



Habitat
for Humanity[®]
of Indian River County

Gifford Family Housing Development Proposal

Indian River Habitat for Humanity
4568 N. US Hwy 1
Vero Beach, FL 32967
Trevor Loomis, CEO
tloomis@irchabitat.org
772-562-9860

Proposal for Gifford Family Housing Development

1. Developer

Indian River Habitat for Humanity
4568 N. US Hwy 1
Vero Beach, FL 32967

Trevor Loomis, President and CEO
tloomis@irchabitat.org
772-562-9860

2. Company Overview

Indian River Habitat for Humanity (IRHFH) is a 501(c)(3) nonprofit, dedicated to eliminating sub-standard housing by building and renovating decent, safe, and affordable homes for low-income, hardworking families who cannot qualify for a conventional mortgage. Since its inception in 1991, Indian River Habitat for Humanity has created housing solutions for 1114 families throughout Indian River County by building or renovating 516 homes and providing critical home repair services for an additional 597 homeowners.

IRHFH's unique operating model uses a combination of paid labor and volunteers to provide homeownership opportunities to families in need. Homes are sold for no profit, and IRHFH provides an interest-free mortgage to qualified homebuyers that complete the homeownership program and contribute at least 300 hours of sweat equity.

The IRHFH homeownership program is open to any person with need for housing that meets specified financial criteria, with annual incomes between \$31,000 and 80% of the Area Median Income.

3. Building and Planning Division Contacts

Indian River County Building Division
1801 27th Street, Building A
Vero Beach, FL 32960-3388
Phone: (772) 226-1260
Fax: (772) 770-5333

Indian River County Planning Division
1801 27th Street
Vero Beach, FL 32960-3388

4. Team Member Qualifications

Trevor Loomis

Trevor has been President and CEO of Indian River Habitat for Humanity since December 2021. Prior to IRHFH, he was Director of Homebuyer Services at Habitat for Humanity of Metro Louisville in Louisville, KY. During his tenure there, he participated in the planning and development of the Park Springs neighborhood, a 96-unit, mixed-income subdivision. He also led the redevelopment of the Richmond Terrace neighborhood, working with city planners to transform the neighborhood by replacing a dilapidated multi-family housing project into 36 single-family homeownership units. Trevor is a veteran of the US Army and holds a Master of Arts degree from the University of Louisville, and an MBA from Bellarmine University.

Jeff Francisco

Jeff grew up in Louisville, KY and graduated with a BS in Marketing from Indiana University's Kelley School of Business. He spent 20 years in his father's food brokerage firm, Frisco Food Service, serving as HR, Sales Manager, CFO, and President. Jeff spent 10 years at the University of Kentucky's College of Education as Director of Development. In that position he managed all the College's construction projects with the University's Physical Plant including a major, full renovation of Dickey Hall. He owned and operated a portfolio of rental houses during his time in Lexington, KY.

He has served as Director of Outreach and Impact for Indian River Habitat for Humanity for the past 3 years.

Charlie Shain

Charlie Shain, Construction Manager for Indian River Habitat for Humanity, has been with our affiliate for 11 years and has led the Construction department for the last two and a half after the retirement of our former Director of Construction. Before graduating into this role, he was a senior field supervisor for the Construction department. He was responsible for making sure safe and sustainable practices and building protocols were met daily on each project while leading volunteers and homebuyers through the rigorous and stringent phases of residential construction. Charlie has been instrumentally involved in overseeing several of our Habitat developments as well as singular spot-lots and home repairs. Charlie is versed in site planning and construction logistics and is a certified Habitat Competent Person through Habitat for Humanity International.

I. Abilities, Capabilities, and Skills

MBV Engineering, Inc. has been in business for over 35 years providing civil, structural, and environmental engineering services for both public and private clients. During this time, the firm has developed a reputation for the ability to complete high quality projects on time and within budget. This is a direct reflection of the firm's commitment to the client and of the team's ability to quickly adapt to meet project milestones and budget requirements. Our diverse team of experts has the capability to provide complete engineering services throughout all phases of the project. The abilities, capabilities, and skills of all key and support personnel are detailed in the resumes provided.

II. Quality, Availability, Adaptability

Over the last 38 years, our clients have grown to expect first-rate deliverables which meet all of the appropriate local, state, and federal regulations, and client specifications. References are available from clients who can attest to the quality of our deliverables and the adaptability our team has always provided. At MBV Engineering, Inc., we understand that changes of scope are often necessary, particularly in conjunction with permitting activities. Our clients can count on us to provide due diligence regarding agency requests and to identify which modifications are necessary in accordance with the applicable rules and regulations. Because we are a relatively small firm, we have the ability to promptly adapt to changes and the availability to expedite tasking. At MBV Engineering, Inc., we incorporate "value engineering" principles throughout all phases of the project by removing unnecessary expenditures, such as redundant management layers and high overhead costs, thereby increasing the value for our customers.

III. Ethics and Compliance with Laws and Ordinances

References are available from clients who will attest to the high ethical standards of our team members. The following is a quote from Mr. Joseph Griffin, the former City Manager for the City of Sebastian about MBV Engineering's work ethics:

"I can report that the City of Sebastian made the right choice in the selection of MBV Engineering. Their attention to detail and work ethic has produced a quality product for the City, thereby enhancing the capability of the airport. Through the inevitable challenges, they have found a way to keep the interests of the City foremost. That quality has proved invaluable to the City in protecting a public asset. On a personal level, it has given me a level of trust not always available in the current market."

In addition, no disciplinary action information exists on the professional engineering license of licensed personnel. This is a testament to the high-character individuals which make up our firm. Our team is knowledgeable of laws, ordinances, and regulations related to civil and environmental engineering and design. This in-depth knowledge allows us to provide compliant projects quickly and easily, even when last minute changes are required. Furthermore, we find it worth noting that we possess a company plane that will make our response time to inspection requests and site-visit requests much faster and allows us to be "on-call" at almost all times.

IV. Key Personnel

MBV Engineering, Inc. currently employs multiple civil professional engineers, a structural professional engineer, certified engineering interns, a planner, a licensed environmental consultant / scientist, multiple construction managers / inspectors, and various other support staff. Resumes are provided for detailed descriptions of personal expertise, previous project experience, professional development, formal education, and certifications for all key personnel.

V. Experience with Municipalities

In addition, MBV Engineering, Inc. has been working closely with many governmental agencies providing their firms with multi-faceted projects including, but not limited to, civil, environmental, and structural engineering design, project permitting, construction inspection and administration, bid preparation and contract negotiation, and project cost estimating. Our services have been provided for water and wastewater treatment facilities, lift station projects, fire stations, airport projects, bridges, park facilities, roadway and taxiway improvements, and buildings just to name a few.

