



LUCAS
METROPOLITAN
HOUSING

 **LDA**
ARCHITECTS

FIRM QUALIFICATIONS

**FOR LUCAS METROPOLITAN HOUSING AUTHORITY
RFQ No. 24-Q001 ARCHITECTURAL/ENGINEERING SERVICES**



Dominick Durante, Jr., AIA NCARB
President

LDA architects, inc.
The Offices at the Agora
5000 Euclid Avenue, Suite 104
Cleveland, Ohio 44103
216.932.1890
Dom@LDAarchitecture.com

LDAarchitecture.com
Architecture | Interiors | Historic Preservation | Landscape Design
Weatherhead 100 Winner



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May 1, 2024

The Offices at the Agora 5000 Euclid Avenue Suite 104 Cleveland, Ohio 44103

Gary McPheron
Lucas Metro Housing Authority
Toledo, Ohio

Mr. McPheron,

LDA architects, Inc. is pleased to provide this response to LMHA's Request for Qualifications for the Pool of Architectural & Engineering Contractors.

Point of Contact

The following individual is authorized to conduct negotiations on behalf of LDA architects, Inc.:

Steven Jennings RA, LEED AP BD+C, Senior Principal
5000 Euclid Avenue, Suite 104
Cleveland, Ohio 44103
Phone: 216.539.5326
Email: Steve@LDAarchitecture.com
www.LDAarchitecture.com

Our Experience & Ability to Perform the Work

LDA architects, Inc. is an award-winning architectural firm founded in 1995 and is proud of its solid reputation with numerous clients for superior service, quality design and technical skill. With offices in the historic Agora Theater in Cleveland, Ohio, LDA has a staff of 24, including 6 Registered Architects. LDA Architects is a corporation with an architectural license in the State of Ohio as well as several other states.

The work of LDA is diverse and the core of expertise of the firm includes housing and urban redevelopment, historic preservation, adaptive reuse, and renovation projects. We will carefully select our in-house team, as well as the appropriate consultant engineering partner(s) as needed for each of your projects. At LDA, we design and complete our contract documents with the latest versions of the Building Information Modeling software Autodesk Revit and Arcom Master Specification software.

LDA architects has over 30 years of experience working with HUD projects alongside developers and housing authorities nationwide. Additionally, we have assisted development teams with Rental Assistance Demonstration (RAD) conversions. No matter the source of federal funding, LDA is well-versed in HUD regulations and is able to contribute to the success of your project.

MBE, FBE, DBE Proposed Utilization

LDA architects will achieve any Minority participation and Female participation goals set forth by LMHA by teaming with certified MBE and FBE firms when appropriate. LDA has an excellent history with meeting participation goals on past projects for various clients. At a minimum, LDA intends to hire Calvin Singleton & Associates, a certified MBE consultant, to assist in building code consultation and quality control review.

LDA takes Diversity, Equity and Inclusion seriously, hiring the best qualified person for each position. Our staff currently consists of 14 female employees (58%) and 10 male employees (42%).



Our Services

LDA is a full-service architectural firm offering comprehensive in-house professional services including engineering and other non-architectural services, provided by consulting engineers and other professionals, as subcontractors to LDA. Services include:

- Architectural Design
- Interior Design
- Landscape Design
- Historic Preservation
- Programming
- Existing facilities surveys
- Site analysis and selection
- Site development planning and feasibility studies
- Enterprise Green Communities & LEED Consulting and Documentation
- Bidding and/or negotiation services
- Construction Administration
- Renderings and illustration

Timeliness

LDA architects maintains the highest standard of professionalism with a proven track record of completing projects on schedule and meeting our clients' expectations. LDA reviews project staffing on a weekly basis to ensure that project schedules are maintained. Our staff is composed of 24 professionals, including the most talented architects, landscape architects, interior designers, construction managers, and planners, allowing us to provide the appropriate workforce to meet our client's needs. The project manager will coordinate the required timeline to meet LMHA's project schedule.

Proximity

LDA architects strives to provide customized and personal services to fit each client's needs, including being available for on-site meetings and inspections. With our office located in The Agora Theater in downtown Cleveland we are in close proximity to the Toledo area.

Budget Control

With construction costs becoming a volatile market in recent years, LDA has further developed our relationships with contractors and consultants that can assist us in keeping accurate pricing for our projects. In addition, we have worked in many project delivery methods that include design assist and other team-oriented methods to develop our drawings in coordination with the contractor and related budget constraints.

LDA has completed numerous projects with local, state, and federally funded projects, often utilizing multiple resources for one project. We are familiar with additional requirements that funding sources may require, including timelines, progress reporting, accessibility, use of local and/or minority labor, etc. Clients with a mission to help the community are especially important to LDA and we take pride in successfully achieving your goals!

Quality of Work

Throughout the design phase, LDA will document the process with meeting minutes recording discussion items, decisions, and other directions or actions to be taken. LDA will provide milestone submissions for review by the client at industry stand intervals: Schematic Design, Design Development, Construction Drawings. During the construction phase, LDA will provide field reports documenting the progress and reporting any concerns at intervals appropriate for the project as agreed to by the client.

In addition to internal project reviews, LDA hires Calvin Singleton & Associates (MBE) to provide quality control and building code consulting

Schedule of Salaries (hourly rates)

Principal	\$160.00/hour
Project Manager	\$140.00/hour
Architect/Engineer	\$120.00/hour
Architectural Designer	\$100.00/hour
Interior Designer	\$100.00/hour
Historic Rehabilitation	\$125.00/hour
Landscape Designer	\$120.00/hour
Urban Planner	\$120.00/hour

Summary

We look forward to working with LMHA. We trust that the information included in this qualifications package and the materials attached are sufficient to judge our firm's qualifications. Of course, if you require additional information or need clarification of any item, please feel free to contact us. Thank you for providing LDA architects, Inc. the opportunity to be considered for this work.

