



**REQUEST FOR PROPOSAL  
FOR THE PURCHASE & DEVELOPMENT OF  
CITY-OWNED REAL PROPERTY  
LOCATED AT  
1300 – 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA, 33701**

Issue Date

January 7, 2019

Due Date

May 10, 2019

10:00 A.M. EDT

**REQUEST FOR PROPOSAL**  
**FOR THE PURCHASE & DEVELOPMENT OF**  
**CITY-OWNED REAL PROPERTY**  
**LOCATED AT**  
**1300 – 1<sup>st</sup> AVENUE NORTH**  
**ST. PETERSBURG, FLORIDA, 33701**

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The City of St. Petersburg ("**City**") is inviting proposals from private developers or any persons interested (collectively "**Proposer**") in undertaking the acquisition and development of the City-owned property ("**Proposal**") located approximately at 1300 – 1<sup>st</sup> Avenue North, St. Petersburg, Florida 33701 ("**Property**").

**SECTION 1. PROPERTY DESCRIPTION**

The Property, illustrated in Exhibit "A-1" of this Request for Proposals ("**RFP**"), along with the additional detail included in Exhibit "A-2" - Floor Plans, Exhibit "A-3" - Lead Survey Report, Exhibit "A-4" - Asbestos Report Review, is currently the home of the St. Petersburg Police Department Headquarters ("**Building**"). The Building was originally constructed in the early 1950's and an addition was constructed in the late 1970's. An appraisal of the Property was performed in December 2018 to determine a fair market valuation for the Property, which can be found on the City's web site, as provided for in Section 11 following ("**Appraisal**"). Per the Appraisal, the Property contains ± 84,800SF of building, ± 90,112SF of land and is valued at \$6,600,000. The current zoning of the Property is DC-1 (Downtown Center) ("**Zoning**"). Additional zoning and development regulation information can be found on the City's website by following this link: [http://www.stpete.org/planning\\_zoning/index.php](http://www.stpete.org/planning_zoning/index.php). The ± .58 acre adjacent vacant property, owned by CSX, may be available for lease or purchase, subject to negotiations between CSX and the selected Proposer.

**SECTION 2. LOCAL AREA**

The Property lies within the rapidly revitalizing EDGE District ("**District**") (<http://www.edgedistrict.org>) in the western part of downtown and is anchored by a Florida Main Street organization that plans, promotes, and advocates an eclectic, vibrant community while preserving its unique character. The organization follows the nationally recognized Main Street approach which employs a full-time executive director with volunteer committees concentrating on design, promotions, economic vitality and organization issues. In the past few years the District has seen a major increase in development activity including renovations and new construction of urban residential and retail and restaurant uses. The EDGE District Improvement Plan ("**EDGE Plan**") was developed in 2016 and adopted in early 2017 to guide future improvements in the District. Recommendations include delineation of District boundaries, providing additional public parking, improving Central Avenue streetscape, enhancing Booker Creek, creating additional public gathering spaces and improving Baum

Avenue. Baum Avenue terminates at the current police station site and is planned to be improved as a "festival" street, closing for special events. See the plan here:

[http://www.stpete.org/economic\\_development/redevelopment/docs/EDGE-District-Improvement-Plan-FINAL.pdf](http://www.stpete.org/economic_development/redevelopment/docs/EDGE-District-Improvement-Plan-FINAL.pdf)

The EDGE District Economic and Market Assessment provides an analysis of regional market conditions that then narrow into a more focused evaluation of the District's trade area - a geographic area that encompasses the District and serves as the basis for evaluating key real estate market supply and demand factors impacting the area's redevelopment potential. [https://www.stpete.org/economic\\_development/redevelopment/docs/TheEDGE\\_EconoMarket\\_Final.pdf](https://www.stpete.org/economic_development/redevelopment/docs/TheEDGE_EconoMarket_Final.pdf). A Main Street Resource Team comprised of four interdisciplinary downtown professionals met with the EDGE Business District Association in March 2015 to provide an assessment and recommendations focusing on the Main Street Approach. The Resource Team Report can be found at:

[http://www.edgedistrict.org/uploads/3/4/7/6/34763378/edge\\_resource\\_team\\_book.pdf](http://www.edgedistrict.org/uploads/3/4/7/6/34763378/edge_resource_team_book.pdf)

The Property lies within the Intown West Community Redevelopment Area ("**Intown West CRA**"). The Intown West CRA encompasses the District and the larger surrounding area. The Intown West Redevelopment Plan ("**Plan**") was adopted to implement the Intown West CRA tax increment financing district and includes a general redevelopment strategy for improving the area. The Tax Increment Financing District and Redevelopment Trust Fund for the Intown West CRA (Intown West CRA Dependent Special District) was approved in 1991.

[http://www.stpete.org/economic\\_development\\_dept/redevelopment\\_initiatives/docs/IWRP2010.pdf](http://www.stpete.org/economic_development_dept/redevelopment_initiatives/docs/IWRP2010.pdf)

The Tropicana Field Conceptual Master Plan ("**Master Plan**") has recently been completed to address the potential redevelopment of the 85-acre Tropicana Field site that lies immediately south of the District and one block from the Property. The Master Plan includes two scenarios, with and without a new Tampa Bay Rays baseball stadium, and up to 9 million square feet of mixed-use development to create a new walkable urban district. The Master Plan envisions corporate headquarters, a technology & research campus, hotel and conference space, destination entertainment, retail, residences and the re-imagination of Booker Creek into a destination amenity. For more information visit:

[http://www.stpete.org/city\\_initiatives/tropicana\\_field\\_conceptual\\_master\\_plan/](http://www.stpete.org/city_initiatives/tropicana_field_conceptual_master_plan/)

The Central Avenue Revitalization Plan's ("**Central Plan**") goal is to create a unified vision for all seven miles of Central Avenue that allows the individual districts (the District is one of those districts) to develop and maintain their unique identities. Although the Central Plan has a corridor-wide focus, it also recognizes the importance of each of the districts in making Central Avenue a unique and vibrant urban corridor experience. For more information visit:

[http://www.stpete.org/economic\\_development\\_dept/redevelopment\\_initiatives/docs/Central\\_Avenue\\_Revitalization\\_Plan\\_Final.pdf](http://www.stpete.org/economic_development_dept/redevelopment_initiatives/docs/Central_Avenue_Revitalization_Plan_Final.pdf)

The Bus Rapid Transit (BRT) on Central Avenue project will utilize 1<sup>st</sup> Avenue South and 1<sup>st</sup> Avenue North across most of St. Petersburg. This transportation project is intended to attract new ridership, support local revitalization and economic development plans, enhance tourism

with fast, convenient transportation, and support the unique character of the area, while providing cost-effective service.

<https://www.psta.net/about-psta/projects/bus-rapid-transit-brt/>

The St. Petersburg Area Chamber of Commerce and the City of St. Petersburg, in partnership with the community, have completed, and are vigorously implementing, the comprehensive economic growth plan entitled the "Grow Smarter Strategy." The Grow Smarter Strategy is the blueprint to enhance the City's competitive position and attract and retain quality and diverse economic growth now and in the future. This strategy is producing results for the City with additional office space under construction for, or proposed by, Raymond James, Jabil, UPC Insurance and Power Design. The City is interested in building off of this success with new office space in the area surrounding the Property. For more information visit:

<http://www.stpete.com/growsmarter.html>

### **SECTION 3. INTENT**

Notice is hereby given that the City is inviting proposals from Proposers in undertaking the redevelopment of the Property consistent with the Zoning ("**Intent**").

### **SECTION 4. UTILITIES**

The Property has access to all typical utilities, however, development may require extensive relocation of utilities. Interested parties should rely on their own research and experts for counsel.

### **SECTION 5. PROPERTY TAXES**

The selected Proposer will be responsible for property taxes commencing on the date the selected Proposer is contractually granted control of the Property by any lease or development agreement following the approval of the City Council of the City of St. Petersburg ("**City Council**").

### **SECTION 6. PROPOSAL REQUIREMENTS**

Proposals **MUST** contain the following:

- 6.1. Ground leasing the Property from the City with a purchase option for land value after completion of the Proposed Development, defined as follows;
- 6.2. A description of the proposed development(s) to be built including building(s), with square footage, and proposed use(s) ("**Proposed Development**") and proposed end-users, if not the Proposer. Include a conceptual site plan or illustration;
- 6.3. Proposer is to address the construction impact on the community regarding related parking, placement of any temporary offices, storage of materials, effect on vehicular and pedestrian traffic;
- 6.4. A Proposed Development that incorporates ground floor retail along Central Avenue, including small locally-owned businesses;
- 6.5. A project pro-forma and construction budget;

- 6.6. Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the Proposed Development, including company operating revenues and expenses, history of debt repayments, and letters of credit. SECTION 18 contains information regarding public records and Chapter 119, Florida Statutes;
- 6.7. A time line for project approvals and construction, including date specific milestones such as commencing and completing construction and opening for business. Phased projects must include this information for each phase;
- 6.8. Estimated type and number of new jobs that the development will create, including a time line, projected salaries, and where the jobs will come from;
- 6.9. Estimated type and number of jobs to be relocated to the site from any other St. Petersburg location(s);
- 6.10. A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal;
- 6.11. Resume' of Proposer's previous experience and a description of the scope and quality of past projects;
- 6.12. A list of any previous or current City-projects that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;
- 6.13. A complete description of the development team including names, addresses, individual resumes' of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;
- 6.14. Any extraordinary terms or conditions related to the purchase or lease;
- 6.15. Inclusion of public parking spaces provided at market rate in the Proposed Development. Developer shall indicate the hours and days public parking spaces would be available, if not twenty-four (24) hours a day, seven (7) days a week, year round. Approximately three-hundred (300) public spaces required, with proposals providing the most spaces available for the greatest amount of time given the most favorable consideration. This allocation of public spaces is in addition to required parking for the development;
- 6.16. If housing is included, the City prefers a mix of market-rate, workforce (81% to 120% of Pinellas County median family income, adjusted by household size "MFI") and affordable housing units (80% or less of Pinellas County MFI). Provide the type and number of units at each income level being proposed;
- 6.17. Inclusion of office and/or entrepreneurial space that aligns with the Grow Smarter Strategy, preference is not less than 50,000 square feet. In addition, the City encourages that a portion of this space be affordable to those businesses in the targeted sectors of that strategy;
- 6.18. Incorporation of the EDGE Plan;
- 6.19. Building and site design connectivity with Baum Avenue which is proposed to be improved as a "festival" street per the EDGE Plan;
- 6.20. High quality urban streetscape along all public ROW frontages consistent with the EDGE Plan;

6.21. An emphasis on implementing complete streets standards and enhancing mobility options to and from the site;

6.22. Incorporation of outdoor quality civic space consistent with the EDGE Plan concept;

6.23. Affirmative statement of the following:

"Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of Proposer to fulfill its obligations under any agreement relating to this RFP, and there are no lawsuits, administrative actions, governmental investigations or similar proceedings pending or, to Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein."

6.24. Proposer shall have the Property replatted, if necessary, at its sole cost and expense;

6.25. Utilization of businesses participating in the City's Small Business Enterprise Program ("SBE"), with preference for St. Petersburg based SBE companies, during the design and construction phases of the Proposed Development with an SBE participation rate of thirty percent (30%). For more information, visit:

[http://www.stpete.org/assistance/small\\_business\\_enterprise\\_program.php](http://www.stpete.org/assistance/small_business_enterprise_program.php)

6.26. Working with the City's Workforce Development Team on hiring individuals for construction of the Proposed Development as well as permanent jobs related to the completed project;

6.27. Incorporating the City's executive order (EO-2017-01 Sustainable St. Petersburg) which aims to achieve the goal of a more sustainable and resilient community through numerous initiatives, programs and policies including active design guidelines, LEED rating system, ENVISION framework, WELL Communities standards and bike friendly business attributes;

6.28. Pursuant to Executive Order EO-2018-04, it is the policy of the City to apply the consideration of health, health impacts, and the social determinants of health to the City's decision-making. Proposers are encouraged to propose development that promotes health to the greatest extent practicable in their response, and are encouraged to provide workplaces that promote the health and well-being of their employees;

6.29. A primary contact name and numbers including phone, fax, and email;

6.30. A signed Proposal Form, attached as Exhibit "B" to this RFP, accompanied by a **NON-REFUNDABLE** payment of two hundred fifty (\$250) dollars. Payment should be made in the form of a check, payable to the City of St. Petersburg.

