restoration and/or replacement of missing windows to match original historic wood windows in both profile and composition; brick cleaning and repair/infill/re-grouting.



Existing South Elevation



Existing East Elevation



Existing West  
Elevation

## 2014-15 Historic Hacienda Hotel Condition Assessment Report, New Port Richey, FL

**Client Contact:** Mario Iezzi  
Economic Development Director  
City of New Port Richey  
5919 Main Street  
New Port Richey, Florida  
727.853.1019  
[iezzoni@cityofnewportrichey.org](mailto:iezzoni@cityofnewportrichey.org)

**Project Cost:** \$ 95,000 (feasibility study fee only)  
\$ 5,210,781 probable budget

**Services:** Funded through a State Historic Grant Program, with match from the City of New Port Richey

Project scope involved a complete physical assessment of interior and exterior condition of the building with recommendations for restoration and rehabilitation and cost estimate for returning the building to its original 1927 appearance and its original function as a hotel. Measured drawings were prepared of the entire building, along with schematic design for the rehabilitation and restoration effort, including door and window replacement recommendation and specifications.



Historic Elevations



Existing Conditions

## 1997-2014 Mt. Vernon State Arsenal, Chattahoochee, FL

**Client Contact:**

Avi Wygodski, AIA  
Assistant Staff Director  
Department of Children and Families  
General Service, Office of Design and Construction  
1317 Winewood Boulevard., Bldg. 3, Rm. 205E  
Tallahassee, Fl. 32399-0700  
(850) 717-4035  
[avikam\\_wygodski@dcf.state.fl.us](mailto:avikam_wygodski@dcf.state.fl.us)

**Project Cost:**

\$ 1,250,000 - Completed

**Services:**

Funded through a State Historic Grant Program,  
with match from the Florida State Hospital

Project scope involved complete interior and exterior rehabilitation of an 1832 Civil War Arsenal, including **extensive brick repair**, roof reconstruction and interior refinishing for current use as a conference center and exhibit hall.



**Before**



**After**



## 2014-16 E.W. Montgomery Cotton Warehouse, Greenville, SC

Client Contact: Jerry Gilley  
TRV Development Group  
5 Terra Trace Way  
Travelers' Rest, South Carolina 29690  
828.423.6214  
[Jgilley3@yahoo.com](mailto:Jgilley3@yahoo.com)

Project Cost: \$ 7,000,000  
Presently in bidding

Services: National Park Service  
State of South Carolina Division of Historic Resources  
City of Greenville

Funded through both Federal and State  
Historic Tax Credit Programs, along with Owner  
Construction Loan

Project scope involved complete interior and exterior rehabilitation, including replacement and/or restoration of all 170 historic steel and wood windows, including skylights and clerestories; cleaning, repointing and waterproofing exterior brick facades. Warehouse adaptively re-used as market-rate residential. Originally built in 1928.



*"The historic E.W. Montgomery Cotton Warehouse is a key element in the revitalization of one of Greenville's special emphasis neighborhoods....the renovation of this deteriorating structure will create new opportunities for the entire community. This anchor site in the historic West End will provide affordable, workforce, market rate housing and bring new life to a deserving old building that in its time played a starring role in the thriving textile industry of the past... The vision of what this building can be has inspired all involved with this project, connecting history with the community."*