Our firm currently holds consulting contracts with the following agencies:

- Florida Governmental Utility Authority - since 2017, renewed 2022
- St. Lucie County - since 2014
- St. Lucie County Schools - since 2015, renewed 2018
- Indian River County Public Works - since 2011, renewed 2017
- Indian River County Utilities - since 2011, renewed 2017
- School District of Indian River County - since 2011, renewed 2014, 2017, and 2021
- Town of Indian River Shores - since 2014, renewed 2019
- Town of Orchid - since 2022
- City of Fellsmere - since 2016
- City of Palm Bay - since 2015
- Brevard County Schools - since 2013

MBV Engineering, Inc. is also a pre-qualified certified small business through the Florida Department of Transportation (FDOT). Our firm is also registered with SAM (the US Government's System for Award Management) and SBA (the US Small Business Administration) as a certified Small Business, as well as registered with South Florida Water Management District as a small business. We are also certified through Avetta for government contracting.

VI. Awards and Accomplishments

MBV Engineering, Inc. is an FDOT pre-qualified, certified small business. Below is a list of awards won by MBV Engineering, Inc. in the last 10 years:

- 2017 CareerSource - Best Places to Work
- 2016 Indian River Chamber of Commerce - Company of the Year (small)
- 2013 American Public Works Association - Florida Chapter Consultant of the Year for Buildings and Grounds

- Indian River County Chamber of Commerce Industry Appreciation Awards:
 - American Icon Brewery - Restoration and Re-Use of Historical Property
 - Corporate Air Terminal - New Small Construction
 - Sustainable Kashi - Green Award
 - Habitat for Humanity Re-Store Expansion - Large Building Renovation Non-Profit
 - School District of Indian River County's VBHS Citrus Bowl - Government Building Renovation
 - Boys & Girls Club of Indian River Expansion - New Small Building Construction Non-Profit
 - Pelican Landing Assisted Living Facility - New Commercial Building
 - School District of Indian River County's Treasure Coast Elementary School – Large Building Renovation: Government
 - School District of Indian River County's Adult Education Campus – Small Building Renovation: Government
 - Sebastian Charter Junior High School – New Construction, Large
 - Modesitt State Farm Agency – Re-Use of Commercial Property
 - Boys & Girls Club - New Commercial Building - Non-profit
 - By the River - New Multi-Family Residential Community
 - Don's Import Auto Service - New Small Commercial Building
 - KNEG CPAs - Mid-Size Building Redevelopment
 - Habitat for Humanity - Green Construction - Residential
 - Sebastian Professional Center - New Large Commercial Building
 - Barker Electric, A/C & Heating - New Commercial Project
 - Young's Market - Small Building Redevelopment
 - The New Patio Restaurant - Restoration to Retain Historical Character
 - Our Lady of Guadalupe Church - Non-Profit Building Redevelopment
 - Indian River Plaza - Large Project Redevelopment
 - Vatland Honda - Best Re-Use of Old Property, Large
 - Pineapple Palm Plaza - Large Project Redevelopment
 - Trinity Episcopal Church - New Non-Profit Commercial Building
 - Habitat for Humanity Home Center - New Non-Profit Commercial Building



5. Proposed Development Budget

Gifford Family Housing Project
 Per Unit Construction Budget
 Based on 3bed/2 bath

Category	Avg. Cost
Total 01-Land Acquisition	0.00
Total 02-Temp Utilities/Perm Utilities	1,818.48
Total 03-House/Building Plans	5,801.40
04-Impact Fees	4,423.00
Total 05-Site Preparation	5,000.00
Total 07-Foundation	13,031.69
Total 08-Block/Masonry	0.00
Total 10-Sewer Tap	2,500.00
Total 13-Framing	13,612.62
Total 17-Plumbing	8,307.90
Total 19-HVAC	9,180.00
Total 22-Electric	6,094.11
Total 23-Windows/Exterior Doors	4,948.48
Total 27-Roofing	5,671.22
Total 28-Exterior Finishes	2,369.09
Total 30-Insulation	3,976.20
Total 34-Drywall	7,086.13
Total 37-Interior Finishes	4,679.56
Total 39-Cabinets	7,172.64
Total 43-Flooring	1,043.46
Total 47-Appliances	2,097.87
Total 49-Driveway & Sidewalks	2,113.00
Total 53-Grading	551.00
Total 55-Landscape	3,948.18
Total 57-Equipment Rentals	2,391.62
60-Insurance	0.00
63-Closing costs	4,700.25
65-Warranty	0.00
Other	1,430.10
Total	<u>123,947.94</u>
20% Contingency	<u>24,789.59</u>
Total Construction Budget per Unit	<u>148,737.53</u>

Project: Gifford Gardens Subdivision
Description: Engineer's Probable Opinion of Cost
Date: 9/13/22
Project #: 22-0236

PROFESSIONAL SERVICES / DESIGN				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 Professional Services- Survey / As-Built	1	LS	\$12,500.000	\$12,500.00
2 Professional Services- Civil Engineering	1	LS	\$65,000.000	\$65,000.00
3 Professional Services- Geotechnical	1	LS	\$8,500.000	\$8,500.00
Professional Services Total				\$86,000.00

MOBILIZATION / GENERAL CONDITIONS				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 Mobilization	1	LS	\$32,500.00	\$32,500.00
2 Maint. Of Traffic	1	LS	\$12,500.00	\$12,500.00
3 Clearing	3.0	AC	\$7,500.00	\$22,766.87
Subtotal				\$67,766.87

EROSION CONTROL / STORMWATER POLLUTION PREVENTION				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 Erosion Control (Silt) Fence	1,650	LF	\$3.25	\$5,362.50
2 Gravel Construction Entrance (include 1 rebuild)	2	EA	\$4,500.00	\$9,000.00
3 Inlet Protection Barrier	4	EA	\$250.00	\$1,000.00
Subtotal				\$15,362.50