## **SECTION 7. PREFERRED PROPOSAL**

The **PREFERRED** Proposal should include:

7.1. A proposed mixed-use development with retail, office, mixed income housing and possibly a hotel;

7.2. Rooftop activities and/or amenities;

7.3. Ground floor retail along, 13<sup>th</sup> Street N, and 1<sup>st</sup> Avenue N;

- 7.4. Creation of the highest number of permanent, full time jobs;
- 7.5. A timely development plan and a construction schedule;
- 7.6. Inclusion of office space for the EDGE District Main Street nonprofit organization;
- 7.7. No rezoning of any part of the Property;

**SECTION 8. PROPOSAL PACKAGE AND DELIVERY**

8.1. Proposal Package: Submit one (1) unbound original of the Proposal IN A SEALED ENVELOPE. A copy of the signed Proposal Form (Exhibit "B") and the non-refundable payment of two hundred fifty (\$250) dollars should be clipped to the front of the sealed envelope.

8.2. Proposal Delivery: Proposals should be marked "Proposal For 1300 – 1<sup>st</sup> Avenue North" and delivered:

8.2.1. By hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Real Estate & Property Management, One Fourth Street North, St. Petersburg, Florida; or

8.2.2. By United States Postal Service ("USPS") mail to City of St. Petersburg, Real Estate & Property Management, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

**SECTION 9. DEADLINE MAY 10, 2019 AT 10:00 A.M. EDT**

Proposals received after the above specified time and date will not be considered. The City will not be responsible for failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.

**SECTION 10. SCHEDULE**

Issue RFP.....	January 7, 2019
Advertise RFP.....	January 6, 2019
Last day for questions.....	April 1, 2019
Proposals due by 10:00 A.M. EDT.....	May 10, 2019

**SECTION 11. INQUIRIES AND QUESTIONS**

All inquiries, questions, requests for interpretation, correction, or clarification **must be submitted in writing**, either by e-mail or by facsimile to the City Contact, and shall arrive not later than **1:00 P.M. EDT, April 1, 2019**. All responses from the City shall be in writing, either by email, or facsimile. Following the closing date for questions, all submitted questions, along with City's responses thereto, will be available on the City's website: [www.stpete.org/realestate](http://www.stpete.org/realestate)

## **SECTION 12. SELECTION**

All qualified Proposals that are determined to be in the public interest for uses in accordance with the Intent of this RFP, will be presented to the Mayor for his consideration and for recommendation to the City Council for approval.

## **SECTION 13. AWARD WITHOUT DISCUSSION**

The City may accept a Proposal without discussion if, in its sole discretion, it is determined to be in the public interest for the intended use.

## **SECTION 14. AGREEMENT**

Subsequent to the selection, a finalized agreement ("**Agreement**") between the City and the selected Proposer must be approved by the City Council. The Agreement will be subject to certain provisions, including but not limited to conveying the Property post construction and development timetables.

## **SECTION 15. CITY CONTACT**

Dennis Weber, Real Estate Coordinator

City of St. Petersburg, Real Estate & Property Management

Phone: 727-893-7500 / Toll Free: 800-874-9026 / Fax: 727-893-4134

Email: [dennis.weber@stpete.org](mailto:dennis.weber@stpete.org) (Note: Email is subject to public records law)

*Additional information/copies of this RFP may be downloaded from [www.stpete.org/realestate](http://www.stpete.org/realestate)*

## **SECTION 16. CITY RESERVATIONS**

The City reserves the right to:

- 16.1. Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, the date schedule and proposal requirements;
- 16.2. Waive irregularities in the proposals;
- 16.3. Reject or refuse any or all proposals;
- 16.4. Cancel and withdraw this RFP at any time;
- 16.5. Negotiate with any or all Proposers in order to obtain terms most beneficial to the City;
- 16.6. Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

## **SECTION 17. DISCLOSURE**

Information included in this RFP regarding the Property is believed to be reliable; however, interested parties should rely on their own research and experts for counsel.

## **SECTION 18. PROPOSAL SUBJECT TO FLORIDA PUBLIC RECORDS LAWS AND PROCEDURE FOR INFORMATION DESIGNATED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY:**

All proposals (including all documentation and materials attached to proposals or provided in connection with this RFP) submitted to the City are subject to Florida's public records laws (i.e.,

Chapter 119, Florida Statutes), which requires disclosure of public records, unless exempt, if a public records request is made. Proposals (including all documentation and materials attached to proposals or provided in connection with this RFP) submitted to the City cannot be returned. **THE CITY WILL NOT CONSIDER PROPOSALS IF THE ENTIRE PROPOSAL IS LABELED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY.**

If Proposer believes that its proposal contains information that is a trade secret (as defined by Florida law) and/or information that is confidential and/or proprietary and therefore exempt from disclosure then such information must be submitted in a separate envelope and comply with the following requirements. In addition to submitting the information in a separate envelope, Proposer must include a general description of the information designated as a trade secret and/or confidential and/or proprietary and provide reference to the Florida statute or other law which exempts such designated information from disclosure in the event a public records request.

The City does not warrant or guarantee that information designated by Proposer as a trade secret and/or confidential and/or proprietary is a trade secret and/or confidential and/or proprietary and exempt from disclosure. The City offers no opinion as to whether the reference to the Florida statute or other law by Proposer is/are correct and/or accurate. The City will notify Proposer if a public records request is received and Proposer, at its own expense, will have forty-eight (48) hours after receipt of such notice (email notice is acceptable notice) to file the necessary court documents to obtain a protective order.

Please be aware that the designation of information as a trade secret and/or confidential and/or proprietary may be challenged in court by any person or entity. By designation of information as a trade secret and/or confidential and/or proprietary Proposer agrees to defend the City, its employees, agents and elected and appointed officials ("Indemnified Parties") against all claims and actions (whether or not a lawsuit is commenced) related to its designation of information as a trade secret and/or confidential and/or proprietary and to hold harmless the Indemnified Parties for any award to a plaintiff for damages, costs and attorneys' fees, and for costs and attorneys' fees (including those of the City Attorney's office) incurred by the City by reason of any claim or action arising out of or related to Proposer's designation of information as a trade secret and/or confidential and/or proprietary.

Failure to comply with the requirements above shall be deemed as a waiver by Proposer to claim that any information in its proposal is a trade secret and/or confidential and/or proprietary regardless if such information is labeled trade secret and/or confidential and/or proprietary. Proposer acknowledges and agrees that all information in Proposer's proposal (not including information designated in a separate envelope as trade secret and/or confidential and/or proprietary) will be disclosed, without any notice to Proposer, if a public records request is made for such information.

#### **SECTION 19. DISQUALIFICATION**

The City reserves the right to disqualify Proposers before or after opening, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposers.

## **SECTION 20. PUBLIC ENTITY CRIMES**

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

## **SECTION 21. OUTSTANDING OBLIGATIONS TO THE CITY**

City shall reject or disqualify a proposal from any person, entity or principal of an entity that currently has any outstanding indebtedness to City or unresolved claims with or by City, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

## **SECTION 22. CITY NOT RESPONSIBLE FOR PREPARATION COSTS**

The City will not pay any costs associated with the preparation, submittal, presentation or evaluation of any proposal.

## **SECTION 23. PROHIBITED COMMUNICATION**

Proposer and its employees, agents, contractors, and representatives are prohibited from lobbying City Council, the Mayor, and City staff, relative to Proposer's proposal or this RFP until the RFP selection and award processes have been completed. Non-compliance with this provision may result in disqualification of Proposer from consideration. Notwithstanding the foregoing, this provision shall not prohibit Proposer from providing public comment in accordance with applicable laws and City policies at public meetings where public comment is permitted.

EXHIBIT "A-1" – PREMISES

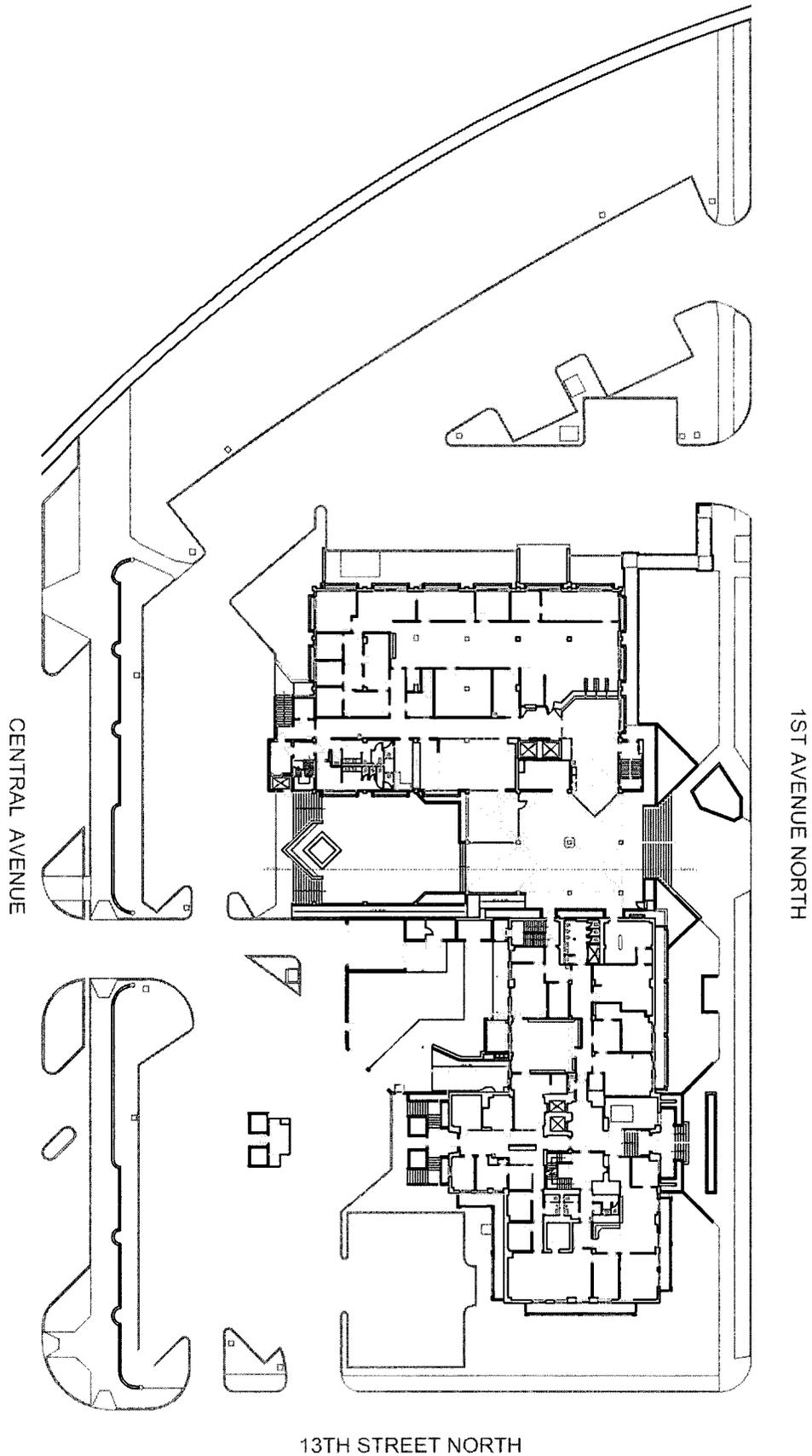


Parcel ID #: 24 / 31 / 16 / 72477 / 001 / 0010

Property Address: 1300 – 1<sup>st</sup> Avenue North, St. Petersburg, Florida 33701