Sincerely,



Dominick Durante, Jr. AIA NCARB
President

REQUEST FOR QUALIFICATIONS - RFQ24-Q001, Architectural & Engineering Services

(RFQ Attachment A)

(1) Instructions. Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an "X," where provided, to verify that the referenced completed form or information has been included within the proposal submitted by the offeror. Also, complete the following Statement's herein:

[Table No. 1]

(1) "X" = Item Included	(2) Tab No.	(3) Proposal Submittal Item (One original signature copy of each document)
X	1	Letter of Transmittal / Cover Letter
X	1	Form of Proposal - Attachment "A"
X	1	Profile of Firm - Attachment "B"
X	1	Hourly Rates Form - Attachment "H"
X	2	References
X	2	Proof of Licensing & Certifications
X	2	Proposed Services & Capabilities
X	3	HUD Form 5369-C - Attachment "C"
X	3	Section 3 Business Preference - Attachments "D1 - D-3"
X	3	Subcontractor Listing - Attachment "K" (If Applicable)
X	3	W9
X	3	Insurance Certificates (COI)
X	4	Other Information - Optional Items

(2) Debarred Statement. Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of Ohio, or any local government agency within or without the State of Ohio? Yes No If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status.

(3) Disclosure Statement. Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of LMH? Yes No If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status.

(4) Felony Disclosure. Has any principal(s) or any person(s) proposed to perform the work ever been convicted of a felony? Yes No If "Yes," please attach a full detailed explanation, including dates, circumstances, and current status. PLEASE NOTE: LMH reserves



Signature

4/22/24

Date

Dominick Durante, Jr.

Printed Name

LDA architects, Inc.

Company

REQUEST FOR QUALIFICATIONS - RFQ24-Q001, Architectural & Engineering Services

(RFQ Attachment A)

the right to not make award to any proposal that has staff who has been convicted of a felony if LMH feels that doing such is in its best interests.

(5) Non-Collusive Affidavit. The undersigned party submitting this bid hereby certifies that such proposal is genuine and not collusive and that said offeror entity has not colluded, conspired, connived or agreed, directly or indirectly, with any offeror or person, to put in a sham proposal or to refrain from submitting a proposal, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal pricing of affiant or of any other offeror, to fix overhead, profit or cost element of said proposal price, or that of any other offeror or to secure any advantage against LMH or any person interested in the proposed contract; and that all statements in said proposal are true.

(6) Offeror's Statement. The undersigned offeror hereby states that by completing and submitting this Form and all other documents within this proposal submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if LMH discovers that any information entered herein to be false, such shall entitle LMH to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the proposal submittal, and by entering and submitting the costs, the undersigned offeror thereby agrees to abide by all terms and conditions pertaining to this RFQ as issued by LMH, either in hard copy or on the eProcurement Marketplace, including an agreement to execute the attached Sample Contract form. Pursuant to all RFQ Documents, this Form of Proposal, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply LMH with the services described herein for the fee(s) submitted in the proposal.

	<u>4/22/24</u>	<u>Dominick Durante, Jr.</u>	<u>LDA architects, Inc.</u>
Signature	Date	Printed Name	Company

LUCAS METROPOLITAN HOUSING (LMH)

**PROFILE OF FIRM FORM
ATTACHMENT B**

(1) Prime Sub-contractor (This form must be completed by and for each).

(2) Name of Firm: LDA Architects, Inc.
 Telephone: (216) 932-1890
 Fax: N/A
 Email: dom@ldaarchitecture.com

(3) Street Address, City, State, Zip: 5000 Euclid Ave Suite 104, Cleveland OH 44103

(4) Please attached a brief biography/resume of the company, including the following information: (a) Year Firm Established; (b) Year Firm Established in Ohio; (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).

(5) Identify Principals/Partners in Firm (submit under Tab No. 5 a brief professional resume for each):

[Table No. 1]

(1) Name	(2) Title	(3) % of Ownership
Dominick Durante, Jr.	President/Owner	64%
Steve Jennings	Partner	18%
Nick Muhvic	Partner	12%
Jesse Sweigart	Partner	6%

(6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 5 a brief resume for each. (Do not duplicate any resumes required above):

[Table No. 2]

(1) Name	(2) Title
Lauran Michael	Interior Designer


4/22/24
Dominick Durante, Jr.
LDA Architects, Inc.
 Signature Date Printed Name Company

**PROFILE OF FIRM FORM
ATTACHMENT B**

(7) Bidder Diversity Statement. You must mark all the following that apply to the ownership of this firm and enter where provided enter the correct percentage (%) of ownership of each:

Caucasian American (Male) 100 %
 Public-Held Corporation _____ %
 Government Agency _____ %
 Non-Profit Organization _____ %

Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following):

Resident-Owned* _____ %
 African American _____ %
 Native American _____ %
 Hispanic American _____ %
 Asian/Pacific American _____ %
 Hasidic Jew _____ %
 Asian/Indian American _____ %

Woman-Owned (MBE) _____ %
 Woman-Owned (Caucasian) _____ %
 Disabled Veteran _____ %
 Other (Specify): _____ %

WMBE Certification Number:

Certified by (What Agency):

(NOTE: A CERTIFICATION/NUMBER IS NOT REQUIRED TO BID - ENTER IF AVAILABLE)

- (8) Federal Tax ID No.: 34-1798532
- (9) Local Business License No. (if applicable):
- (10) State of Ohio License Type and No. (if applicable): Architectural Registration FIRM.00171690
- (11) Federal License Type and No. (if applicable):
- (12) Worker's Compensation Insurance Carrier: A. Hartford Underwriters Ins. Co. B. XL Specialty Insurance Co.
Policy No.: 45 SBW AX 5NZF
Expiration Date: 5/12/2024
- (13) General Liability Insurance Carrier: A. Hartford Underwriters Ins. Co. B. XL Specialty Insurance Co.
Policy No.: 45 SBW AX 5NZF
Expiration Date: 5/12/2024
- (14) Automobile Liability Insurance Carrier: A. Hartford Underwriters Ins. Co. B. XL Specialty Insurance Co.
Policy No.: 45 SBW AX 5NZF
Expiration Date: 5/12/2024

	<u>4/22/24</u>	<u>Dominick Durante, Jr.</u>	<u>LDA Architects, Inc.</u>
Signature	Date	Printed Name	Company

Lucas Metropolitan Housing
Request for Qualifications for Architectural/Engineering Services
Fee/Rate Proposal Form

PROPOSED HOURLY BILLING RATES						
Name	Job Title	Base Hourly Rates	O/H and Fringes Multiplier	Hourly Billing Rates	Profit %	Total Hourly Billing Rates
	Principal	\$160				
	Project Executive					
	Project Manager	\$140				
	Licensed Architect	\$120				
	Architect Intern/Planner	\$100				
	Professional Engineer (M/E/P/S/C)					
	Engineering Intern (M/E/P/S/C)					
	CADD Operator					
	Cost Estimator					
	Field Engineer/Construction Administrator					
	Clerical					
	Interior Designer	\$100				
	Historic Rehabilitation	\$125				
	Landscape Designer	\$120				
	Urban Planner	\$120				

Company Name: LDA Architects, Inc.