SITE IMPROVEMENTS / EARTHWORK				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 Fill Material	4,897	CY	\$15.70	\$76,889.30
2 Site Grading	3.0	AC	\$5,000.00	\$15,177.92
3 2" SP12.5 Asphalt Concrete (Inc. Primecoat)	165	TN	\$175.00	\$28,875.00
4 6" Compacted Base	1,333	SY	\$11.50	\$15,333.33
5 8" Stabilized Subgrade	1,333	SY	\$4.50	\$6,000.00
6 Conc. Sidewalk (4' Width, 3,000 PSI)	646	SY	\$48.50	\$31,336.39
7 Miami Curb (2' Width)	1,194	LF	\$18.00	\$21,492.00
8 Signage & Striping	1	LS	\$5,000.00	\$5,000.00
9 Site Lighting	1	LS	\$30,000.00	\$30,000.00
10 Landscape Allowance	1	LS	\$80,000.00	\$80,000.00
11 Elec. Tranf Pad and UG Connection	1	LS	\$25,000.00	\$25,000.00
12 Cable TV / Phone / Internet	1	LS	\$5,000.00	\$5,000.00
Subtotal				\$340,103.93

STORMWATER				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 15" Storm Pipe (ADS N-12 HP)	535	LF	\$52.50	\$28,087.50
2 18" Storm Pipe (ADS N-12 HP)	410	LF	\$67.50	\$27,675.00
3 FDOT Type F Ditch Bottom Inlet	2	EA	\$5,500.00	\$11,000.00
4 FDOT Type V Gutter Inlet	4	EA	\$4,500.00	\$18,000.00
5 Modified FDOT Type E Ditch Bottom Inlet	1	EA	\$6,500.00	\$6,500.00
6 Storm Manhole (4' Dia.)	1	EA	\$3,200.00	\$3,200.00
Subtotal				\$94,462.50

UTILITIES- POTABLE / FIRE PROTECTION				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 8" Water Main	475	LF	\$25.00	\$11,875.00
2 5/8" Single Meter Service	2	EA	\$1,100.00	\$2,200.00
3 5/8" Double Meter Service	6	EA	\$1,800.00	\$10,800.00
4 Fire Hydrant Assembly and Fittings	1	EA	\$3,000.00	\$3,000.00
5 8"x8" Tapping Sleeve & Valve (Includes Connection Cost)	1	EA	\$6,500.00	\$6,500.00
6 8" Gate Valve	2	EA	\$1,500.00	\$3,000.00
7 Sample Point Testing / Certification	1	LS	\$3,500.00	\$3,500.00
Subtotal				\$40,875.00

UTILITIES- SANITARY SEWER				
ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1 8" Sanitary Gravity Service Line	415	LF	\$38.00	\$15,770.00
2 Sanitary Manhole (4' Dia.)	3	EA	\$3,500.00	\$10,500.00
3 Single Gravity Service (w/ cleanout)	2	LF	\$1,300.00	\$2,600.00
4 Double Gravity Service (w/ cleanout)	6	LF	\$1,950.00	\$11,700.00
5 Connect to Existing Sanitary Main	1	LS	\$2,500.00	\$2,500.00
Subtotal				\$43,070.00

Construction Cost Subtotal **\$601,640.81**

20% Contingency **\$120,328.16**

Construction Cost Grand total **\$721,968.97**

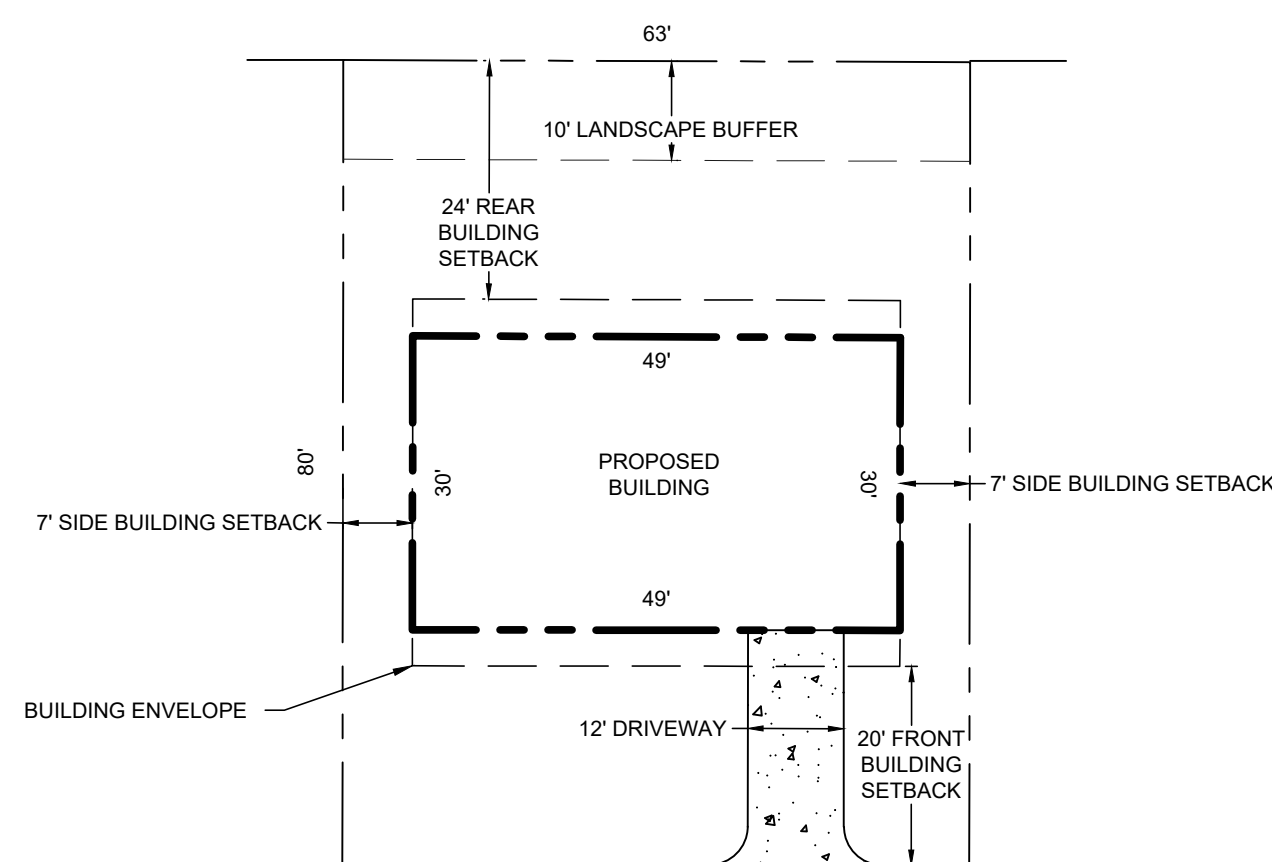
Total Project Cost (including soft costs) **\$807,969**

6. Proposed All-inclusive sales prices of homes

Final sales price will be based upon an independent, third-party appraisal. Homebuyers will receive an interest-free mortgage based upon the cost of land, development, and materials. SHIP funding and an interest-free, forgivable mortgage are used to make up the difference between first mortgage amount and appraised value. This allows the homes to be sold without profit while still preserving surrounding property values.