Legal Description: POLICE COMPLEX REPLAT, BLK 1, LOT 1

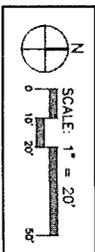
**EXHIBIT "A-2" – FLOOR PLANS**  
***[FOLLOWS]***



CENTRAL AVENUE

1ST AVENUE NORTH

13TH STREET NORTH



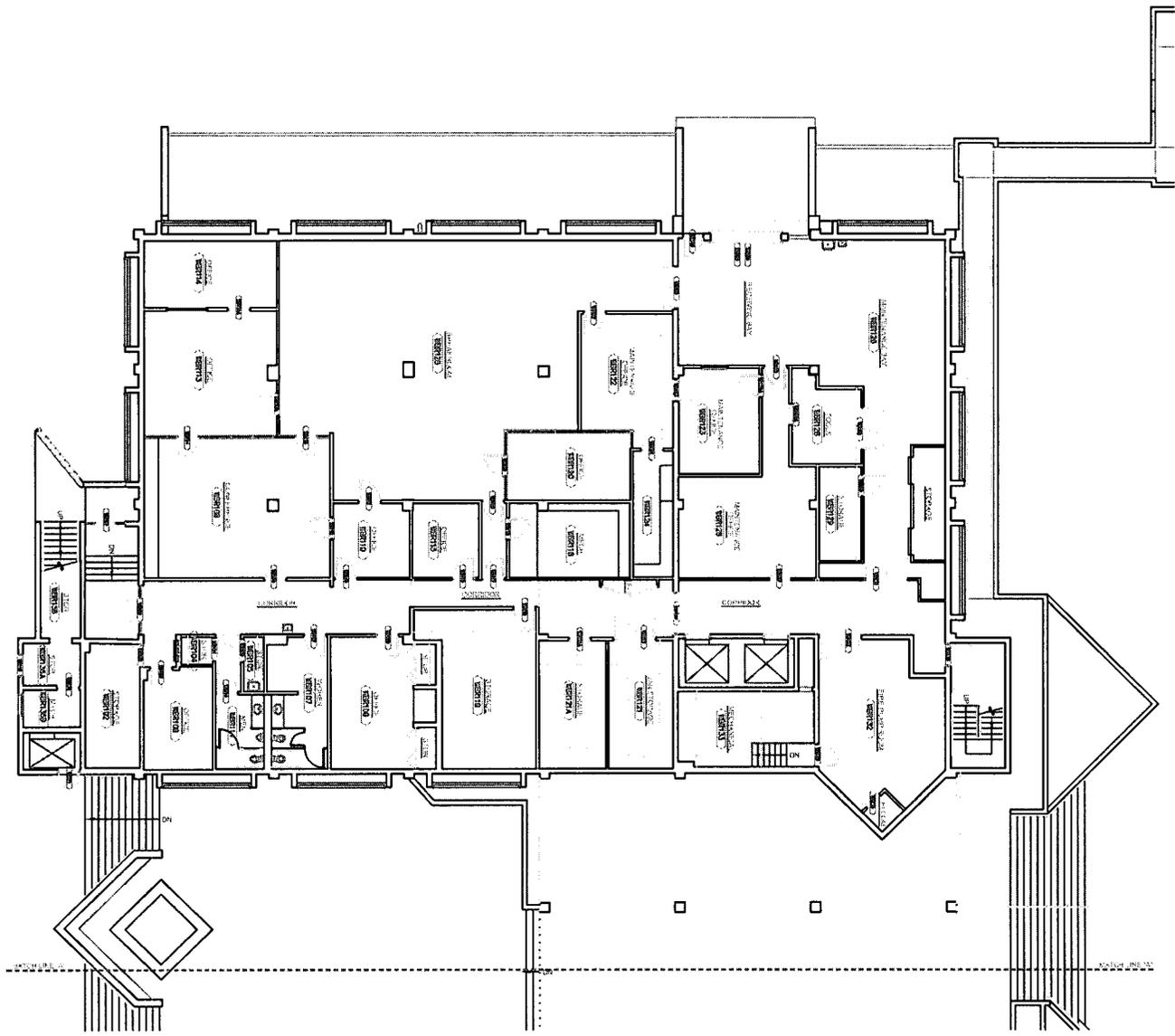
LASERCAD SURVEYED  
EAST & WEST  
SITE PLAN

SHEET NUMBER  
**C-1**  
RECORD

JOB NUMBER	1300
ISSUE DATE	11.15.04
DRAWN BY	DMF
REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters  
 East & West Buildings**  
 St. Petersburg, Florida

**ABS**  
**LASERCAD**  
 AUTOMATED DRAFTING SERVICES, INC.  
 ad@laserCAD.com  
 502 SOUTH KINGS AVE BRANDON FLORIDA 33511  
 PH 813-657-1255, FAX 813-657-1256, MOBILE 813-287-



LASERCAD SURVEYED  
WEST BASEMENT  
FLOOR PLAN

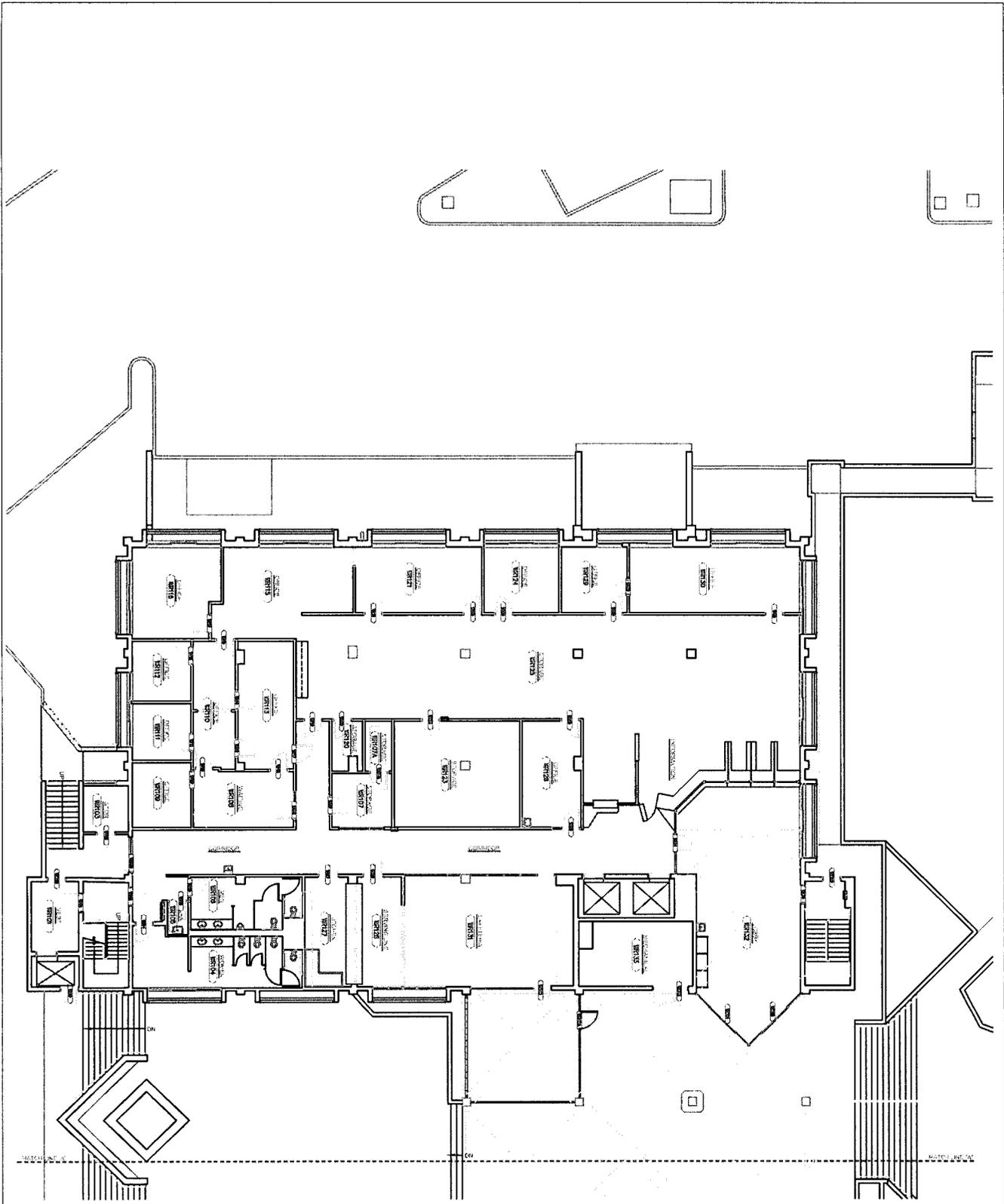
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0 5 10 20

SHEET NUMBER  
**A-1**  
RECORD

JOB NUMBER	1300
ISSUE DATE	11-15-04
DRAWN BY	DWF
REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

**ABS**  
**LASERCAD**  
 AUTOMATED DRAFTING SERVICES, INC.  
 adslasercad.com  
 502 SOUTH KINGS AVE BRANDON FLORIDA 33511  
 PH 813-657-1255, FAX 813-657-1256, MOBILE 813-287-




  
 SCALE: 1/8" = 1'-0"
   


LASERCAD SURVEYED  
 WEST FIRST FLOOR  
 PLAN

SHEET NUMBER  
**A-1.1**  
 RECORD

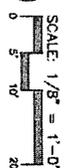
JOB NUMBER	1900
ISSUE DATE	11-15-04
DRAWN BY	DJS
REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

  
 AUTOMATED DRAFTING SERVICES, INC.  
 adslasercad.com  
 502 SOUTH KINGS AVE BRANSON FLORIDA 33511  
 PH 813-657-1255, FAX 813-657-1256, MOBILE 813-287-




  
 SCALE: 1/8" = 1'-0"