Signature: 

Printed Name & Title: Dominick Durante, Jr.

Address: 5000 Euclid Ave, Suite 104, Cleveland OH 44103

Phone: 216-932-1890

Email: dom@ldaarchitecture.com



TAB 2



May 1, 2024

The Office at the Agora 5000 Euclid Avenue Suite 104 Cleveland, Ohio 44103

Client References

Cuyahoga Metropolitan Housing Authority

8120 Kinsman Road, Cleveland, Ohio 44104

Jeffrey Patterson

jpatt@cmha.net / (216) 348.5000

A variety of housing and support building projects with construction costs ranging from \$25,000 to \$12,000,000.

Ongoing contract since 2004

Cincinnati Metropolitan Housing Authority

1267 Western Avenue, Cincinnati, Ohio 45214

Joe Norton

joe.norton@cintimha.com / (513) 620.9590

A variety of housing and support building projects with varying costs and time durations

Millennia Housing Management Ltd.

1300 Key Tower | 127 Public Square, Cleveland, OH 44114

Arthur Krauer

akrauer@mhmltd.com / (216) 520.1250

Multiple contracts of varying length

Case Western Reserve University

10900 Euclid Avenue, Cleveland, Ohio 44106

Joanne Brown

joanne.brown@case.edu / (216) 368.1245

Architectural services for all phases of design and construction

Multiple contracts of varying length and scope, including ongoing contract

Marous Brothers Construction

36933 Vine St., Willoughby, Ohio 44094

Doug Richardson

drichardson@marousbrothers.com / (440) 951.39040

Multiple housing projects



At LDA architects, we are a full-service architectural firm founded in 1995, and are proud of our solid reputation with numerous clients for superior service, quality design and technical skill. We have completed numerous municipal, commercial, institutional and residential projects as well as planning and urban design studies. Of the hundreds of projects completed, the work of the firm remains a diverse mix of affordable and market-rate multifamily residential developments, adaptive reuse renovation and historic preservation, new commercial office, university and municipal projects.

We believe that people respond positively to well-designed and beautiful environments; therefore, we are not interested in design trends or fashion rather we strive to produce design that will be timely and timeless. We see our work as a balancing act – we strive to enhance the functional with the aesthetic and manage value while creating beauty.

We approach design as an open, iterative process with the client integrally involved during all phases of the work. Our firm listens to each client's needs and applies fresh thinking to each project, in each case attempting to respond to the special character of the particular client, as well as the site, the context and the budget.

The LDA Team has built a reputation on personal service and attention to detail for our clients' projects. The vast majority of our work is for repeat clients, proving their satisfaction. The strategic hiring of the most talented young architects, interior designers, preservation specialists and landscape designers has allowed our staff to grow, while always maintaining the highest standards of technical skill and professionalism. LDA offers Architecture, Interior Design and Landscape Design Services on a variety of building types and expertise concerning Historic Rehabilitation Tax Credits and Multifamily Market Rate, Workforce and Affordable (LIHTC) Housing Tax Credits. With offices at the Historic Agora Theater in Cleveland, Ohio, LDA designs beautiful environments that balance function, aesthetics and cost.

Dominick Durante, Jr. AIA NCARB Founder/President

Dominick Durante offers over 40 years of professional experience in urban planning, architectural design and construction. He is the Architect of Record for hundreds of projects, valued at many hundreds of millions of dollars in dozens of states throughout the USA. He is the Founding Principal, Design and Managing Principal at LDA Architects. He directs business development, the daily operations of all ongoing projects and is responsible for setting and maintaining our high standards of design and technical quality. Dominick is deeply familiar with building design standards, codes, rules and regulations in the industry. He has significant experience in both public and private sector projects. Dominick also serves as the City Architect for Chardon, Ohio. Dominick's experience is the cornerstone for the firm's success and he is a key asset to every project.





OVERVIEW OF THE FIRM

Steven Jennings RA, LEED AP BD+C Senior Principal

Steven Jennings has worked with LDA architects since 2005 and has assumed the role of Project Manager on numerous key projects including historic renovation, adaptive reuse and new construction projects. Steve has over twenty years of professional experience and uses his accumulated knowledge to mentor the firm's staff. He offers considerable familiarity with all phases of architectural projects. He has exceptional experience in coordination and quality control during the preparation of construction documents and during construction administration. He has worked with the State Historic Preservation Office on multiple restoration projects and is very familiar with building design standards, rules and regulations, and applicable codes of the industry. As a LEED Accredited Professional, Steven Jennings will be a valuable asset to any team pursuing green design and construction strategies.



Nicholas Muhvic RA, LEED AP Principal

Nick is a licensed Architect who has been with LDA Architects since 2008 after receiving his Master of Architecture from Kent State University. During his tenure, his experience has involved managing various projects including public housing, market rate housing, mixed-used developments, and commercial developments. His primary focus with LDA has been Affordable Housing involving Low-Income Housing Tax Credits throughout the country. He has successfully managed the construction and renovation of over a thousand affordable housing units for both high-rise construction and scattered building sites. Outside the office, Nick is actively involved in his community's development as Chairman and appointed Architect of his city's Planning and Design Commission, as well as a board member of his local Community Reinvestment Act Committee, and a stakeholder in the city's Revitalization Planning.



Jesse Sweigart RA Associate Principal

Jesse Sweigart is a licensed architect who has been with LDA Architects since 2011. With project experience in all phases of construction, he has worked as a Project Architect and Project Manager on project types ranging from public housing, private development, historic renovation, and commercial developments. During his tenure, Jesse has managed the design, construction documentation, and construction administration of over a thousand market-rate and affordable housing units. His commercial projects have included many Historical Tax Credit renovations and restorations including Theatres, Adaptive Reuse Developments, and Apartment Renovations. Within the office Jesse also oversees the advancement and integration of new technologies and software, including BIM, 3D rendering & document management.