Donna Gilley, TRV Development Group, project owners



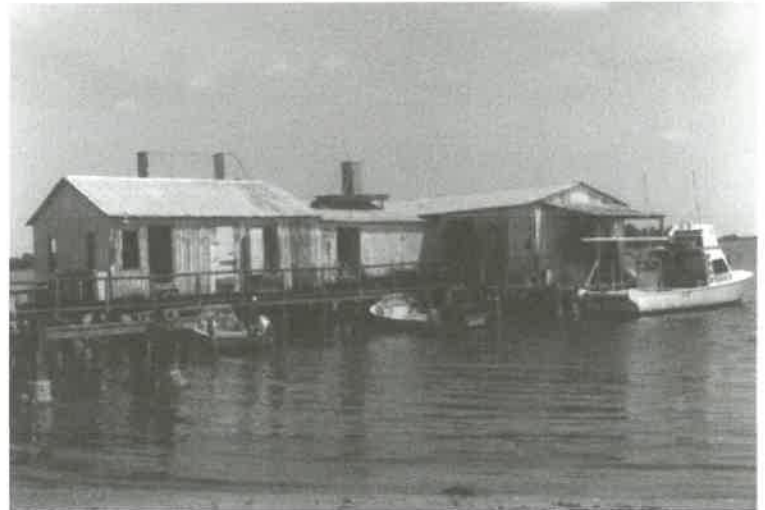
## 2014-16 Archie Smith Fish House Restoration, Sebastian, FL

**Client Contact:** Roland Deblois, AICP  
Chief, Environmental Planning + Code Enforcement  
Indian River County  
1801 27<sup>th</sup> Street  
Vero Beach, Florida 32960-3388  
772.226.1258  
[rdeblois@ircgov.com](mailto:rdeblois@ircgov.com)

**Project Cost:** \$ 848,106  
Presently in bidding

**Services:** Funded through a State Historic Grant  
Program, with match from Indian River County

Project scope involved the restoration of both the interior and exterior of the house, fish house and ice house to house an historic museum of the fishing industry in Indian River County along the Indian River and reconstruction of the historic boat docks. Project includes window and door refurbishment, or replacement to match historic; and wood exterior envelope waterproofing. Originally built in 1925.



**2010-13****Manatee Hotel Rehabilitation, Bradenton, FL**

Client Contact:

Brian R. Long  
Widewaters Group, Inc.  
11520 N. Community House Road, Suite 175  
Charlotte, North Carolina 28277  
704.248.7838  
[blong@widewaters.com](mailto:blong@widewaters.com)

Project Cost:

\$ 16,100,000 – Completed 2013

Approval:

National Park Service  
State of Florida Division of Historic Resources  
City of Bradenton

Funded through both Federal, State and City  
Historic Tax Credit Programs, along with Owner financing

Complete renovation of former historic hotel (circa 1930) for continued use as a hotel, including historic wood window and storefront restoration/refurbishment on the ground and 2<sup>nd</sup> level; and complete upper window replacement with vinyl clad to match historic profile of original windows.



Before



After





## Mitchell House

Thomasville, Georgia

**Client:** Community Development Partners  
Kirby Glaze  
120 N. McDonough Street  
Jonesboro, Georgia  
770-472-4024

**Size:** 75,000 sq ft

**Cost:** \$6,500,000 (lump sum contract)

**Phase:** Completed 2008



The Mitchell House in Thomasville, Georgia, is an adaptive re-use of a former historic hotel, originally built by Henry Plant in 1885 when he brought the railroad system southward and down the west coast of Florida. There is a sister hotel to the Mitchell House, Plant Hall, also found in Tampa, Florida, now the home of the University of Tampa.

The building has become a centerpiece of downtown Thomasville's economic engine, with mixed-use of retail and residential. There are eleven (11) retail shops and restaurants on the ground floor and thirty (30) residential units on three floors above, for a total project of approximately 75,000 square feet.

During the 1960's the building was significantly damaged by "urban renewal": the historic towers, chimneys and verandas were removed and the original brick was plastered over to cover all the significant brick detailing. Careful examination of historic photographs has allowed Atelier to recreate some of the historic corbeling, engaged columns, fascia panels, brackets, window surrounds and towers. Although the chimneys were not replaced, the interior fireplaces were all uncovered, opened and returned to operating use as gas fire places in lieu of wood burning. All original wood floors, wood trim and staircases have been exactly restored and in areas where sections of the wood were missing, it has been carefully duplicated and installed. Atelier has provided complete building assessment, development of the scope of work, preliminary budget, design, construction documents and construction administration.