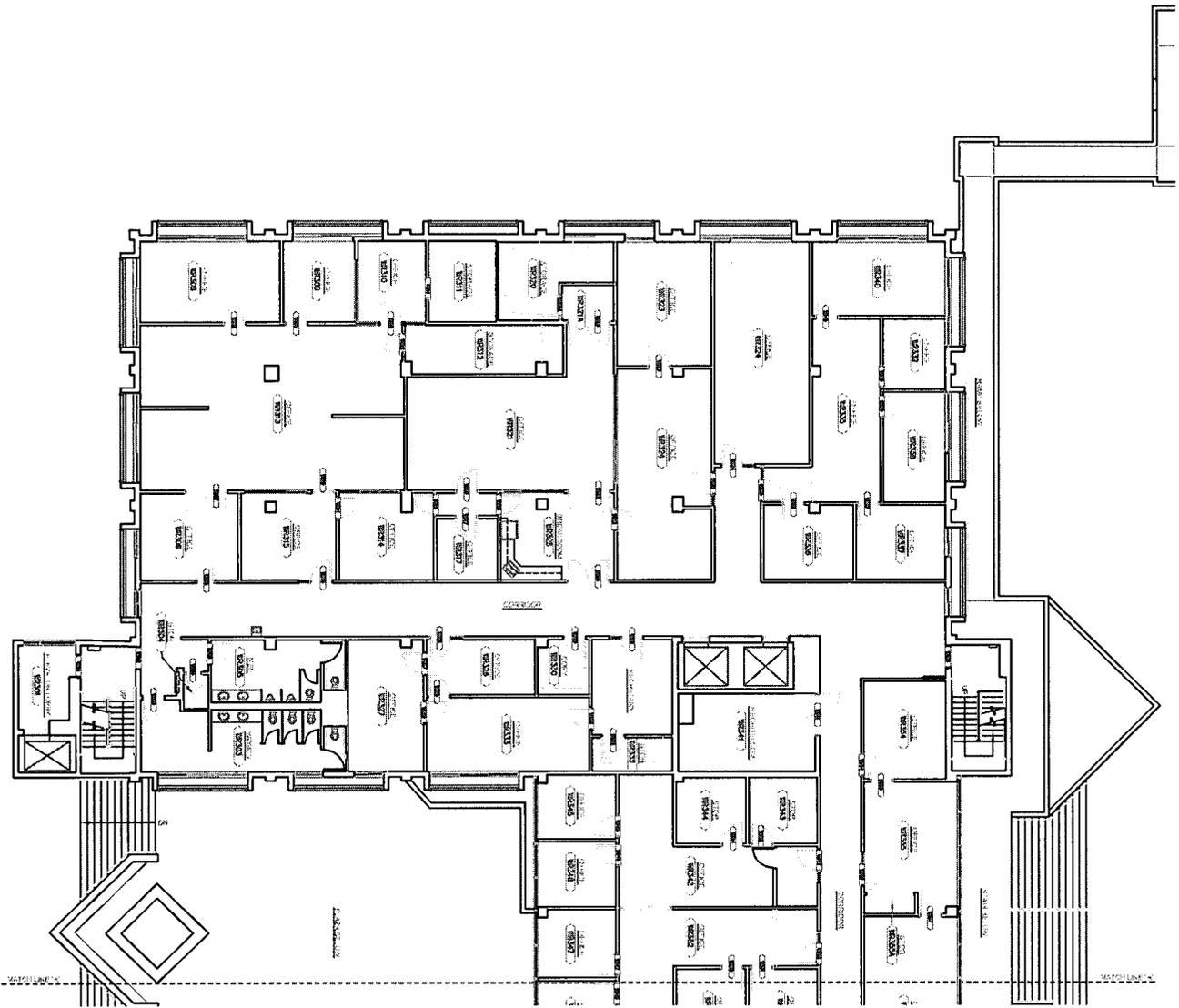
LASERCAD SURVEYED  
 WEST SECOND  
 FLOOR PLAN

SHEET NUMBER  
**A-2.1**  
 RECORD

JOB NUMBER	1300
ISSUE DATE	11-15-04
DRAWN BY	DLP
REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

  
 AUTOMATED DRAFTING SERVICES, INC.  
 addlasercad.com  
 502 SOUTH KINGS AVE BRANSON FLORIDA 33511  
 PH 813-857-1255, FAX 813-857-1256, MOBILE 813-287-



LASERCAD SURVEYED  
WEST THIRD  
FLOOR PLAN

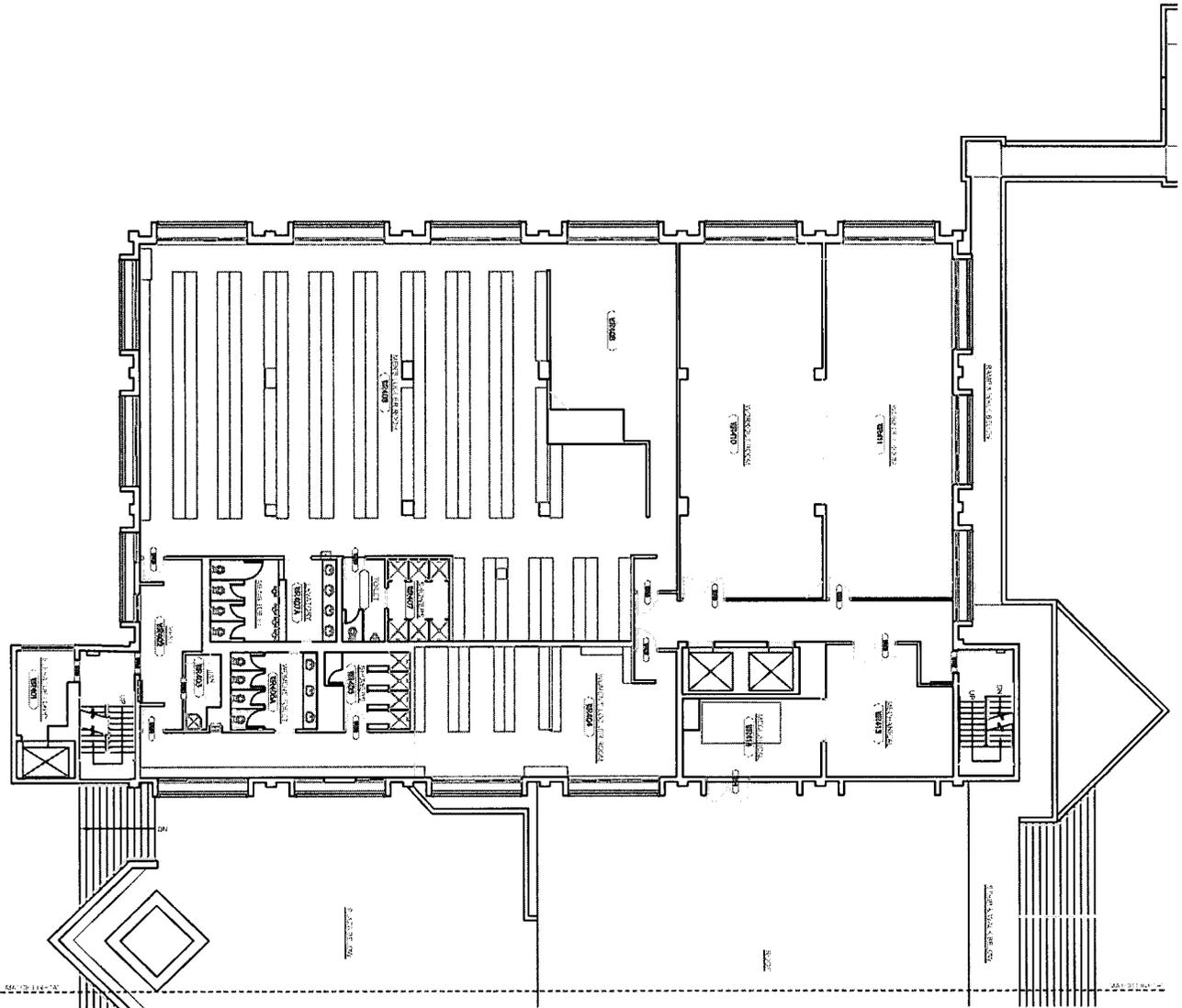
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SHEET NUMBER  
**A-2.1**  
RECORD

JOB NUMBER	1300
ISSUE DATE	11.15.04
DRAWN BY	DWF
REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

**ABS LASERCAD**  
 AUTOMATED DRAFTING SERVICES, INC.  
 add@laserCAD.com  
 502 SOUTH KINGS AVE BRANDON FLORIDA 33511  
 PH 813-657-1255, FAX 813-657-1256, MOBILE 813-297



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 SCALE: 1/8" = 1'-0"  
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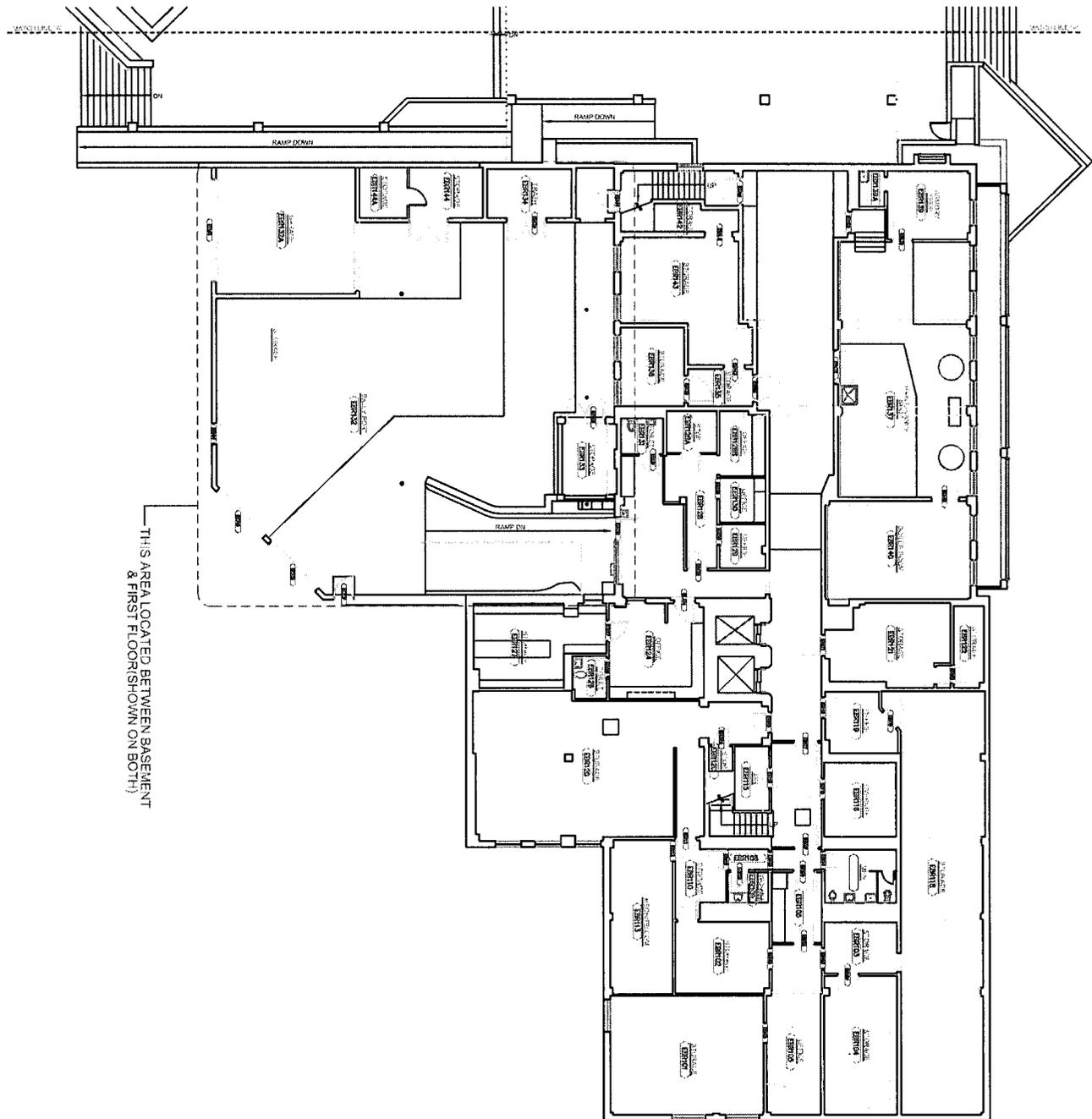
LASERCAD SURVEYED  
 WEST FOURTH  
 FLOOR PLAN

SHEET NUMBER  
**A-4.1**  
 RECORD

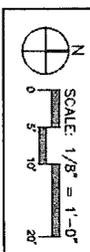
JOB NUMBER  
 1300  
 ISSUE DATE  
 11.15.04  
 DRAWN BY  
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LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
**East & West Buildings**  
 St. Petersburg, Florida

**ABS**  
**LASERCAD**  
 AUTOMATED DRAFTING SERVICES, INC.  
 adslasercad.com  
 802 SOUTH KINGS AVE BRANDON FLORIDA 33511  
 PH 813-657-1255, FAX 813-657-1256, MOBILE 813-287-



THIS AREA LOCATED BETWEEN BASEMENT & FIRST FLOOR(SHOWN ON BOTH)