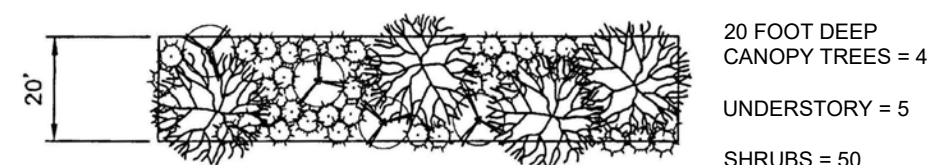
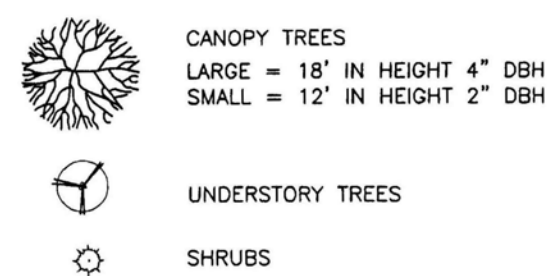
Proposed all-inclusive sales price based on production of 14 units as budgeted in this proposal is **\$206,449**. Concessions on the site plan that may allow for a greater yield will significantly reduce the price per unit. If the actual cost per unit is greater or less than this projection, actual sales price will be based upon actual costs.

First mortgage amount will be based on the total of construction costs plus development cost in excess of the available \$500,000 subsidy.



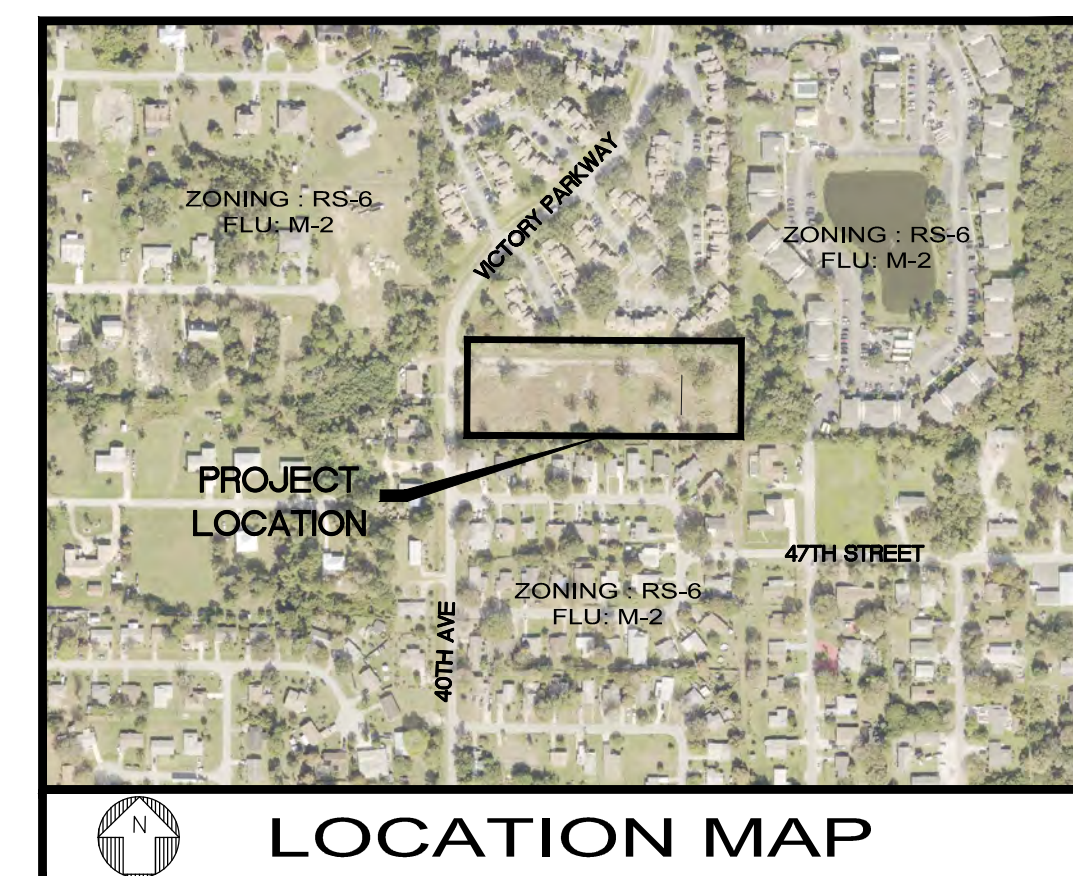
TYPICAL LOT CONFIGURATION

SCALE: NTS



TYPICAL TYPE "C" BUFFER SECTION

SCALE: NTS



LOCATION MAP

PROJECT INFORMATION

SITE ADDRESS

40TH AVENUE
VERO BEACH, FLORIDA 32966

APPLICANT
INDIAN RIVER HABITAT FOR HUMANITY
MR. TREVOR LOOMIS
45868 NORTH US HIGHWAY 1
VERO BEACH, FLORIDA 32987
PHONE (772) 562-9660

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32966
PHONE (772) 569-0035

OWNER

INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 226-1214

TAX PARCEL I.D NUMBER(S)

32-39-22-00000-5000-00018.0

ZONING LAND USE

RS-6

M-2

LATITUDE LONGITUDE

27° 39' 06.00"N

80° 28' 05.93"W

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION UTILIZING THE SMALL LOT SUBDIVISION REGULATIONS AS DEFINED PER IRC LDR 971.41 (9).