### Personnel

John Tension, AIA LEED AP, Design, Production,  
Construction Administration  
Vivian Salaga, AIA, Research and Preservation

### Awards

Georgia Department of Community Affairs., 2009  
Thomasville Landmarks, 2009





## Ribault Clubhouse

Jacksonville, Florida  
Talbot Island State Park

**Client:** Dept. of Environmental Protection  
Division of Recreation + Parks  
3450 Thomasville Road  
Tallahassee, Florida 32308  
Randy Smith, Project Manager  
(850) 488-3539

**Size:** 42,000 sq ft

**Cost:** \$4,900,000

**Phase:** Operations (completed 2004)



Under a contract with the State Department of Environmental Protection (DEP), our office was contracted to prepare a photo-documented evaluation of existing condition report, with recommendations for correction of moisture intrusion problems, structural repair of roof and foundation, exterior brick facade treatment for cracking and repointing and damage to the wood siding. There had been a fire in the north wing of the building that caused serious damage to the entire framework of that wing. The report was prepared and submitted along with a cost estimate for repair work and a prioritization schedule. DEP authorized continuance of the work, and our office prepared contract documents.

Ribault Clubhouse was built in 1928, a 2-story Colonial Revival/Classical Revival Building wood frame with a brick facade on the main building and lapboard siding on the two wings. The extreme deterioration of the building required foundation reconstruction, roof framing reconstruction, re-roofing, re-cladding approximately 60 percent of the siding, window and door restoration and replacement, and all interior finishes were restored to their original state and configuration.

The project was a partnership between the Florida Division of Recreation and Parks, the National Park Service and the City of Jacksonville and is adaptively re-used as a conference/event center. The north wing houses an exhibit area on the history of Ft. George and Talbot Islands and offices of the National Park Service; the south wing houses a catering kitchen, offices and an on-site attendant's apartment on the first floor and dormitory sleeping rooms on the second floor; the main building houses the two restored dining rooms, exhibit loggias, gift shop and offices on the first floor and offices on the second floor that will be used by the City of Jacksonville.

### Personnel

Vivian O. Salaga, AIA, Research and Preservation  
John Tensison, AIA, Design, Production, Construction Administration

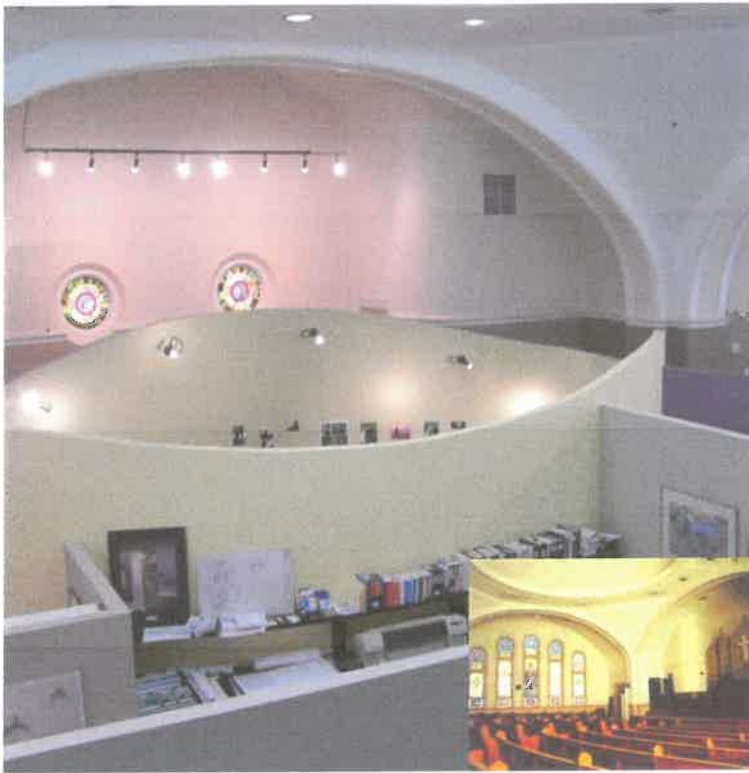
### Awards

Florida Trust for Historic Preservation - 2004  
"Outstanding Achievement"  
restoration/preservation