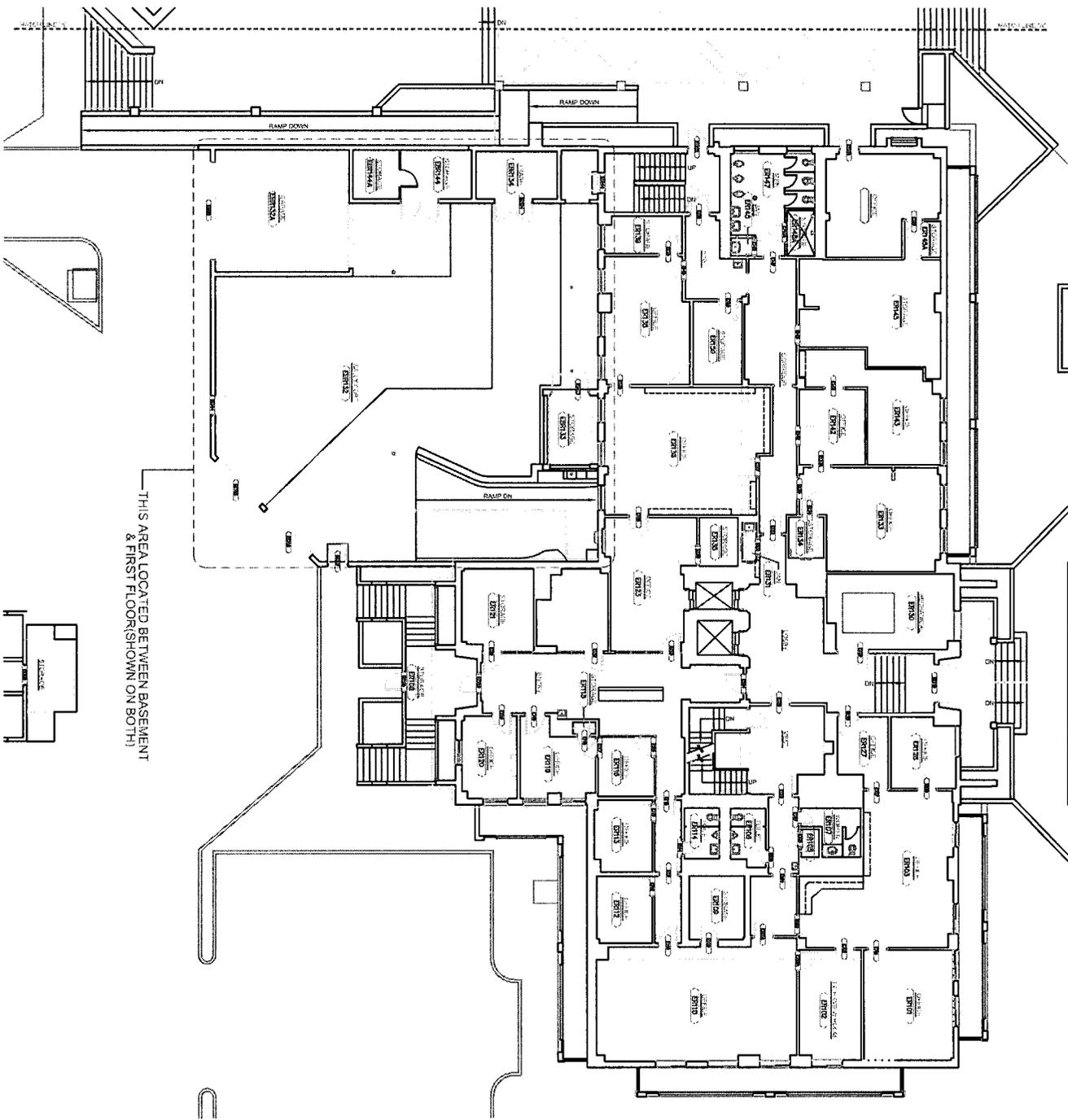
LASERCAD SURVEYED  
EAST BASEMENT  
FLOOR PLAN

SHEET NUMBER  
**A-2**  
RECORD

JOB NUMBER	1000
ISSUE DATE	11-15-04
DRAWN BY	DAE
DATE	
REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

**ABS**  
**LASERCAD**  
 AUTOMATED DRAFTING SERVICES, INC.  
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THIS AREA LOCATED BETWEEN BASEMENT & FIRST FLOOR(SHOWN ON BOTH)

SCALE: 1/8" = 1'-0"

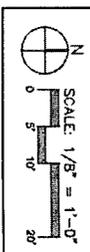
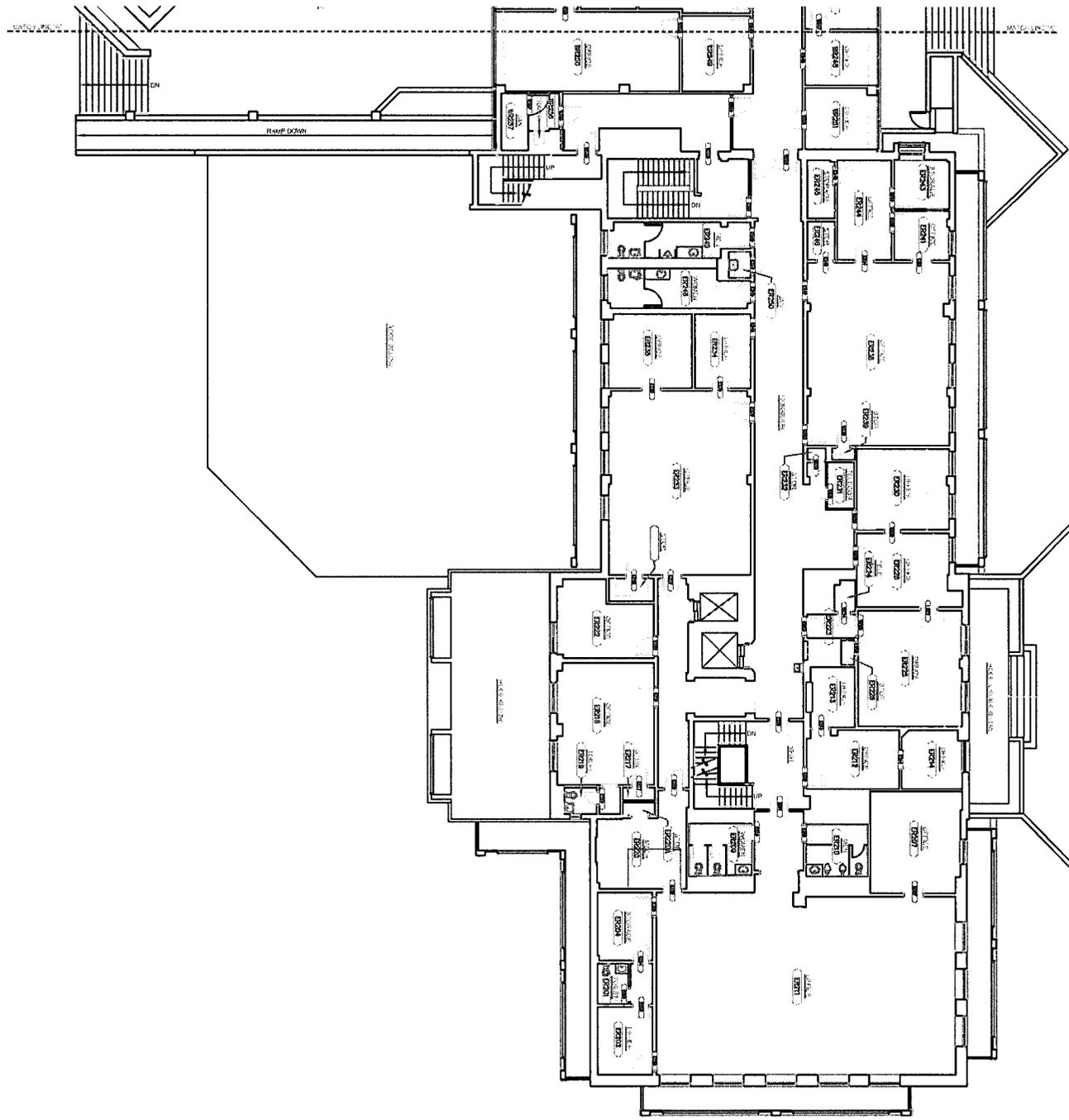
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EAST FIRST FLOOR  
PLAN

SHEET NUMBER  
**A-1.2**  
RECORD

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ISSUE DATE	11-16-04
DRAWN BY	DWF
REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

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LASERCAD SURVEYED  
EAST SECOND  
FLOOR PLAN

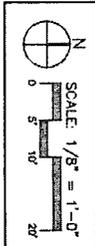
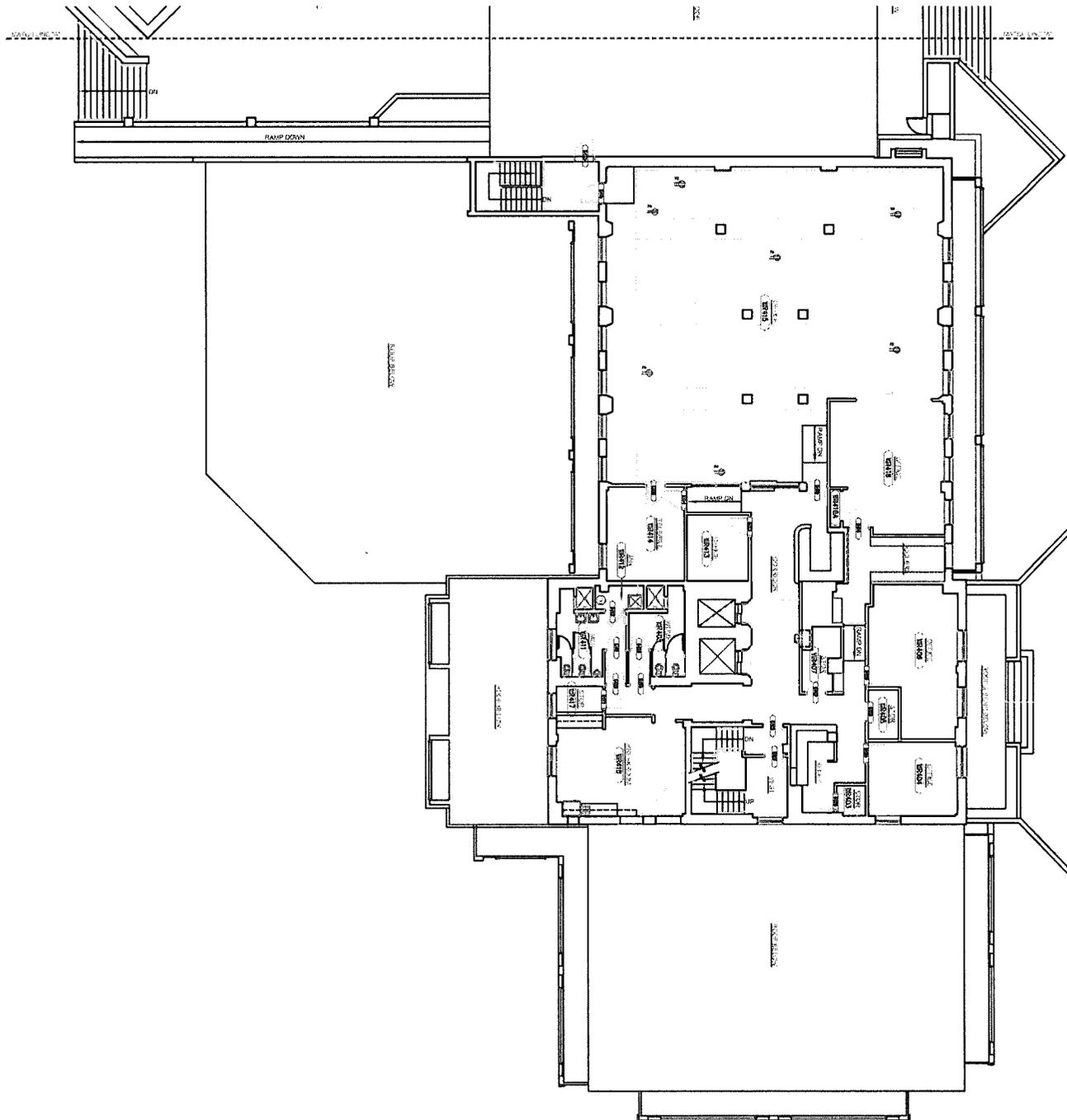
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ISSUE DATE	11-15-04
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REVISIONS	