SITE DATA

EXISTING SITE DATA

	SE	AC	%
SITE AREA	132,835 SF	3.05 AC	100%
IMPERVIOUS AREA	7,200 SF	0.17 AC	5.42%
EXISTING BUILDING	0 SF	0.00 AC	0.00%
EXISTING CONCRETE	0 SF	0.00 AC	0.00%
EXISTING PAVEMENT	7,200 SF	0.17 AC	5.42%
PERVIOUS AREA	125,635 SF	2.88 AC	94.58%

PROPOSED SITE DATA

	SE	AC	%
SITE AREA	132,835 SF	3.05 AC	100%
IMPERVIOUS AREA	63,718 SF	1.46 AC	47.97%
TOTAL ASPHALT PAVT.	8,096 SF	0.19 AC	6.09%
TOTAL CONCRETE PAVT.	11,990 SF	0.28 AC	9.03%
MAX. ALLOWABLE LOT IMP. (60%)	43,632 SF	1.00 AC	32.85%
PERVIOUS AREA	69,117 SF	1.59 AC	52.03%
OPEN SPACE	69,117 SF	1.59 AC	52.03%
NET NEW IMPERVIOUS	+ 56,518 SF	1.30 AC	

ZONING DATA

RS-6 (SMALL LOT)	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 SF	NA	5,200 SF
LOT WIDTH	55-FT	NA	63-FT
BUILDING SETBACKS			
FRONT	20-FT	NA	20-FT
SIDE	7	NA	7-FT
REAR	24-FT	NA	24-FT
OPEN SPACE	7.5%	NA	42.91%
BUILDING HEIGHT	35-FT	---	

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12061C0241 HK, DATED DEC. 4, 2012

LEGAL DESCRIPTION

FROM SW COR OF SEC 22 TWP 32 S RGE 39 E, RUN S 89 DEG 59 MIN 30 SEC E 935.5 FT; N 00 DEG 43 MIN 35 SEC W 1585.12 FT; TH N 89 DEG 58 MIN 31 SEC E 60.0 FT TO POB;

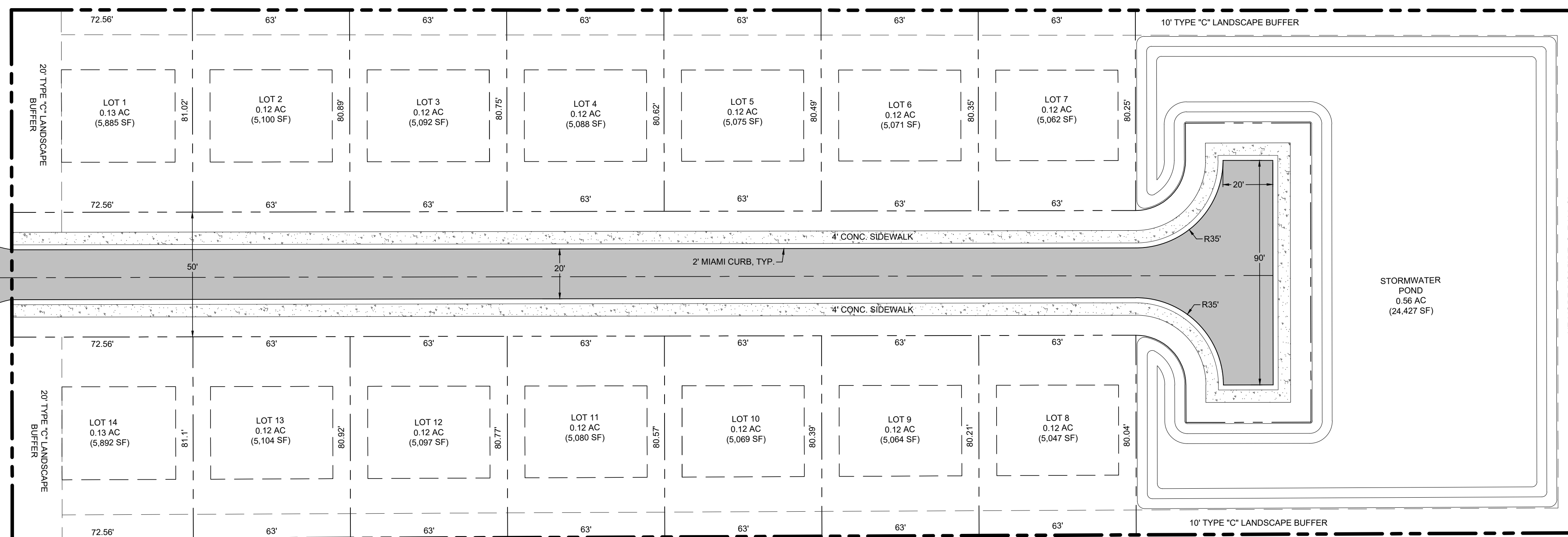
TH N 00 DEG 43 MIN 35 SEC W 210.0 FT; TH E 630.0 FT; TH

WASTEWATER SOURCE

INDIAN RIVER COUNTY UTILITIES

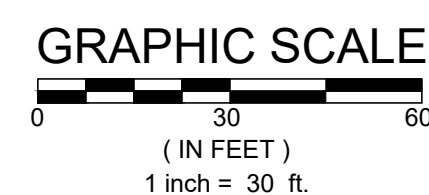
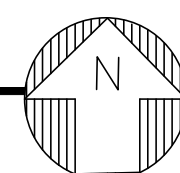
POTABLE WATER SOURCE

INDIAN RIVER COUNTY UTILITIES



CONCEPTUAL SUBDIVISION

SCALE: 1" = 30'



NO.	REVISIONS	DATE
8		
7		
6		
5		
4		
3		
2		
1		

JOB NO. 22-0236
DESIGNED RG
DRAWN CW
DATE SEPTEMBER 2022
CHECKED AJB
DATE ISSUED 9/13/2022

MBV ENGINEERING INC.
MOA, BOYLES, VILLANAZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
VERO BEACH, FLORIDA 32966
PHONE (772) 569-0035