Mike Sanbury Historic Preservation Manager

Michael Sanbury joined LDA architects in 2016. He brought with him over 10 years of experience working in a professional architectural environment. Specializing in Historic Preservation, Restoration, and Rehabilitation projects, he has experience in managing all phases of construction and has successfully completed numerous projects on the National Register of Historic Places, as well as National Historic Landmarks.



Lauran Michael, NCIDQ Interior Designer

Lauran Michael is an NCIDQ certified Interior Designer with over 13 years of experience. Lauran has worked in many sectors of architecture including commercial office, health care, single-family home residential and multi-family residential. She has worked within all phases of the design process from schematic design to construction administration. Because of her experience across several areas of design, Lauran brings with her to LDA a unique and invaluable design eye.



Emily Loomis Landscape Designer

Emily Loomis is a Landscape Designer with a background in architecture. She has a bachelor's degree from Cincinnati's Design, Architecture, Art and Planning School and a Masters degree from Ohio State's Knowlton School of Architecture. Emily is ambitiously working toward obtaining her license to become a registered landscape architect in the next few years. She hopes to bring life to projects through landscape design with a special interest in native plants specifically. Emily is also always advocating for the utilization of more greenspaces and trees.





Project

Date Completed

Avalon Apartments (NGBS Bronze)	In Progress
Briarfield Redevelopment (NGBS Silver)	In Progress
Burgland Heights (NGBS Silver)	In Progress
McComb Region 7 (NGBS Silver)	In Progress
Stokes West (LEED Silver, NGBS)	In Progress
Addis View (Green Communities)	2023
Baricelli (LEED Silver)	2022
Electric Gardens (LEED Silver)	2021
Riverside Park (Green Communities)	2021
Sutter View (Green Communities)	2021
Church + State (LEED Silver)	2020
2125 Superior (Green Communities)	2020
La Collina Apartments (LEED Silver)	2019
Clinton West (LEED Silver)	2017
Edge32 Apartments (Green Communities)	2017



SUSTAINABLE DESIGN

At LDA architects we employ U.S. Green Building Council LEED Accredited Professionals and have completed several LEED Certified projects. In addition, we have completed projects that meet the Enterprise Green Communities and National Green Building Standard guidelines. Projects that have incorporated green and sustainable concepts include:

Project	Date Completed
Innerbelt Lofts (Green Communities)	2017
Ernest J. Bohn Tower (Green Communities)	2017
Redevelopment of Wilkes Villa	2015
Wayne and Holmes Independent Living (Green Communities)	2015
Glen Cove Apartments (Green Communities)	2015
The Westin (LEED Silver)	2014
McKinley Grove Apartments (Green Communities)	2013
Euclid Belmore Senior Apartments (Green Communities)	2013
Emerald Alliance VI - Buckeye Commons (Green Communities)	2013
Helen S. Brown Senior Apartment Tower (Green Communities)	2013
Greater Abyssinia Senior Apartment Tower (Green Communities)	2012
Regency Square Apartments (Green Communities)	2012
Woodhill Community Center	2011
L'Oreal USA	2008
Beachwood Community Center	2006





Preservation Awards

Northeast Ohioans are using creative strategies and preservation incentives to bring new life to our local historic resources. The Cleveland Restoration Society and AIA Cleveland present the annual Celebration of Preservation to honor these accomplishments. These preservation awards are bestowed upon individuals and organizations whose contributions demonstrate excellence and outstanding commitment. Only a select number of recipients are chosen through a jury process, ensuring the best show of amazing transformations each year. LDA has received the following awards:

2023 State Historic Preservation Office Award
The Rhodes Mansion

2022 Award of Merit for Dedication to Preservation
The Eleanor

2022 Distinguished Restoration of a Historic Landmark Award
The Rhodes Mansion

2022 Award of Excellence for the Preservation of a Cultural Landmark
Knight Stage at the Civic and Grand Lobby Restoration (Akron Civic Theatre)

2021 Catalytic Rehabilitation of an Urban Block Award
Akron Bowery District

2020 Restoration of a Small Commercial Building Award
Gund Brewing/Scott Drug Building

2022 AIA Cleveland Design Award: Honorable Mention in the Architecture Category
Church + State Apartments

2019 AIA Cleveland Design Award: Honorable Mention in the Unbuilt Category
MLK Library

2019 Best Restoration of a Cultural Landmark 2019
Agora Theater

2018 Preservation Achievement Award
LaSalle Arts and Media Center

2016 Preservation Achievement Award
Historic Ohio City Post Office

2008 Preservation Achievement Award
Domestic Violence Center

2002 Preservation Achievement Award
McBride House



AWARDS & AFFILIATIONS



Established in 1988, The Weatherhead 100 awards are the premier celebration of Northeast Ohio's spirit of entrepreneurship and the companies leading the way in Northeast Ohio. Each year, the establishment recognizes this elite group of companies who are the best example of leadership, growth and success in the region. Companies that make the list are recognized for their percent of revenue growth over the past five years. LDA architects has been recognized as one of the Weatherhead 100's Fastest Growing Companies the following years: 2017, 2020, 2021, 2022 and 2023.



LDA architects is an agency member of National Association of Housing and Redevelopment Officials (NAHRO) and has completed the following projects with the Cuyahoga Metropolitan Housing Authority which have received National Awards of Merit in Housing & Community Development.

Mildred L. Brewer Place (Euclid Belmore)
Woodhill Community Center
Historic Stokes Community Center Rehabilitation
Revitalization of Riverside Community Center
Riverside Park Homes

Lonnie Burton Learning Garden
Congressman Louis Stokes Museum
Sara J. Harper Library
Phoenix Village



As Ohio's official historic preservation and Main Street organization, Heritage Ohio fosters economic development and sustainability through preservation of historic buildings, revitalization of downtowns and neighborhood commercial districts, and promotion of cultural tourism. LDA fully supports Heritage Ohio in its endeavors and has received the following awards:

2022 Historic Theater of the Year Award
The Akron Civic Theatre

2021 Best Commercial Rehabilitation in a Large Community
2125 Superior Living



LDA architects has completed several projects that earn the prestigious Northern Ohio Apartment Association (NOAA) Key Awards each year. Key Awards are an acknowledgment of excellence within the apartment industry and recognize communities that achieve the highest standards of Overall Community Appeal.



LDA has also been awarded the NAIOP Award for their work on the Church + State Apartments project.