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

SHEET NUMBER  
**A-2.2**  
 RECORD

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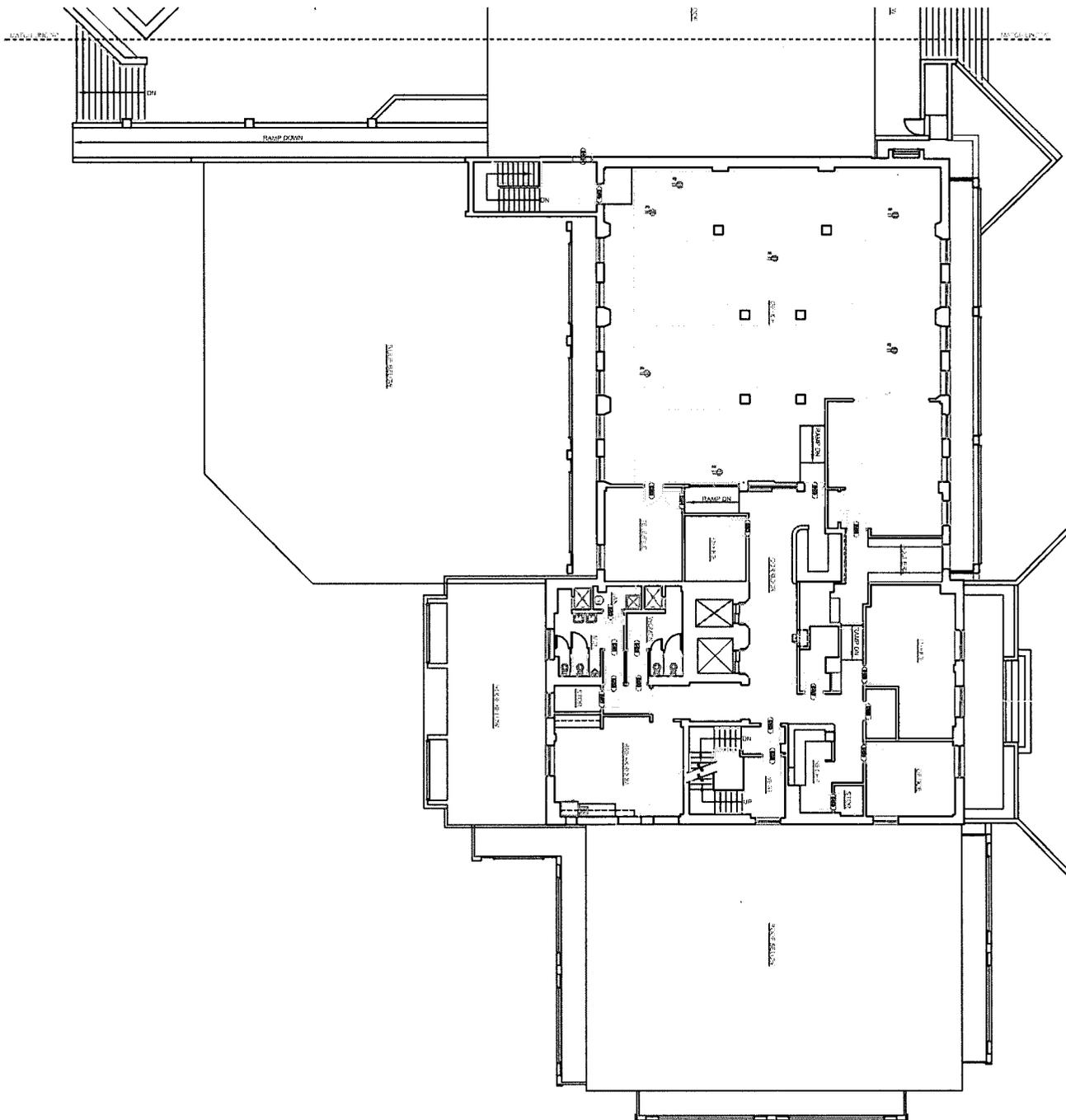
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EAST FOURTH  
FLOOR PLAN

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ISSUE DATE	11-15-04
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REVISIONS	

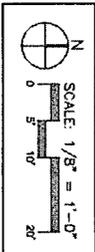
LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters**  
 East & West Buildings  
 St. Petersburg, Florida

SHEET NUMBER  
**A-2.2**  
 RECORD

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LASERCAD SURVEYED  
EAST FOURTH  
FLOOR PLAN

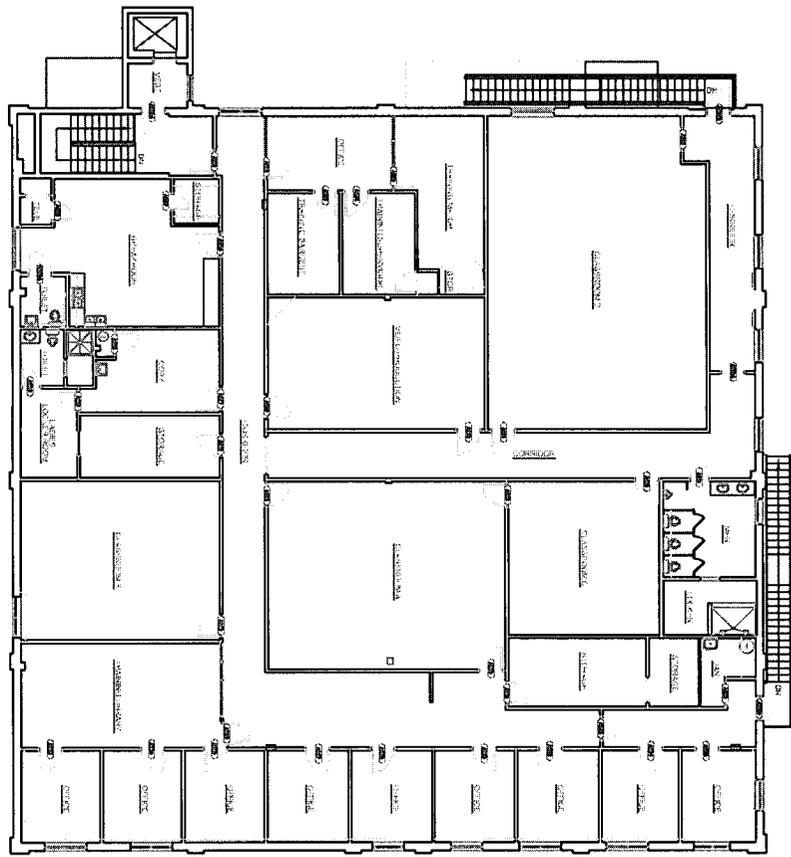


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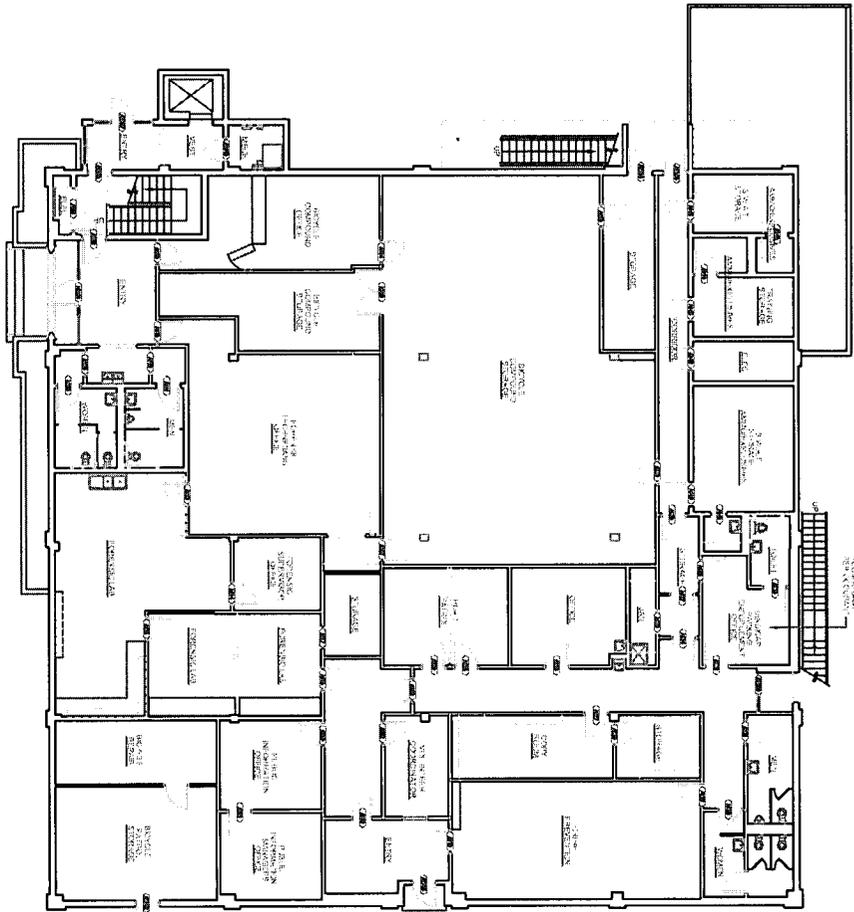
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REVISIONS	

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**St. Petersburg Police Headquarters**  
**East & West Buildings**  
 St. Petersburg, Florida

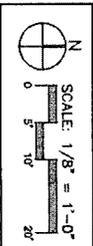
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SECOND FLOOR PLAN  
SCALE 1/8"=1'-0"



FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"



LASERCAD SURVEYED  
FIRST & SECOND  
FLOOR PLANS

SHEET NUMBER <b>A-1</b> RECORD	JOB NUMBER
	ISSUE DATE
	DRAWN BY
	REVISIONS
	DATE

LASERCAD Surveyed Record Drawings for  
**St. Petersburg Police Headquarters - Annex**  
St. Petersburg, Florida

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AUTOMATED DRAFTING SERVICES, INC.  
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**EXHIBIT "A-3" – LEAD SURVEY REPORT**  
***[FOLLOWS]***

August 7, 2013

City Of St. Petersburg  
Engineering and Capital Improvements  
Mr. Bryan Eichler  
One 4<sup>th</sup> Street North  
St. Petersburg, Florida 33701

**RE: LEAD-BASED PAINT SCREENING AT THE ST. PETERSBURG POLICE  
DEPARTMENT HEADQUARTERS - EAST AND WEST BUILDINGS LOCATED AT  
1300 1<sup>ST</sup> AVENUE NORTH IN ST. PETERSBURG, FLORIDA**

Dear Mr. Eichler:

Greenfield Environmental, Inc. (GE) has completed the lead-based paint screening at the above-mentioned St. Petersburg Police Department (SPPD) facility . The purpose of this screening was to evaluate accessible, painted surfaces prior to potential renovation/demolition activities. The screening was conducted on June 28, 2013 by Mr. Nick Eilerman, EPA Certified Lead Inspector in order to detect lead-based paint at selected representative areas of the East and West Buildings. Painted walls and ceilings and door, window and structural components were surveyed.

The SPPD Headquarters consists of two structures (East and West Buildings) constructed of concrete block and steel on slab foundations. The East Building is the original structure and consists of two (2) stories on the east side of the building and four (4) stories on the west side of the building with a penthouse on the roof. The West Building was built as an addition and consists of four (4) stories with a penthouse on the roof. The east portion of the 2nd and 3rd floors of the West Building connect to the East Building and have a separate roof area. In addition, the East and West Buildings share a common basement.