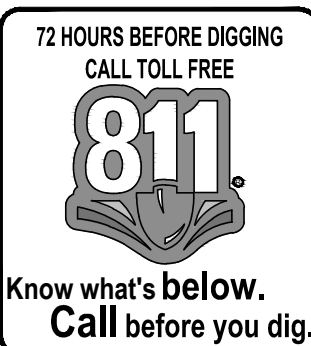
CONCEPTUAL SUBDIVISION

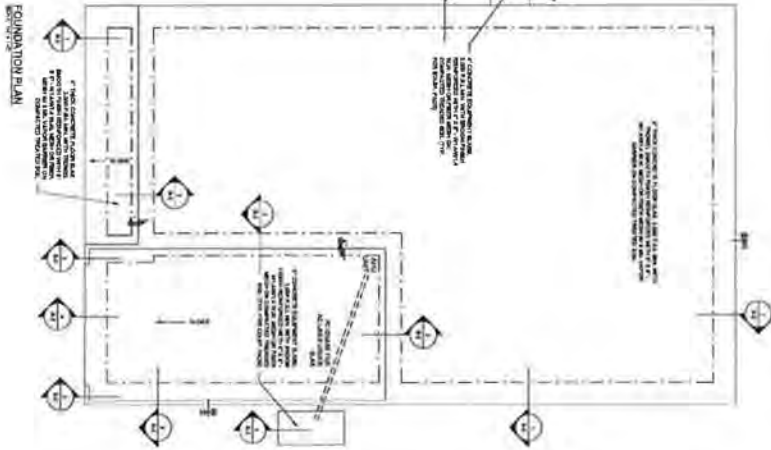
GIFFORD GARDENS SUBDIVISION
FLORIDA
INDIAN RIVER COUNTY

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY
AND FOR INFORMATION ONLY.
PLANS SHOULD NOT BE USED AS
A BASIS FOR BIDS. CONTRACTOR
SHOULD ORDER THE OFFICIAL
PLANS FROM THE ENGINEER OF
RECORD TO ENSURE THAT ANY
ADDENDUMS ARE PROPERLY
DISTRIBUTED. PLANS ARE INVALID
WITHOUT ENGINEER OF RECORDS
SEAL AND SIGNATURE.

SHEET
CSP6
22-0236

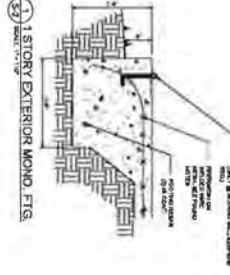
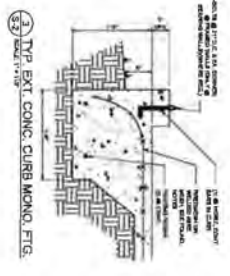
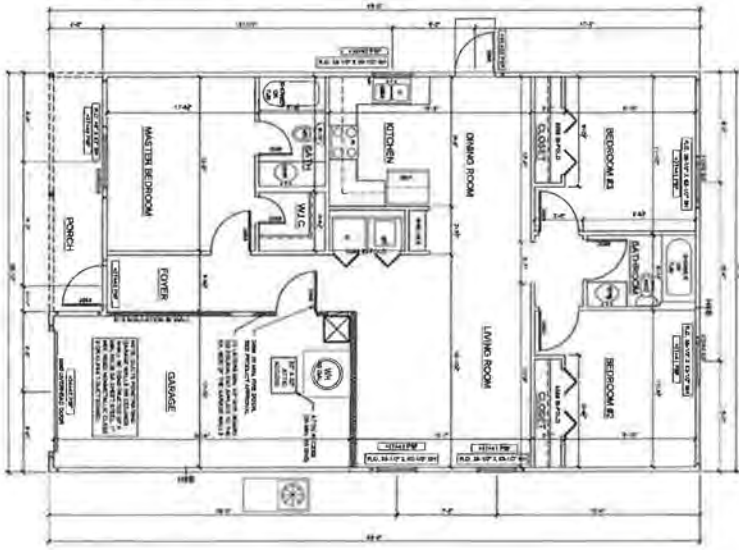
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VOLUME (CUBIC FEET)	
ACI 308.3M	2000
ACI 308.4M	2000

SQUARE FOOTAGE	
ACI 308.3M	1000
ACI 308.4M	1000
TOTAL	2000



1170 10th Court SW - Habitat
HOUSE #433 - 3 Bedroom/2 Bath/1-Car Garage (Right)

STRUCTURAL FOUNDATION PLAN, FLOOR FRAMING PLAN & DETAILS

DATE: 05-10-2012

ISSUE: PERMIT

DESIGNER: JWS

CHECKER: SEE SHEET

SCALE: 1/4" = 1'-0"

PROJECT NO: 433

DATE: 5/10/2012

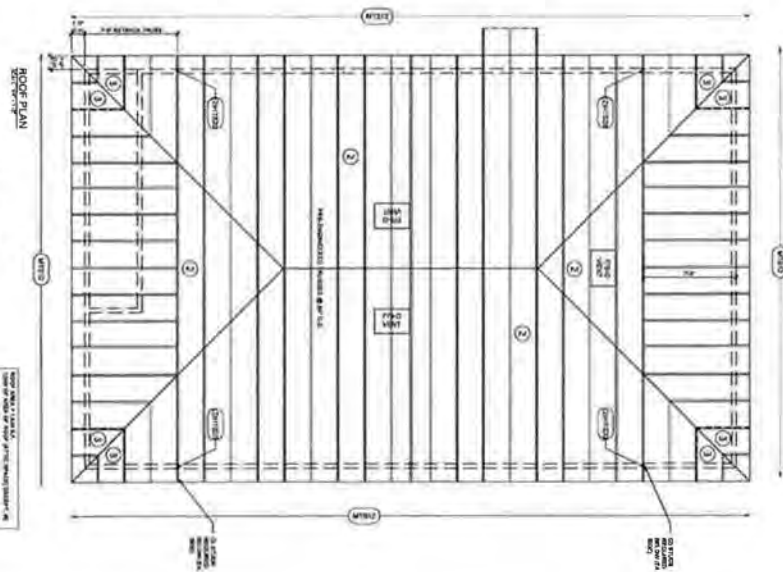
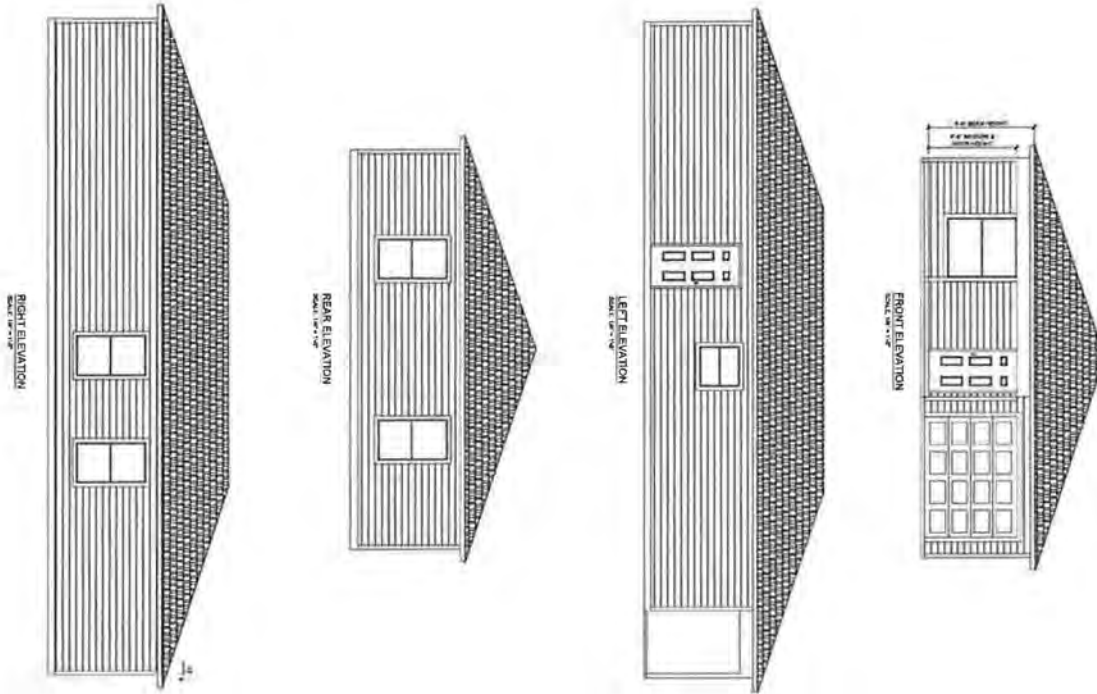
SCALE: 1/4" = 1'-0"