2020 NAIOP Awards of Excellence: Development Project of the Year
2021 Building Excellence & Craftsmanship Award



SERVICES

Architecture

PLANNING

The importance of a diligent needs analysis and programming phase on projects cannot be underestimated. In this initial “discovery” phase, we serve as both the catalyst and the leader of a team effort in hopes of achieving maximum participation from a wide array of sources. This process of participation ensures that consensus is achieved among the members of the design team, the client, and the stakeholders. Our primary goal is to capture a “shared vision” of our projects early in the process.



DESIGN

At LDA, we use a variety of presentation techniques throughout our projects to describe our work, each appropriately suited for the phase and task. Autodesk Revit 3-D modeling allows for accurate representations of form and materials. Our team will work in an open, iterative process with the client and its partners involved each step of the way. We consistently assemble highly qualified teams of consultants that complement the project goals and offer full-service collaborative design solutions.

CONSTRUCTION

Our team has completed over 1,000 on-site construction meetings and field inspections. We regularly review construction progress to ensure that the design intent and project goals are executed successfully. We have worked in a variety of construction delivery methods including competitive bidding and design/build projects.



OTHER SERVICES

INTERIORS

We take great care in all of our projects to create interior environments that reflect the client's goals and mission. We have completed interior work for new buildings as well as existing ones. We often create interior spaces or preserve existing elements that can be exposed and give character to the space.



HISTORIC PRESERVATION

At LDA, we consider it imperative to document the past through our buildings and vital to rescue and preserve the historic fabric of our cities and towns. It is our passion to transform distinguished, but tired, buildings of the past into vibrant new structures with efficient contemporary uses. In our judgment, it is smart to protect the historic buildings in our communities – not only because they are beautiful aesthetically, but they also still possess utility and serve to give our communities a sense of themselves and their place in history.

LANDSCAPE DESIGN

We are committed to creating places where people want to spend time – both inside and out – and are sustainable for generations. At LDA, we understand that our built environments affect more than just those that use our structures, and subsequently, create public spaces. Landscapes create effects of all scales, from the individual to the community, and influence people's perceptions of a place. Our aim is to create cheerful spatial experiences and a positive sense of place. Our work shouldn't be limited to the structures we build, but should encompass the experience.





PROJECT TYPES

Residential

MARKET-RATE HOUSING

We endeavor to create better and stronger communities and we know that high-quality housing is a key component in doing so. Through our multifamily housing work, focused primarily in urban and first tier suburban neighborhoods, we are creating green, healthy, delightful places for people to live. Higher density multifamily housing projects afford us the opportunity to position buildings sensitively together to create great streets and public spaces – enlivening the public realm. Our single family work varies immensely and encompasses an array of styles to suit each individual client.

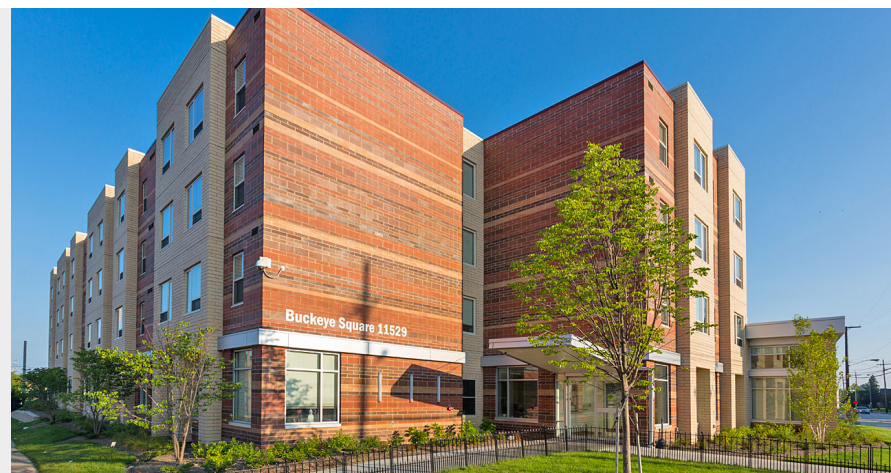


AFFORDABLE HOUSING

When working with our affordable housing clients our mutual goal is to create more livable and dynamic environments to promote the advancement of the residents within the local community. We have ongoing relationships with several public housing authorities, who focus on changing lives for the better and we are proud to be part of that process.

SUPPORTIVE HOUSING

Our supportive housing projects help to deliver safe and affordable housing to persons with variety of disabilities. Often these tenants may have been homeless and suffer from severe and persistent mental illness and/or physical disabilities. We consider all aspects of our design in relation to the unique needs of the client's tenants to provide a promising future.



OTHER PROJECT TYPES

COMMERCIAL

Businesses must manage uncertainty and risk to be successful. We help by designing facilities for maximum flexibility – for expandability, contractibility and convertibility – since change is one of the only certainties in business. At LDA, we meet our clients' current and foreseeable needs by designing projects that change and transform with the nature of work, technology, and workforce demographics. Our commercial projects include corporate headquarters, restaurants, hospitality venues, retail locations, among others.



INSTITUTIONAL/GOVERNMENTAL

When working with institutional, governmental, educational, and nonprofit clients, we seek to deeply understand each organization's aspirations and work diligently to capture a shared vision for each project. We do this through intense collaboration and dialogue with the client, as well as in depth critical analysis of the site, the project budget and the program. These types of projects are about creating well-designed facilities while using land and physical resources effectively. Our institutional/governmental projects should be a catalyst for institutional advancement, pride, and promoting the mission of the organization.

MIXED-USE

Buildings often have multiple personalities- there are always unique conditions that offer the opportunity or need for mixed uses. We pride ourselves in the design and integration of these individual, yet cohesive elements. These could be new buildings or old buildings; we have completed mixed used projects as adaptive reuse and historic preservation projects.





TAB 3

Certifications and Representations of Offerors

Non-Construction Contract

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offers to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

- (1) has, has not employed or retained any person or company to solicit or obtain this contract; and
- (2) has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

- (a) is, is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b) is, is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c) is, is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|---|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans |
| <input type="checkbox"/> Hispanic Americans | <input type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);
(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

- (c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

- (a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:

(i) Award of the contract may result in an unfair competitive advantage;

(ii) The Contractor's objectivity in performing the contract work may be impaired; or

(iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.

- (b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.