Jacksonville Preservation Commission - 2004  
"Award of Excellence"  
restoration/adaptive reuse

Association of General Contractors - 2004  
"Building of the Year"





## Sanctuary Lofts Tampa, Florida

Client: Sanctuary Lofts, LLC  
Andrew Hann, Urban Trust, LLC  
1904 San Marco Blvd., Suite 3  
Jacksonville, Florida 32207  
904-398-0085

Size: 42,000 sq ft

Cost: \$2,600,000

Phase: Operations, Phase 1 (completed 2004)  
Renovation Phase 2, completion 2012



A former Mayor of Tampa identified an ambitious redevelopment plan for a blighted area of the City just north of downtown and bounded on two sides by an interstate. The Church property lies within a National Register and Local Historic District and is the most major contributing structure to that district. Built in 1911, it is one of the few remaining examples of Greek Revival architecture in the City. A 3-story school was added to the complex in 1927, bringing the overall square feet to 42,000.

The restoration plan includes an innovative re-use of the historic school addition in providing 32 loft-style condominium units, 8 per floor in the school building; with the commercial side of the building housed in the former sanctuary providing 5,000 square feet of office space. Atelier AEC, Inc. has relocated their offices at this location upon completion of its restoration. The condominium units, at 865 to 1320 square feet, are large enough to easily accommodate home offices or home studios. Exterior restoration included reconstruction of all original wood trim, brick restoration, re-roofing and retention and cleaning of all original stained glass.

### Awards

Florida Trust for Historic Preservation - 2004  
restoration/preservation

Tampa Preservation, Inc. - 2004  
"Outstanding Achievement"  
restoration/adaptive reuse

### Personnel

*Vivian O. Salaga, AIA, Principal-in-Charge,  
Historical Research*

*John L. Tennison, AIA, Design, Production,  
Construction Admin.*





## Stephanie Ferrell FAIA Architect

### Consultants in Historic Preservation and Architecture

1213 N. Franklin Street Tampa FL 33602 FerrellRedevelopment.com Stephanie@FerrellRedevelopment.com

Tel 813 318 9100 Mobile 813 390 4266

#### **PROFESSIONAL EXPERIENCE:**

**Historic Preservation/ Redevelopment of urban and historic properties and districts from 1997 to present. Specialized services include:**

Architectural consultation in the area of historic rehabilitation and restoration

Preparation of Historic Federal Income Tax Credit Applications, including consulting to the National Trust Community Investment Corporation

Identification, documentation and evaluation of historic sites and potential historic districts for listing on the National Register of Historic Places

Preparation of National Register proposals for historic districts and individual properties; architectural design and grant writing for historic rehabilitation projects

#### **Some relevant historic redevelopment projects:**

**Historic Preservation Consulting Architect** for the adaptive use of the historic Tampa Federal Building and Courthouse as Le Meridien Hotel Tampa. Begun in January of 2013 and completed in June 2014, the project encompassed the complete rehabilitation of this 105,000 square foot building according the *Secretary of the Interior's Standards for Rehabilitation* including the preservation of its significant interior and exterior architectural features. Originally constructed in 1905 with an addition in made 1931, the property is listed on the National Register of Historic Places.

**Development Partner, Architect of Record and Historic Tax Credit Consultant** for the Arlington, a 30,000 square foot former hotel and retail building built in 1910. The Arlington was redeveloped as a mixed-use condominium project including residential, retail and office uses. Development planning, architectural design and tax credit consultation began in 2003. The project was substantially complete in 2006. Additional tenant space renovations were completed 2008, which we designed. The project successfully received the federal historic preservation tax credits.