Interior wall finishes consist of plaster, drywall, marble, ceramic tile, clay tiles with mortar, painted block and wood. Interior ceiling finishes consist of ceiling tile, drywall, plaster, concrete and fiberboard. Interior flooring finishes consist of vinyl floor tile with mastic, vinyl floor sheeting, ceramic tile, rubber flooring, concrete, carpeting and wood.

The lead-based paint survey was performed utilizing a Niton (Model LPA-1) XRF series lead analyzer, which is accepted by the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Housing and Urban Development (HUD).

A total of two hundred and twenty-one (221) sample points were assessed with the XRF unit. A reading of  $1.0 \text{ mg/cm}^2$  or greater with the Niton unit qualifies the paint as lead based paint. The XRF unit was calibrated prior to and following the inspection. All XRF results are located in **Appendix A**.

## **REGULATORY DEFINITIONS**

### **HUD/EPA**

Defines lead-based paint as coatings where the concentration of lead is equal to or greater than either of 1.0 milligram or lead per square centimeter of surface area ( $1.0 \text{ mg/cm}^2$ ) when tested by XRF, or 0.5% by weight when analyzed by laboratory methods.

### **OSHA**

Does not have a definition of lead-based paint, OSHA addresses lead that can become airborne if coatings containing any concentration of lead are disturbed during construction activities.

## **FINDINGS**

The Niton results indicated that seven (7) of the painted surfaces tested at the East Building interiors were determined to be lead-based paint components. These painted components consist of the select wall areas and door components in the 3<sup>rd</sup> Floor Auto Burglary office and Basement. No lead-based paint was detected in the West Building.

In addition, the majority of the remaining surfaces tested throughout the facility were found to be lead-containing paint, in which OSHA lead regulations do apply for personnel that will conduct any potential renovation operations.

## **CONCLUSIONS AND RECOMMENDATIONS**

Lead-based paint was detected at select interior areas of the East Building. In addition, lead-containing paint was found on the majority of the painted surfaces tested throughout the East and West Buildings. These painted surfaces should not be scraped or damaged by untrained personnel. If these areas are to be disturbed, all work should be conducted by properly trained/certified personnel that are using proper engineering controls and proper protective equipment. All XRF sample locations and results are provided in **Appendix A**.

To comply with OSHA lead regulation 29 CFR 1926.62, this report should be made

available to personnel that will conduct renovation operations at this facility. This regulation considers coatings that contain measurable amounts of lead to be lead-based paint and mandates protective measures when a construction/painting or demolition project involves the disturbance of painted components in such a way as to cause airborne emissions of lead particulates (sanding, scraping, grinding, etc.). These protective measures include: hazard communication training, personnel protection (respirators, protective suits, etc.), engineering controls and personnel air monitoring until results of the personnel monitoring indicate airborne lead concentrations below the Action Level (AL) of 30 micrograms per cubic meter as an eight-hour time weighted average (TWA). In lieu of the above protective measures, the owner may provide objective historical data from previous similar projects to demonstrate that the AL for lead will not be exceeded.

If these buildings are to be demolished using heavy machinery, no specialized handling or disposal techniques for lead-based or lead-containing paint are required.

## LIMITATIONS

This sampling letter report has been prepared by GE in a manner consistent with industry standards exercised by members of the profession practicing under similar conditions. No other warranty, expressed or implied is made. The intent of this report is to assist the client in locating lead based paint (LBP). Under no circumstances is this letter to be utilized as a removal project specification document.

GE's interpretations and recommendations are based upon the results of the sampling and are in compliance with environmental regulations. This report was prepared solely for the use of the **City of St. Petersburg** and is not intended for use by third party beneficiaries. The client, shall indemnify and hold GE harmless against any liability or any loss arising out of or relating to reliance by any third party on any work performed thereunder, or the contents of this report.

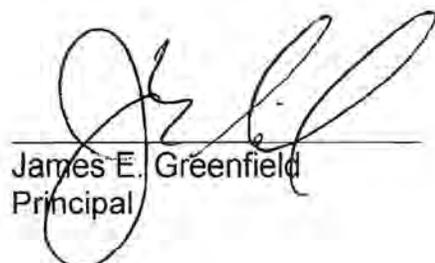
GE is pleased to have been of assistance to you on this project and we look forward to working with you in the future. If you have any questions or if we can be of any further service, please do not hesitate to call us at (727) 896-1266.

Sincerely,

**GREENFIELD ENVIRONMENTAL, INC.**



Nick Eilerman  
EPA Certified Lead Inspector



James E. Greenfield  
Principal

**APPENDIX A**  
**XRF RESULTS**

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
C-1	Calibration	-----	-----	-----	-----	0.00
<b>EAST BUILDING 4<sup>th</sup> Floor</b>						
1	East Stairwell	West Wall	Plaster	Blue	Good	0.04
2	"	Stair	Concrete	Gray	Good	0
3	"	Baseboard	Concrete	Gray	Good	0
4	"	Ceiling	Plaster	Blue	Good	0
5	Elevator Lobby	North Wall	Drywall	Blue	Good	0
6	"	Elevator Door	Metal	Blue	Good	0.3
7	"	Elevator Door Frame	Metal	Blue	Good	0.4
8	Break Room	South Wall	Drywall	Blue	Good	0
9	Northeast Locker Area	North Wall	Drywall	Blue	Good	0
10	"	Door	Metal	Blue	Good	0
11	"	Door Frame	Metal	Blue	Good	0
12	"	Door Jamb	Metal	Blue	Good	0
13	Central Stairwell	Door	Metal	Pink	Good	0
14	911 Office	Interior Window Frame	Metal	Blue	Good	0
15	"	West Wall	Drywall	Blue	Good	0
<b>3<sup>rd</sup> Floor</b>						
16	East Stairwell	North Wall	Plaster	Blue	Good	0.03
17	"	Door	Metal	Gray	Good	0
18	"	Door Frame	Metal	Gray	Good	0
19	"	Door Jamb	Metal	Gray	Good	0
20	Phone Room	South Wall	Concrete	Blue	Good	0.4
21	"	North Wall	Plaster	Blue	Good	0
22	"	Ceiling	Plaster	Tan	Good	0
23	Elevator Lobby	South Wall	Wallpaper	Tan	Good	0
24	"	NE Wall	Drywall	Pink	Good	0
25	"	NE Closet Door	Metal	Gray	Good	0
26	"	NE Closet Door Frame	Metal	Gray	Good	0

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
27	"	NE Closet Door Jamb	Metal	Gray	Good	0
28	"	Elevator Door	Metal	Gray	Good	0.6
29	"	Elevator Door Frame	Metal	Gray	Good	0.6
30	IT Department	Wall	Drywall	Blue	Good	0
31	"	Column	Wallpaper	Gray	Good	0
32	"	Stairwell Door	Metal	Gray	Good	0
33	"	Stairwell Door Frame	Metal	Gray	Good	0
34	"	Stairwell Door Jamb	Metal	Gray	Good	0
35	Central Stairwell Hallway	Wall	Plaster	Gray	Good	0
36	"	Ceiling	Plaster	Gray	Good	0
37	"	Floor	Concrete	Dark Gray	Good	0.01
38	"	Door	Metal	Gray	Good	0.02
39	"	Door Frame	Metal	Gray	Good	0.02
40	"	Door Jamb	Metal	Gray	Good	0.01
41	"	Fire Hose Cabinet	Metal	Red	Good	0
42	Central Stairwell	Wall	Plaster	Gray	Good	0
43	"	Ceiling	Plaster	Gray	Good	0
44	"	Floor	Concrete	Dark Gray	Good	0
45	"	Chair Rail	Metal	Gray	Good	0.02
<b>2<sup>nd</sup> Floor</b>						
46	Central Stairwell	Wall	Plaster	Light Blue	Good	0.04
47	"	Ceiling	Plaster	Light Blue	Good	0.05
48	"	Stair	Concrete	Gray	Good	0.02
49	"	Door	Metal	Gray	Good	0.4
50	"	Door Frame	Metal	Gray	Good	0.6
51	"	Door Jamb	Metal	Gray	Good	0.6
52	Main Hallway	South Wall	Wallpaper	Pink	Good	0.15
53	"	North Wall	Wallpaper	Pink	Good	0.03
54	"	Elevator Door	Metal	Gray	Good	0.07

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>ST</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
55	"	Elevator Door Frame	Metal	Gray	Good	0.17
56	SE Hallway	Wall	Wallpaper	Tan	Good	0.01
57	Auto Theft Office	South Wall	Plaster	Blue	Good	0
58	"	West Wall	Plaster	Blue	Good	0.16
59	"	Door Frame	Metal	Gray	Good	0.18
60	"	Door Jamb	Metal	Gray	Good	0.20
61	"	Original Ceiling	Plaster	Tan	Poor	0.03
62	Auto Burglary Office	West Wall	Plaster	Blue	Good	1.6
63	"	North Wall	Drywall	Blue	Good	0.01
64	"	South Wall	Plaster	Blue	Good	0.03
65	"	Original Ceiling	Plaster	Tan	Poor	0.03
66	Homicide Office	East Wall	Plaster	Blue	Good	0.16
67	"	Bathroom South Wall	Plaster	Tan	Good	0.04
68	"	Bathroom East Wall	Plaster	Blue	Good	0.02
69	"	Bathroom Door Frame	Metal	Blue	Good	0.06
70	"	Bathroom Door Jamb	Metal	Blue	Good	0.02
71	"	North Wall	Plaster	Blue	Good	0.09
72	"	NW Office North Wall	Plaster	Blue	Good	0.08
73	"	Original Ceiling	Plaster	Tan	Poor	0.05
74	East Stairwell	East Wall	Plaster	Blue	Good	0
75	"	Door	Metal	Gray	Good	0.01
76	"	Door Frame	Metal	Gray	Good	0.08
77	"	Door Jamb	Metal	Gray	Good	0.01
78	Crimes Against Persons - Major's Office	West Wall	Wallpaper	Gray	Good	0
79	"	East Wall	Wallpaper	Gray	Good	0
80	Crimes Against Property - Major's Office	North Wall	Drywall	Blue	Good	0

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>ST</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
81	"	South Wall	Drywall	Blue	Good	0
82	Economic Crimes Office	West Wall	Plaster	Blue	Good	0.17
83	"	North Wall	Plaster	Blue	Good	0.24
84	Burglary Office	West Wall	Drywall	Blue	Good	0
85	"	South Wall	Drywall	Blue	Good	0
86	"	Bathroom Door Frame	Metal	Gray	Good	0.13
87	"	Bathroom Door Jamb	Metal	Gray	Good	0.20
88	Burglary - Sgt.'s Office	North Wall	Drywall	Blue	Good	0
89	"	South Wall	Drywall	Blue	Good	0
90	"	Door Frame	Metal	Gray	Good	0.17
91	"	Door Jamb	Metal	Gray	Good	0.17
<b>1<sup>ST</sup> Floor</b>						
92	Central Stairwell	Wall	Plaster	Gray	Good	0.02
93	"	Ceiling	Plaster	Gray	Good	0.01
94	"	Floor	Concrete	Gray	Good	0
95	West Hallway	South Wall	Plaster	Blue	Good	0.01
96	"	Door	Metal	Gray	Good	0.12
97	"	Door Frame	Metal	Gray	Good	0.19
98	"	Door Jamb	Metal	Gray	Good	0.18
99	Latent Fingerprints Office	North Wall	Plaster	Gray	Good	0.40
100	"	South Wall	Plaster	Gray	Good	0.05
101	"	Baseboard	Wood	White	Good	0.02
102	"	Closet Door	Wood	Brown	Good	0.08
103	"	Closet Door Frame	Wood	Brown	Good	0.10
104	"	Closet Door Jamb	Wood	Brown	Good	0.10
105	"	File Storage - North Wall	Plaster	Gray	Good	0.23
106	"	File Storage - East Wall	Drywall	Gray	Good	0
107	"	File Storage - Floor	Concrete	Tan	Good	0.01