- (c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.

- (d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:



Typed or Printed Name:

Title:



SECTION 3 BUSINESS SELF-CERTIFICATION FORM

(In compliance with Section 3 of the HUD Act of 1968 Updated 24 CFR Part 75 - 11/30/2020)

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 Business Certification requirements. To count as a Section 3 Business your company/firm must meet one of the listed categories below. Each category will require additional documentation to support the election. You must provide that supporting documentation with this form to be properly and completely confirmed as a Section 3 business. If this form is submitted without the required supplemental data, your certification will not be processed.

Section 3 Business Category	Additional Required Data	Mark an "X" on Your Election
It is at least 51 percent owned by low- or very low-income persons;	Proof of ownership showing all owners and their percentages and a completed Section 3 Individual Self-Certification form for all low- and very low-income owners	N/A
Over 75 percent of the labor hours performed for the business are performed by low- or very low-income persons; or	Provide the last 90 days full payrolls for the entire company, make a list of the names from the payrolls of the Section 3 workers, and provide a completed Section 3 Individual Self-Certification for all low- and very low-income workers you list	N/A
It is a business at least 51 percent owned by current public housing residents or residents who currently live in Section 8-assisted housing.	Proof of ownership showing all owners and their percentages and a Section 3 Individual Self-Certification form for all public housing and/or Section 8 owners	N/A

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my business meets the elected definition and understand proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as a certified Section 3 business.

Signature:		Date Signed:
Print Name:	Title:	
Company Name:	Signers Email:	
N/A		
Address		
Telephone Number		
Type of Business: (Check One): <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other		



SECTION 3 INDIVIDUAL LOW-INCOME PERSON SELF-CERTIFICATION FORM

(In compliance with Section 3 of the HUD Act of 1968 Updated 24 CFR Part 7- 11/30/2020)

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 self-certification income requirements. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individuals current year income annualized for the year you are being confirmed as low-income.

Printed Name: _____

Street Address *(Not a PO Box)* Apt# City State Zip

Phone #: _____ Email: _____

To qualify as a Section 3 Person, you must meet one of the standards in the box on the left and your individual annual income must not exceed the number in the left box below.

<p>Check only one line below that describes your housing situation:</p> <p><input type="checkbox"/> I am a Public Housing Resident or Section 8 Assists me with my rent, or I am a current YouthBuild participant</p> <p><input type="checkbox"/> I receive No HUD support, but I am low-income and live in the Lucas County MSA</p>	<p>My Individual Income does not exceed: \$43,600.</p>
<p>The Toledo, OH MSA contains the following areas: Fulton County, OH; Lucas County, OH; Monroe County Michigan, Fulton County Michigan, and Wood County, OH (Except Bowling Green).</p>	

I hereby certify to the US Department of Housing and Urban Development (HUD) that all of the information on this form is true and correct. I attest under penalty of perjury that my total income is as shown above, and that proof of this information may be requested. If found to be inaccurate, I understand that I may be disqualified as an applicant and/or a certified Section 3 individual. Finally, I authorize including my name on a list of Section 3 Residents seeking employment and to include my contact information so that contractors may contact me directly for any employment opportunities.

Signature

Date



Lucas Metropolitan HOUSING SECTION 3 HOURS WORKED REPORTING FORM

(In compliance with Section 3 of the HUD Act of 1968 Updated 24 CFR Part 75 11/30/2020)

The purpose of this form is to comply with Section 3 of the HUD Act of 1968 tracking of hours worked by all person's employed by your company on the _____ contract including those meeting the Section 3 income requirements as low- or very low-income. To count as a Section 3 individual, any legal resident of the United States annual income must not exceed the HUD income limits for the year before they were hired, or, the individuals current year income annualized for the year you are confirming they are low-income. If your company employs any person, you believe is low income now or was when they were hired within the past five years, please have them complete the "SECTION 3 INDIVIDUAL LOW-INCOME PERSON SELF-CERTIFICATION FORM" and return it to the GC immediately. Please keep in mind the objective and the HUD benchmark requirements for this project are:

- 25% of the total labor hours worked by everyone employed under the project must be worked by Section 3 Workers (Defined as the low and very low-income people in your project service area)

And

- 5% of the total labor hours worked by everyone employed under the project must be worked by Targeted Section 3 Workers (Defined as Public Housing and Section 8 Assisted persons in your project service area)

Therefore, we are interested in identifying as many people Section 3 workers as possible that will allow us to count their hours toward the benchmarks. However, all hours worked by everyone on the project must be reported monthly to:

John Keegan
Section 3 Compliance Coordinator
jkeegan@lucasmha.org

Official Hours Worked for the Period of _____ 2022 - _____ 2022

Total Hours Worked by all Non-Section 3 staff _____

Total Hours Worked by All Section 3 staff Targeted and Non-Targeted _____

Please list the names and hours worked by each Section 3 Worker individually below or on a separate sheet.

First Name	Last Name	Total Hours This Period Only
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

N/A

SUBCONTRACTOR LISTING

Contractor: LDA Architects, Inc. Date 4/30/2024

Project Name: RFQ24-Q001 Architectural & Engineering Services

BUSINESS NAME	ADDRESS	PHONE	TRADE	MINORITY *	SECTION 3 BUSINESS	CONTRACT AMOUNT
Calvin Singleton & Associates	13426 Cedar Rd #201 Cleveland Heights, OH 44118	(216) 321-9953	Arch.	Black		5%
<i>***LDA Architects will attempt to achieve the Minority Business Participation Goals of LMHA by teaming with certified MBE and FBE engineering and consulting firms when appropriate.***</i>						

*DESIGNATE MINORITY GROUP HERE: BLACK, HISPANIC, ASIAN, AMERICAN INDIAN, WOMEN-OWNED. THE GOAL OF THE LMHA FOR MINORITY SUBCONTRACTOR PARTICIPATION IS 35%.

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.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>LDA architects, Inc.</p> <p>2 Business name/disregarded entity name, if different from above</p>	
		<p>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.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ </p> <p>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.</p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
		<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <p>5000 Euclid Avenue, Suite 104</p> <p>6 City, state, and ZIP code</p> <p>Cleveland, Ohio 44103</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

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.

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.