#### **Historic preservation/ architectural services for the following projects:**

Each of the projects listed below that are noted as completed were approved for the historic preservation federal income tax credits

- **2004 - Ocean Spray Hotel, Miami Beach Collins Waterfront Historic District, Miami Beach, Florida**

Built in 1939, the Ocean Spray Hotel included substantial renovations. Our office was the historic preservation tax credit consultant for Vista International. Additionally, we prepared the successful nomination proposal for listing the property individually in the National Register of Historic Places.

- **2005 - V. M. Ybor Cigar Factory, Ybor City Historic District, Tampa, Florida**  
This project included the Rehabilitation/ Adaptive re-use of this 1895, 100,000 square foot complex for office and retail use. My office was the historic preservation architect and successful historic tax credit consultant for ZOM development.
- **2005 - Robles House at Grande Oaks Apartments, Tampa, Florida**  
This 1880s historic farmstead became the management office of Grande Oaks, an affordable housing/ apartment development for the Richmond Group. Our firm was the architect of record for the rehabilitation of the Robles House and included preparation of the National Register Proposal for the Robles House and successful historic tax credit/property tax exemption consultation. In addition, our scope of work included compatible design of a new clubhouse facility located on this historic landmark property.
- **2005 - Hotel Victor, Miami Beach Architectural District, Miami Beach, Florida**  
The 1938 Victor Hotel was vacant and deteriorated when acquired by ZOM Development in 2000. This \$30 million project included substantial renovation of the historic building itself plus a major hotel addition. We were the consulting historic preservation architects as well as the historic preservation tax credit consultant.
- **2006 - Seidenberg Cigar Factory, Ybor City Historic District, Tampa, Florida**  
Work for this project included adaptive use of this vacant former cigar factory for the Tampa offices of WilsonMiller (now Stantec), a national planning firm. Our office was the consulting architect and historic tax credit consultant on this project, which included guiding submittals for local historic preservation reviews as well.
- **2009 through present - Naples Company Building, Naples Historic District, Naples, Florida**  
Or work included preparation of measured drawings for as well as Parts 1 and 2 of the historic preservation tax credit application. Planning for retail/restaurant use is still underway for this 1921 building
- **2010 - Preparation of Upper North Franklin Historic District National Register nomination**  
We were hired by our client to prepare this nomination in order to provide tax credit eligibility for the neighborhood. The area was listed on the National Register of Historic Places in 2010.
- **2011 - The Webster Daniels Building, North Franklin Street Historic District, Tampa, Florida.**  
Ron Zielin and Michael Kass retained our firm as the consulting historic preservation architect and tax credit consultant for conversion project of this former retail building to office use. The Historic preservation certification application prepared by Ferrell for this project was approved and rehabilitation was completed the end of 2011.
- **2011-2012 - The E. W. Montgomery Cotton Mill Warehouse, Greenville, South Carolina**

Plans are underway for conversion of this 68,000 square foot vacant historic cotton warehouse to market rate rental residential apartments. We have been retained to assist the developer on the historic tax credit application process and to prepare a National Register nomination proposal for listing the property on the National Register of Historic Places.

- **2011-2012 - Lulav Square (Historic Terrace Apartments), Miami Beach Architectural District, Miami Beach, Florida**

We are assisting Beneficial Communities during the development stages of the project, providing historic preservation consulting and evaluating historic preservation tax credit opportunities for the property.

- **2011 through present – le Meridien Tampa, a 4-star boutique hotel at the Tampa Federal Courthouse, Tampa, Florida**

Last used as a courthouse and federal building, this 1905 property is being converted from a vacant former courthouse to a boutique hotel. We are the historic preservation consulting architects and our work includes preparation of the historic preservation tax credit application and local historic ad valorem property tax application. Construction/rehabilitation work is nearing completion with the hotel opening in June 2014.

#### **ABOUT STEPHANIE FERRELL, FAIA, PRINCIPAL:**

##### **Architectural Registration and AIA Recognition:**

Registered as an architect in the State of Florida in 1976

Fellow in the American Institute of Architects.