PROJECT NO: 433

Mills, Short & Associates

PHONE: 714.228.7282 CA. # 30996 150 2701 Park Buys #202
WEBSITE: www.MS&A.com Very Beach, Florida 32909

S-2
2 of 4



NOTE: RAFTERS PER ANGLE DIMENSIONS FROM THE CENTERLINE OF THE ROOF. ALL DIMENSIONS TO BE REVIEWED BY ENGINEER ON RECORD BEFORE FINAL RELEASE.

THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ROOF FRAMING ELEVATIONS. ALL DIMENSIONS TO BE REVIEWED BY ENGINEER ON RECORD BEFORE FINAL RELEASE.

TRUSS CONNECTION SCHEDULE

TRUSS	CONNECTION	MEMBER	SIZE	TYPE	MARKING
1	1	CHORD	2x12	WOOD	1
1	2	CHORD	2x12	WOOD	2
1	3	CHORD	2x12	WOOD	3
1	4	CHORD	2x12	WOOD	4
1	5	CHORD	2x12	WOOD	5
1	6	CHORD	2x12	WOOD	6
1	7	CHORD	2x12	WOOD	7
1	8	CHORD	2x12	WOOD	8
1	9	CHORD	2x12	WOOD	9
1	10	CHORD	2x12	WOOD	10
1	11	CHORD	2x12	WOOD	11
1	12	CHORD	2x12	WOOD	12
1	13	CHORD	2x12	WOOD	13
1	14	CHORD	2x12	WOOD	14
1	15	CHORD	2x12	WOOD	15
1	16	CHORD	2x12	WOOD	16
1	17	CHORD	2x12	WOOD	17
1	18	CHORD	2x12	WOOD	18
1	19	CHORD	2x12	WOOD	19
1	20	CHORD	2x12	WOOD	20
1	21	CHORD	2x12	WOOD	21
1	22	CHORD	2x12	WOOD	22
1	23	CHORD	2x12	WOOD	23
1	24	CHORD	2x12	WOOD	24
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1	98	CHORD	2x12	WOOD	98
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1	100	CHORD	2x12	WOOD	100

1170 10th Court SW - Habitat
HOUSE 8433 - 3 Bedroom/2 Bath/1-Car Garage (Right)

PROJECT: ROOF FRAMING PLAN & ELEVATIONS

DATE: 05-10-2022

DESIGNED BY: JWS

CHECKED BY: TJA

SCALE: SEE SHEET

Mills, Short & Associates

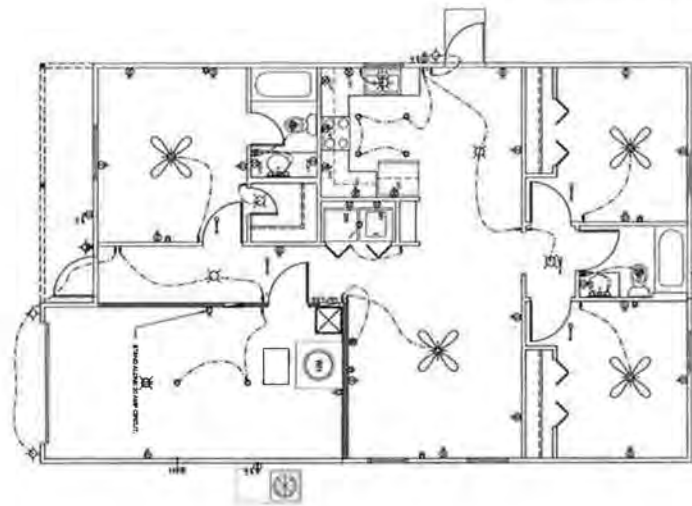
100 East New Street, Suite 2000
Fort Worth, Texas 76102

TEL: 817.335.1111 FAX: 817.335.1112
WWW.MILLSHORTASSOCIATES.COM

Sheet 3 of 4

PROJECT ATTACHMENT INFORMATION									
PROJECT NAME	MANUFACTURER	MODEL NUMBER	QUANTITY	ATTACHMENT	DATE	REV	BY	CHKD	APPD
MILLS SHORT ASSOCIATES	GENERAL								
PROJECT LOCATION	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP	PROJECT PHONE	PROJECT FAX	PROJECT EMAIL	PROJECT URL	PROJECT WEBSITE
1170 10th Court SW	1170 10th Court SW	Atlanta, GA	30310	30310	770-253-7582	770-253-7582	www.millsandshort.com		

ELECTRICAL LEGEND	
	15 AMP STANDARD BRANCH CIRCUIT BREAKER
	20 AMP STANDARD BRANCH CIRCUIT BREAKER
	30 AMP STANDARD BRANCH CIRCUIT BREAKER
	40 AMP STANDARD BRANCH CIRCUIT BREAKER
	60 AMP STANDARD BRANCH CIRCUIT BREAKER
	100 AMP STANDARD BRANCH CIRCUIT BREAKER
	125 AMP STANDARD BRANCH CIRCUIT BREAKER
	150 AMP STANDARD BRANCH CIRCUIT BREAKER
	200 AMP STANDARD BRANCH CIRCUIT BREAKER
	400 AMP STANDARD BRANCH CIRCUIT BREAKER
	600 AMP STANDARD BRANCH CIRCUIT BREAKER
	800 AMP STANDARD BRANCH CIRCUIT BREAKER
	1000 AMP STANDARD BRANCH CIRCUIT BREAKER



S-4 4 of 4	1170 10th Court SW - Habitat HOUSE #433 - 3 Bedroom/2 Bath/1-Car Garage (Right)		
	PROJECT NO: TLA	ARCHITECT: JWS	TITLE: SEE SHEET
SHEET NO.: S-4 OF 4 PROJECT NO.: TLA DATE: 05-12-2022			

Mills, Short & Associates

PHONE: 770-253-7582 FAX: 770-253-7582
 WEBSITE: www.millsandshort.com

150 21st Street, Suite 2020
 West Peachtree, Atlanta, GA 30309

9. Planned Homebuilders that Will Be Used

Indian River Habitat intends to build all 14 units using internal staff and volunteer labor. IRHFH utilizes various subcontractors for certain phases of construction while maintaining staff oversight of the entire construction process.