Social security number									
or									
Employer identification number									
3	4	-	1	7	9	8	5	3	2

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 ▶	Date ▶ 01/05/24
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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-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.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The James B. Oswald Company 1100 Superior Avenue East Suite 1500 Cleveland OH 44114	CONTACT NAME: Jared Breeze PHONE (A/C. No. Ext): 513-577-4123 FAX (A/C. No): 216-839-2815 E-MAIL ADDRESS: jbreeze@oswaldcompanies.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED LDA Architects, Inc. 5000 Euclid Avenue, Suite 104 Cleveland OH 44103	INSURER A : Hartford Underwriters Ins. Co.	NAIC # 30104
	INSURER B : XL Specialty Insurance Co.	37885
	INSURER C :	
	INSURER D :	
	INSURER E :	

COVERAGES

CERTIFICATE NUMBER: 276920548

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	45 SBW AX 5NZF	5/12/2023	5/12/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	45 SBW AX 5NZF	5/12/2023	5/12/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	45 SBW AX 5NZF	5/12/2023	5/12/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ Excludes Professional \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	45 SBW AX 5NZF	5/12/2023	5/12/2024	<input type="checkbox"/> PER-STATUTE <input checked="" type="checkbox"/> OTH-ER Ohio Stop Gap E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability Claims Made Retro Date: 05/12/1995	N	Y	DPR5012780	5/12/2023	5/12/2024	Each Claim \$4,000,000 Aggregate \$5,000,000 Pollution & Envir. Liability Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

CERTIFICATE HOLDER**CANCELLATION**

LDA Architects, Inc. 5000 Euclid Avenue, Suite 104 Cleveland, OH 44103	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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TAB 4



SUTTER VIEW REHABILITATION

Cincinnati Metropolitan Housing Authority



Client Cincinnati Metropolitan Housing Authority
Location Cincinnati, OH
Total Building Area 125,590 SF
Construction Value \$13,000,000

As part of a three-segment comprehensive site development, LDA is working with the Cincinnati Metropolitan Housing Authority to rehabilitate the Sutter View community. Consisting of 120 units across 23 residential buildings, the scope calls for both interior and exterior improvements, as well as additions totaling to about 6,950 square feet. The interior work will consist of new fixtures, finishes, repairing all damage to the units, and new layouts for certain units. The exterior rehabilitation will include added security features, new lighting, and a complete overhaul of the overall appearance.



WILKES VILLA MASTERPLANNING

Lorain Metropolitan Housing Authority



Client Lorain Metropolitan Housing Authority
Location Elyria, OH
Construction Value \$45,000,000

LMHA engaged LDA architects and its team to prepare a new multi-phase master plan for the total redevelopment of the Wilkes property, including the community center, a new health clinic, and management and maintenance building. The Master Plan proposed a new identity and image focusing on the development becoming a beautiful Green sustainable community that is designed to encourage healthy lifestyles and provide a safe environment for residents. The result of such a re-creation will be a community that is marketable to a wider range of income groups.



RIVERSIDE PARK MASTERPLANNING

Cuyahoga Metropolitan Housing Authority



Client Cuyahoga Metropolitan Housing Authority
Location Cleveland, OH
Total Building Area +/- 70 Acres

LDA created smaller Villages within the larger community of Riverside Park. These "pocket neighborhoods" are focused around interconnected, but individually identifiable community green spaces and gardens. The green spaces and gardens provide safe and healthy opportunities for residences to meet for work, play, education and socializing activities.

The project added 90 new housing units to the existing 440 units within the estate. LDA architects designed a variety of new townhome and ranch-style units as well as an attractive three-story, 28-unit apartment building for seniors.

The result of such a re-creation is a community that is marketable to a wider range of income groups. Riverside Park is also a Rental Assistance Demonstration (RAD) project. This program allows CMHA to convert public housing assistance into project based rental assistance in order to preserve affordable housing for current and future CMHA residents.



ENGLISH WOODS MASTER PLAN

Cincinnati Metropolitan Housing Authority

Housing Authority



Client Cincinnati Metropolitan Housing Authority
Location Cincinnati, OH



LDA is working with the Cincinnati Metropolitan Housing Authority to create a three-segment comprehensive site development. The existing Marquette Manor high-rise is being demolished and the residents are being moved across the site in order to form a more neighborly community. The three projects within the overall master plan include Sutter View Rehabilitation, Replacement for Marquette Manor - Cottages, and Replacement for Marquette Manor - Low-Rise. The project scopes include existing alterations, new building construction, ample parking, new sidewalks and paths, and landscaping throughout to tie the projects together.



EUCLID AND BELMORE SENIOR APARTMENT BUILDING

Cuyahoga Metropolitan
Housing Authority



Client Cuyahoga Metropolitan Housing Authority
Location Cleveland, OH
Total Building Area 47,930 SF
Construction Value \$7,700,000

LDA architects designed a 39-unit apartment building for seniors (26 units per acre). The design features a garden courtyard and winter garden/community space. The building includes office space and a large lounge room with an attached warming kitchen.



HISTORIC WOODHILL COMMUNITY CENTER AND ADMINISTRATIVE OFFICES

Cuyahoga Metropolitan Housing Authority



Client Cuyahoga Metropolitan Housing Authority
Location Cleveland, OH
Total Building Area 20,500 SF
Construction Value \$6,000,000

The Woodhill Community Center is located in the Buckeye Neighborhood of Cleveland, Ohio on a site that is significantly sloped and centrally located within the Cuyahoga Metropolitan Housing Authority (CMHA) Woodhill Homes Estate. The project included major restoration, renovation and additions to an existing 10,000 square feet, two-story Community Center that was built in 1939 and had been vacant for over 25 years.



PURITAS GARDENS TOWNHOMES

Cuyahoga Metropolitan
Housing Authority



Client Cuyahoga Metropolitan Housing Authority
Location Cleveland, OH
Total Building Area 21,760 SF
Construction Value \$1,000,000

The Puritas Garden Townhomes are three duplex housing units adjacent to 12 existing affordable housing duplexes in a West Side residential neighborhood of Cleveland Ohio. LDA architects designed the townhomes to be cost effective, durable and well- integrated into the existing neighborhood.



PHOENIX VILLAGE

Cuyahoga Metropolitan Housing Authority



Client Cuyahoga Metropolitan Housing Authority
Location Cleveland, OH
Construction Value \$12,500,000

LDA architects served as the urban designer and architect for this 98-unit infill public housing project. The project replaced several acres of outdated apartment block style housing with modern townhome style units in the spirit of New Urbanism. The project is characterized by varied facades with front stoops and porches intended to revitalize the streets in this historic neighborhood.