##### **Elected to the American Institute of Architect's College of Fellows in 1995**

**Adjunct Professor for the School of Architecture and Community Design**, University of South Florida. Course: Introduction to Historic Preservation, a graduate level course. 2002 through 2009

**Real Estate Consulting** in the areas of preservation and redevelopment strategies for urban and historic properties for SabreRose II, LLC, 2006 through present

##### **Director/Manager, Historic Tampa/Hillsborough County Preservation Board, Florida Department of State. 1980 - 1997**

Responsible for direction of historic resources survey, Hillsborough County's National Register program, grant writing and administration, assistance to the private sector re tax credit and property tax exemption programs, preservation planning and education, design guideline development and application, environmental review including compliance with Section 106 of the National Historic Preservation Act, historic district redevelopment, and design and technical assistance to public and private sectors in Hillsborough County

**Architect** for the Historic Tampa/Hillsborough County Preservation Board. Duties included preparing presentation drawings, providing technical assistance for rehabilitation and restoration, grant writing and administration for the Board, architectural review and design and technical consultation to the Barrio Latino Commission, 1978-1980

**Education:**

Wake Forest College, Winston-Salem, North Carolina  
University of Florida, Gainesville, Florida. Bachelor of Architecture (5-year professional architectural degree)

**Awards:**

Hillsborough County City-County Planning Commission's Community Design Award; Award of Excellence as historic preservation architect for rehabilitation/restoration of the Sans Souci Building, Ybor City National Landmark District, April 2011

Tampa Preservation, Inc. Award as historic preservation architect for the rehabilitation 1806 N. Franklin Street for the offices of Giant Oil, Upper North Franklin Street Commercial Historic District, Tampa, Florida, May 2011

Tampa Preservation, Inc. Award as historic preservation architect for the rehabilitation of the Sans Souci Building, for mixed-use office and retail, Ybor City National Landmark Historic District, Tampa, Florida; Architect and Development Partner, May 2011

President's Award from AIA Tampa Bay presented for her service to the public and to the profession in the area of historic preservation, October 2009

Tampa Downtown Partnership's Urban Excellence Award for the preservation and residential/office/retail redevelopment of the historic Arlington, 2009

Medal of Honor from AIA Tampa Bay presented for service to the public and to the profession in the area of historic preservation, October 2008

Hillsborough County City-County Planning Commission's Community Design Award; The Jan Abell Award for Outstanding Contribution to the Community for rehabilitation/restoration of the Berriman-Morgan Cigar Factory, April 2008

Tampa Preservation, Inc. Award for the rehabilitation of the Arlington Hotel as the Arlington, residential, office and retail condominiums, North Franklin Street Historic District, Tampa, Florida; Architect and Development Partner, May 2008

Hillsborough County City-County Planning Commission's Community Design Award; Outstanding Contribution to the Community for the North Franklin Street Historic District, 2007

Hillsborough County City-County Planning Commission's Award of Recognition for the Rehabilitation of 1110 N. Florida Avenue, Tampa, Florida historic commercial office building in the North Franklin Historic District as historic preservation consultant and design architect, 2004

Tampa Preservation, Inc. Award as Consulting Architect for the rehabilitation of 1110 N. Florida Ave., 2003

Elected to the College of Fellows, American Institute of Architects, 1995

The D. B. McKay Award for contributions to Florida History from the Tampa Historical Society, 1995

Awards of Excellence for projects in the areas of urban design and historic preservation from the Hillsborough County City-County Planning Commission, 1995

Award of Recognition in Urban Planning/ Master Planning for development of the Tampa Heights Linear Park Plan from the Hillsborough County City-County Planning Commission, 1994

Hilliard T. Smith Silver Medal for Community Service, awarded by the Florida Association of the American Institute of Architects (AIA). 1991