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>ST</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
108	COTA Office	West Wall	Plaster	Blue	Good	0.06
109	"	North Wall	Plaster	Blue	Good	0.03
110	"	East Door	Metal	Gray	Good	0
111	"	East Door Frame	Metal	Gray	Good	0.21
112	"	East Door Jamb	Metal	Gray	Good	0.20
113	"	Entry Door	Wood	Gray	Good	0
114	"	Entry Door Frame	Wood	Gray	Good	0
115	"	Entry Door Jamb	Wood	Gray	Good	0
116	SRO Office	North Wall	Plaster	Blue	Good	0.19
117	"	South Wall	Plaster	Blue	Good	0.23
118	"	Closet Wall	Plaster	Tan	Good	0.02
119	"	Closet Ceiling	Plaster	Tan	Good	0.01
120	SRO Hallway	South Wall	Plaster	Blue	Good	0
121	"	South Door	Metal	Gray	Good	0
122	"	South Door Frame	Metal	Gray	Good	0
123	"	South Door Jamb	Metal	Gray	Good	0
124	Youth Services Hallway	North Wall	Plaster	Gray	Good	0.10
125	"	Men's Restroom Wall	Plaster	Green	Good	0.01
126	"	Men's Restroom Ceiling	Plaster	White	Good	0.02
127	Domestic Violence Unit Office	West Wall	Wallpaper	Gray	Good	0
128	"	East Wall	Wallpaper	Gray	Good	0
129	"	North Wall	Wallpaper	Gray	Good	0
130	Youth Resources Office	East Wall	Wallpaper	Gray	Good	0.05
131	"	South Wall	Wallpaper	Gray	Good	0.01
132	"	Door Frame	Metal	Gray	Good	0.09
133	"	Door Jamb	Metal	Gray	Good	0.06
<b>Basement</b>						
134	East Stairwell	Wall	Plaster	Blue	Good	0.80

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
135	"	Stair	Concrete	Gray	Good	0.01
136	"	Baseboard	Concrete	Gray	Good	0.02
137	"	Ceiling	Plaster	Blue	Good	0.60
138	"	Floor	Concrete	Gray	Good	0.02
139	East Hallway	North Wall	Plaster	Blue	Good	3.4
140	"	South Wall	Plaster	Blue	Good	2.2
141	Evidence Locker Room	Door Frame	Metal	Gray	Good	1.4
142	"	Baseboard	Concrete	Gray	Good	0.06
143	"	Door	Wood	Light Gray	Good	0.02
144	"	Ceiling	Plaster	Gray	Good	0
145	"	West Door	Metal	Gray	Good	0
146	"	West Door Frame	Metal	Dark Gray	Good	0.04
147	"	West Door Jamb	Metal	Dark Gray	Good	0.04
148	Elevator Hallway	North Wall	Plaster	Blue	Good	0.02
149	"	South Wall	Plaster	Blue	Good	2.2
150	"	Elevator Door	Metal	Gray	Good	0
151	"	Elevator Door Frame	Metal	Gray	Good	0.40
152	West Hallway	North Wall	Brick	Blue	Good	0
153	"	South Wall	Plaster	Blue	Good	0.02
154	"	Overhead Pipe	Metal	Yellow	Good	0.01
155	"	Cabinetry	Wood	Gray	Good	0.06
156	Narcotics Evidence Hallway	East Wall	Plaster	Blue	Good	0
157	"	North Wall	Wood	Blue	Good	0
158	"	Door	Metal	Gray	Good	0
159	"	Door Frame	Metal	Dark Gray	Good	0
160	"	Door Jamb	Metal	Dark Gray	Good	0
161	Evidence Room #10	Door	Metal	Gray	Good	7.5
162	"	Door Frame	Metal	Dark Gray	Good	1.6
163	Carpentry Shop	West Wall	Clay	Tan	Good	0.80
164	"	Floor	Concrete	Red	Good	0.04

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
165	"	North Wall	Concrete	Tan	Good	0.02
166	Evidence Supervisor's Office	East Wall	Drywall	Blue	Good	0
167	"	West Wall	Drywall	Blue	Good	0
168	Evidence Room	South Wall	Clay	Tan	Good	0
169	"	East Wall	Plaster	Blue	Good	0
170	"	North Wall	Brick	Blue	Good	0
171	"	North Wall	Concrete	Tan	Good	0.01
172	Evidence Room #8	East Wall	Concrete	Tan	Good	0.01
173	"	Ceiling	Concrete	Tan	Good	0.01
<b>WEST BUILDING 4<sup>th</sup> Floor</b>						
174	Elevator Hallway	West Wall	Drywall	Gray	Good	0
175	"	East Wall	Plaster	Gray	Good	0
176	Weight Room	North Wall	Drywall	Peach	Good	0
177	Cardio Room	South Wall	Drywall	Gray	Good	0
178	Men's Locker Room	West Wall	Drywall	Gray	Good	0
179	"	Locker	Metal	Blue	Good	0
<b>3<sup>rd</sup> Floor</b>						
180	Elevator Hallway	South Wall	Wallpaper	Blue	Good	0
181	"	Baseboard	Wood	White	Good	0
182	Staff Inspections Office	Door	Wood	Brown	Good	0
183	"	Door Frame	Wood	Gray	Good	0
184	"	Door Jamb	Wood	Gray	Good	0
185	Payroll Offices	West Wall	Wallpaper	Gray	Good	0
186	"	Chair Rail	Wood	Gray	Good	0
187	Break Room	North Wall	Drywall	White	Good	0
188	West Hallway	South Wall	Wallpaper	Gray	Good	0
189	Chief's Office	Door Frame	Metal	Gray	Good	0
190	"	Door Jamb	Metal	Gray	Good	0.02
<b>2<sup>nd</sup> Floor</b>						
191	North Hallway	North Wall	Drywall	Tan	Good	0.03
192	Polygraph Office	West Wall	Drywall	Gray	Good	0
193	Copy Room	East Wall	Drywall	Gray	Good	0

**ST. PETERSBURG POLICE DEPARTMENT  
1300 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA**

Sample #	Location	Component	Substrate	Color	Condition	Result (mg/cm <sup>2</sup> )
194	"	Door Frame	Metal	Brown	Good	0.04
195	"	Door Jamb	Metal	Brown	Good	0.02
196	NW Stairwell	North Wall	Plaster	Blue	Good	0.02
197	"	Railing	Metal	Gray	Good	0.01
198	"	Door	Metal	Gray	Good	0
199	"	Door Frame	Metal	Gray	Good	0
200	"	Door Jamb	Metal	Gray	Good	0
201	Elevator Hallway	West Wall	Drywall	White	Good	0
202	Break Room	West Wall	Drywall	White	Good	0.03
203	Training Room	West Wall	Drywall	White	Good	0.03
204	FTO Office	North Wall	Drywall	White	Good	0
205	"	South Wall	Drywall	White	Good	0
206	"	Door Frame	Metal	Gray	Good	0.06
207	"	Door Jamb	Metal	Gray	Good	0.03
208	SW Stairwell	Wall	Plaster	Blue	Good	0.02
209	"	Ceiling	Plaster	Blue	Good	0.01
210	"	Railing	Metal	Gray	Good	0.07
<b>1<sup>st</sup> Floor</b>						
211	Men's Restroom	Door	Metal	Gray	Good	0
212	"	Door Frame	Metal	Gray	Good	0
213	"	Door Jamb	Metal	Gray	Good	0
214	Elevator Hallway	West Wall	Wallpaper	Gray	Good	0
215	Processing Room	South Wall	Drywall	White	Good	0.02
216	NW Office	North Wall	Drywall	White	Good	0
217	"	Baseboard	Wood	White	Good	0
<b>Basement</b>						
218	Elevator Hallway	East Wall	Plaster	White	Good	0
219	Street Crimes Unit	Door Frame	Metal	Gray	Good	0
220	"	Door Jamb	Metal	Gray	Good	0
221	Maintenance Shop	West Wall	Block	Gray	Good	0
<b>C-2</b>	-----	<b>Calibration</b>	-----	-----	-----	-----

**APPENDIX B**  
**CERTIFICATION**



## Nicholas P. Eilerman

432 Third St North  
Saint Petersburg, FL 33701

has on 6/10/13, in St. Petersburg, FL,  
completed a

### EPA Model Lead Inspector Refresher Course

on 6/10/13 - 6/10/13 and passed the associated examination on 6/10/13  
with a score of 70% or better

Certificate # 7ME06101302EDIR002

Soc. Sec#: XXX-XX-5092

Accreditation Expires: 06/10/2016

*Bill Young*

Instructor  
Bill Young

*Robert W. Parke*

Program Director

**EXHIBIT "A-4" – ASBESTOS REPORT REVIEW**  
***[FOLLOWS]***

November 4, 2010

City Of St. Petersburg  
Engineering & Capital Improvements  
Mr. Raul Quintana, R.A.  
City Architect  
One Fourth Street North  
St. Petersburg, Florida 33701

**RE: ASBESTOS REPORT REVIEW**

Dear Mr. Quintana:

Greenfield Environmental, Inc. (GE) was requested to review various historical asbestos documents for the St. Petersburg Police Department. The review was conducted to try to determine an accurate future asbestos remediation cost for the structure. The asbestos documents consisted of specifications, asbestos removal documents, invoices and asbestos surveys.

A document dated August 20, 1990 was an asbestos specification report, a document dated October 11, 1990 was an asbestos survey report, a document dated July 3, 1990 was an asbestos survey report, a document dated February 22, 1990 was an asbestos specification report, a document dated September 18, 1990 was an asbestos survey report, a document dated April 20, 1990 was an asbestos removal report, a document dated May 18, 1992 was an asbestos survey report, a document dated November 1, 1993 was an air sampling report and a document dated April 24, 1990 was an asbestos survey report.

The asbestos survey report dated September 18, 1990 was for the Police Annex Building and does not assist in determining future costs of the Police Headquarters.

The asbestos survey report dated October 11, 1990 was for the roof of the Police Headquarters. Asbestos containing roofing material was identified in the report. The asbestos survey report dated July 3, 1990 was for various rooms on the third floor, second floor and in the basement and asbestos containing pipe insulation was identified in the report. The asbestos report dated May 18, 1992 was for the east wing of the Police Headquarters. Asbestos containing mastic and pipe insulation were identified above the ceilings on the first floor, third floor and roof.

The asbestos survey report dated April 24, 1990 was the most comprehensive report that was reviewed. Asbestos containing materials were identified in the form of pipe insulation (approximately 250 linear feet was reported), 12"x 12" vinyl floor tile with mastic, plaster on lathe (approximately 2,000 square feet was reported), pipe elbow insulation, 9" x 9" vinyl

floor tile with mastic, black HVAC duct mastic, roof flashing and vinyl floor sheeting located at selected areas throughout the Police Headquarters.

Based on the review of the documents provided and the age of construction (1951), GE estimates the asbestos removal, air monitoring and assessment cost for the St. Petersburg Police Headquarters to be approximately \$400,000.00. As you know, numerous factors can affect the total cost of asbestos removal at a facility. If you should have any questions or require further assistance please do not hesitate to contact us at (727) 896-1266.

Respectfully Submitted,  
**GREENFIELD ENVIRONMENTAL, INC.**

**DRAFT**

James E. Greenfield  
Principal

Police Headquarters Estimate

**EXHIBIT "B" – PROPOSAL FORM**

**REQUEST FOR PROPOSAL  
FOR THE PURCHASE & DEVELOPMENT  
CITY-OWNED REAL PROPERTY  
LOCATED AT  
1300 – 1<sup>st</sup> AVENUE NORTH  
ST. PETERSBURG, FLORIDA, 33701**

Issue Date

January 7, 2019

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on January 7, 2019.

_____ Name of Company/Organization	_____ Proposal Contact Person
_____ Signature of individual submitting proposal for above Company/Organization	_____ Contact Person E-mail address
_____ Printed name of individual	_____ Contact Person Phone
_____ Date	_____ Contact Person Fax