Location Painesville, OH
Total Building Area 17,100 SF
Construction Value \$2,000,000
Funding OHFA 4%



Extended Housing, Inc. is a private, non-profit corporation whose mission is to provide safe, decent and affordable housing to persons with severe and persistent mental illness, including the homeless, and those at imminent risk of being homeless. LDA architects designed a community housing project to provide 17 residential apartments with associated supportive programming. This project is financed by OHFA.



BUCKEYE SQUARE EMERALD ALLIANCE VI



Client Emerald Alliance VI is a development team consisting of Emerald Development and Economic Network (EDEN) and Cleveland Housing Network

Location Cleveland, OH

Total Building Area 40,290 SF

Construction Value \$7,500,000

LDA architects designed a new 65-unit permanent supportive housing apartment project to help individuals with mental illness and who would otherwise be homeless. The facility has common areas for socializing opportunities for the residents and support staff that offer counseling. This project is financed by OHFA.



Location Cleveland, OH
Total Building Area 283,910 SF
Units 158
Construction Value \$45,000,000

Church + State is a mixed-use, market-rate apartment building in the Hingetown area of Cleveland's Ohio City Neighborhood. This project not only fills the multi-family housing needs in the neighborhood, but creates its own community within the neighborhood.

The design applies placemaking practices and takes into account the impact that spatial experiences have on our daily lives. Through the inclusion of pedestrian-level retail, public art, and amenities that support a diverse residential population, the Church + State project serves as a cultural hub for Hingetown at the former site of unimproved parking lots. Residents and visitors to the neighborhood are also able to take advantage of a more human-scale development that is pedestrian-oriented and friendly, due to the incorporation of a two-level parking deck.



Location Cleveland, OH
Total Building Area 100,000 SF
Units 70

LDA's role in the new Clinton West Apartments includes all phases of the new construction process; starting with conceptual design through completion of construction administration. The new building is designed to blend with the surrounding context of the existing mixed commercial, industrial, and residential community.

Two predominant elements which help to achieve this are the underground parking and maintaining the size of the apartment to be similar in width and height to the adjacent buildings. The courtyard gives the illusion the complex is two separate buildings, while the central landscaping, community spaces, and lobby remain as connecting circulation for the residents. The Clinton West Apartments will be equipped with large windows, high-end finishes, and garden patios or balconies for each unit.

WOODMERE APARTMENTS



Location Woodmere Village, OH
Total Building Area 191,220 SF
Units 89



The Woodmere Apartments project will consist of the construction of a new, for-rent apartment building along Brainard Road in Woodmere Village, OH. The project will appeal to suburban apartment renters with larger units and a substantial amount of surface parking spaces.



ADDIS VIEW APARTMENTS



Location Cleveland, OH
Total Building Area 93,548 SF
Units 130



LDA worked with The Inspiration Group on Addis View's first building. The structure has four stories and 130 units ranging from studios to two-bedroom units. The building also features a fitness center, bike room, dog wash room, community room with a kitchenette, and an outdoor space with a fire pit and grills.



FAIRSTEAD AFFORDABLE HOUSING PROJECTS

CLIFTON PLACE APARTMENTS

Location: Cincinnati, Ohio

Units: 183

Buildings: 1 High-Rise

Property Type: Elderly (62+)

Financing: 4% OHFA LIHTC



FINDLAY SENIOR APARTMENTS (Ohio)

The Findlay Senior Apartments renovation consists of interior and exterior improvements to 146 apartment units in an existing 8-story apartment building. Interior work will include providing new finishes and fixtures to all existing units and common areas. A minimum of 5% of existing units will be converted to be fully accessible including common area bathrooms and kitchens.

FOREST HILL TERRACE APARTMENTS

Location: Cleveland, Ohio

Units: 420

Buildings: 3 High-Rises

Property Type: Elderly (62+)

Financing: 4% OHFA LIHTC, HUD Loan





MILLENNIA HOUSING PROJECTS



MUSICIANS TOWERS (Ohio)

LDA is working on the rehabilitation of this 13-story apartment building. 5% of the apartment units are being converted to meet ANSI requirements. Offices on the first floor are to be reconfigured as well as new finishes and fixtures throughout. Exterior work includes new entries, canopies, new on-site pavilion and gardens.

HERSHEY PLAZA APARTMENTS

Location: Hershey, Pennsylvania

Units: 216

Buildings: 1 High-Rise

Property Type: Elderly (62+)

Financing: PHFA LIHTC



BANKHEAD TOWER APARTMENTS (Alabama)

The Bankhead Tower Apartments project consists of the interior and exterior renovation of an existing Historic apartment building containing 253-units. Interior work will include providing new finishes and fixtures to all existing units. A minimum of 5% of existing units will be converted to be mobility accessible and 2% audio/visual accessible. The existing common areas will be renovated to meet accessibility standards including new finishes.



VESTA CORPORATION PROJECTS

REGENCY SQUARE (Ohio)

This project was for the renovation of an existing 4-story, 66-unit apartment complex. The scope of work included mechanical, electrical, and aesthetic updates to the entire building including common areas and all apartment units. The project also provided UFAS/ADA accessibility to the common spaces and the renovation of four tenant units to be UFAS compliant. Exterior work for the building consisted of a new roof and masonry restoration. This project followed Enterprise Green Communities guidelines.



ROYAL MALL APARTMENTS (Ohio)

LDA architects completed Construction Administration/HUD Inspection services for the construction of complete and extensive renovations to this 175-unit public housing project owned and managed by a private developer (just over 12 units per acre). Interior improvements included all new kitchen cabinets and appliances, new light and plumbing fixtures, all new wall and floor finishes, and new furnaces and hot water tanks. The exterior improvements included new roofs, exterior siding, windows and doors.

WESTWAY GARDEN APARTMENTS (Ohio)

LDA architects completed Construction Administration/HUD Inspection services for the construction of complete and extensive renovations to this 300-unit public housing project owned and managed by a private developer. Interior improvements included all new kitchen cabinets and appliances, new light and plumbing fixtures, all new wall and floor finishes, and new furnaces and hot water tanks. The exterior improvements included new roofs, exterior siding, windows and doors.





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