Outstanding Contribution in Historic Preservation Award, Florida Trust for Historic Preservation, 1987

Public Communications Award for writings about architecture, Florida Association of the American Institute of Architects, 1984

**PROFESSIONAL AFFILIATIONS:**

- Co-chairman, Architectural Heritage Committee of the Tampa Bay Chapter of the American Institute of Architects, Founding member 2006 through the present
- Presidents' Council of the Florida Trust for Historic Preservation. 2009
- Tampa Interstate Study, Cultural Resource Committee, 1988 through present
- President, Florida Trust for Historic Preservation, 1991-1993
- Treasurer, Florida Trust for Historic Preservation, 1988-1990
- Board of Directors, Florida Trust for Historic Preservation, 1985-1994
- Trustee Emeritus, Tampa Preservation, Inc., 1991-present
- Athena Society, Tampa Women's leadership organization, 1984 through present

**PUBLICATIONS, GRANT and NATIONAL REGISTER APPLICATIONS:**

Co-author of article "Generations of Contemporary Design" for *Florida Architecture* magazine, an article featuring a residential work by contemporary Architect, Mark Hampton, August 2007

Prepared numerous successful grant applications and National Register proposals, including the North Franklin Street Historic District, listed in the National Register of Historic Places in 2003

Contributing Editor for Architecture, *Southern Homes* magazine, Florida Edition, 1985-1988

Author of various architecture, historic preservation and urban planning articles in *Southern Homes*, *Business Age* and *Suncoast* magazines, 1984-1985

*Design Review Guidelines for Munn Park Historic District*, City of Lakeland, Florida, 1985

Author Addison Mizner's 'Florida Fantasy,' *Historic Preservation* magazine, June 1984

Co-author of *Respectful Rehab*, a book about proper rehabilitation of Tampa Bay area housing. 1980. Prepared the successful grant application for *Respectful Rehab*, 1978



## THE CLOISTER HOTEL

### PROJECT DETAILS

**Location:** Sea Island, Georgia

The historic Cloister Hotel is a five-star resort facility featuring Spanish/European architectural style in its 245,484-square-foot expanse. This project featured unique wood timber framing, millwork and stone. Architectural features from the historical Cloister Hotel were salvaged and reused in the new hotel. These included:

- From the Spanish Lounge: the stained glass and stone surround, the fireplace and related surround, and the exterior detailed window
- From the River House: the tiled floor and tiled fountain

The Cloister features 32 luxury suites, a meeting/ballroom, prefunction room, restaurants, a state-of-the-art culinary facility and a solarium.

This beautiful and unique project won a 2006 Award of Merit in the Best of Hospitality Projects category from Southeast Construction (now ENR Southeast).

Batson-Cook's excellence in project management and use of innovative construction techniques and materials earned this project the **2007 BUILD GEORGIA AWARD** from the Georgia Branch Associated General Contractors of America.

### OTHER HOSPITALITY PROJECTS

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The Cloister Hotel

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The Hampton Inn Fort Benning

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Windmark Beach Village Center

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Hampton Inn & Suites

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The Southern Pine Conference Center at Callaway

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Sea Island Beach Club

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## HERITAGE GROUP LAND COMPANY

January 24, 2018

Mario Iezzi, Economic Development Director

City of New Port Richey

5919 Main Street

New Port Richey, Florida 34652

RE: City of New Port Richey Community Redevelopment Agency RFQ 18-010 for the Hacienda Hotel of New Port Richey

To Whom It May Concern:

The undersigned has read the City of New Port Richey Community Redevelopment Agency's Request for Qualifications for the renovation and ongoing operations of the Hacienda Hotel, as a part of its downtown redevelopment and historic preservation. On behalf of our proposal team, we agree to and accept the terms, specific limitations, and conditions expressed therein.

We have read, rely upon, acknowledge, and accept the disclosure and disclaimer which is fully incorporated by reference into this letter.

Sincerely,

Richard Sontgerath, Principal

Heritage Group Ltd.