10. Proposed Funding Sources

In addition to the \$500,000 subsidy attached to this proposal for the completion of necessary infrastructure, funding for the remainder of the project will be completed using cash on hand. At the time of this proposal, IRHFH has \$4.2 million cash on hand, and an additional \$2.75 million available in lines of credit.

11. Project Timeline

Development Agreement and Site Control	TBD
Engineering, Design, Infrastructure planning and permitting	6-12 months
Clearing and infrastructure	6-12 months
Construction of Homes	12-18 months

12. Construction Schedule for Homes

Once clearing and infrastructure are complete, construction of all 14 units will commence over the course of 12-18 months. Each unit will require 4-5 months to complete, depending on the supply chain and availability of subcontractors.

IRHFH builds multiple houses concurrently, starting and finishing between 12-20 new homes each year.

13. Samples from Completed Projects



Grace Woods Subdivision
Vero Beach, FL 32962



Grace Pines Subdivision
Gifford, FL 32967



Grace Meadows Subdivision
Fellsmere, FL 32948

Grace Grove Subdivision, Gifford, FL 32967



2332 Waterside Ln SW
Vero Beach, FL 32962



2317 Waterside Ln SW
Vero Beach, FL 329

PROPOSER INFORMATION

Communications concerning this proposal shall be addressed to:

Company Name	Indian River Habitat for Humanity		
Tax ID Number	65-0230079	W-9	Attached <input checked="" type="checkbox"/>
Contact Name	Trevor Loomis	Phone	772-562-9860
Title	President and CEO	Email	tloomis@irchabitat.org
Address	4568 N. US Hwy 1		
	Vero Beach, FL 32967		

The following addenda are hereby acknowledged:

Addendum Number	Date
<u>1</u>	<u>9/7/2022</u>
_____	_____
_____	_____
_____	_____

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Indian River County Habitat for Humanity, Inc.

2 Business name/disregarded entity name, if different from above
Indian River Habitat for Humanity

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ **Non-Profit 501(c)(3)**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
4568 N US Hwy 1

6 City, state, and ZIP code
Vero Beach, FL 32967

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

			-					
--	--	--	---	--	--	--	--	--

OR

Employer identification number

6	5	-	0	2	3	0	0	7	9
---	---	---	---	---	---	---	---	---	---

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Barbara R. Middle Date ▶ 6/7/2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

SWORN STATEMENT UNDER SECTION 105.08, INDIAN RIVER COUNTY CODE, ON DISCLOSURE OF RELATIONSHIPS

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement **MUST** be submitted with Bid, Proposal or Contract No. 2022054
for Gifford Family Housing Development

2. This sworn statement is submitted by: Indian River Habitat for Humanity
(Name of entity submitting Statement)

whose business address is:

4569 N. US Hwy 1, Vero Beach, FL 32967

and its Federal Employer Identification Number (FEIN) is 65-0230879

3. My name is Trevor J. Loomis
(Please print name of individual signing)

and my relationship to the entity named above is President and CEO

4. I understand that an "affiliate" as defined in Section 105.08, Indian River County Code, means:

The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of the entity.

5. I understand that the relationship with a County Commissioner or County employee that must be disclosed as follows:

Father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, half sister, grandparent, or grandchild.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. [Please indicate which statement applies.]


Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the

entity, have any relationships as defined in section 105.08, Indian River County Code, with any County Commissioner or County employee.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents, who are active in management of the entity have the following relationships with a County Commissioner or County employee:

Name of Affiliate or entity	Name of County Commissioner or employee	Relationship
--------------------------------	--------------------------------------------	--------------

_____	_____	_____
_____	_____	_____
_____	_____	_____



 (Signature)
 9/13/2022

 (Date)

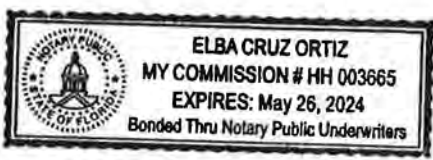
STATE OF Florida
 COUNTY OF Indian River

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 13 day of September, 2022, by Trevor Loomis (name of person making statement).



 (Signature of Notary Public - State of Florida)
 (Print, Type, or Stamp Commissioned Name of Notary Public)

who is personally known to me or who has produced _____ as identification.



**CERTIFICATION REGARDING PROHIBITION AGAINST CONTRACTING
WITH SCRUTINIZED COMPANIES**

(This form MUST be submitted with your response)

I hereby certify that neither the undersigned entity, nor any of its wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, that exists for the purpose of making profit have been placed on the Scrutinized Companies that Boycott Israel List created pursuant to s. 215.4725 of the Florida Statutes, or are engaged in a boycott of Israel.

In addition, if this solicitation is for a contract for goods or services of one million dollars or more, I hereby certify that neither the undersigned entity, nor any of its wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, that exists for the purpose of making profit are on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473 of the Florida Statutes, or are engaged in business operations in Cuba or Syria as defined in said statute.

I understand and agree that the County may immediately terminate any contract resulting from this solicitation upon written notice if the undersigned entity (or any of those related entities of respondent as defined above by Florida law) are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

Name of Respondent: Indian River Habitat for Humanity

By:  (Authorized Signature)

Title: President and CEO

Date: 9/13/2022

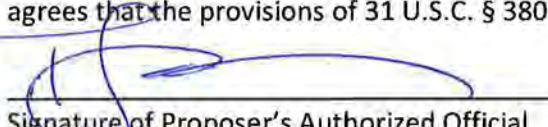
CERTIFICATION REGARDING LOBBYING

The undersigned Proposer certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Contractor, Indian River Habitat for Humanity, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Proposer understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.


Signature of Proposer's Authorized Official

Trevor J. Loomis, President and CEO
Name and Title of Proposer's Authorized Official

9/13/2022
Date