

**COMMERCIAL LEASE AGREEMENT
BETWEEN
CITY OF SHEBOYGAN
AND
LAKESHORE REGIONAL CHILD ADVOCACY CENTER**

ARTICLE I. PARTIES.

This Commercial Lease Agreement (“Agreement”) is made this _____ day of _____, 2023, by and between:

Landlord: City of Sheboygan
828 Center Ave.
Sheboygan, WI 53081

Tenant: Lakeshore Child Advocacy Center
134 S. Foster Dr.
Saukville, WI 53080

Collectively, the Landlord and Tenant shall be referred to herein as the “Parties”.

The Parties agree as follows:

ARTICLE II. DESCRIPTION OF LEASED PREMISES.

The Landlord agrees to lease to the Tenant the following described 5,430 square feet (SF) of office/ clinic space located at 1817 N. 8th St., Sheboygan, Wisconsin 53081. Such property is depicted in the attached and incorporated “Exhibit A” and which shall be hereinafter known as the “Premises”. The parties acknowledge that final layout of the leased space may change prior to or during construction from that depicted in Exhibit A but that the total square footage and overall area of leased premises is final.

ARTICLE III. USE OF LEASED PREMISES.

The Landlord is leasing the Premises to the Tenant and the Tenant is hereby agreeing to lease the Premises for use as a branch location wherein victim services activities including, but not limited to, counseling, physical evaluations, interviewing, and advocacy will take place. Any change in use or purpose of the Premises other than as described above shall not occur without Landlord’s prior written consent.

Tenant shall comply with all rules, regulations and laws of any governmental authority with respect to use and occupancy. Tenant shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the Premises is insured, nor will the Tenant allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, Tenant shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other tenants of the building.

ARTICLE IV. LEASE TERM AND RENEWAL.

The term of this Lease shall be for a period of ten years commencing on the date of execution, and expiring on December 31, 2033. This Lease shall automatically renew for one-year periods thereafter, unless an

intent to nonrenew is provided in writing, by either party with notice not less than sixty days prior to the expiration of the Lease or renewal period.

ARTICLE V. RENT.

The monthly rent payment shall be **one dollar** payable by the 1st of each month or by single payment made by January 31st of each year. If terminated prior to expiration of the Lease or renewal period, rent paid shall be forfeited for that period. Tenant shall not be entitled to pro rata refund.

ARTICLE VI. EXPENSES.

In addition to the rent payment, Tenant shall be responsible for costs associated with leasehold improvements and maintenance as well as costs associated with any telecommunications network desired by Tenant such as telephone or internet service. The City shall be responsible for water, sewer, and electrical utility payments and shall be responsible for maintaining such utility service to the building including HVAC.

ARTICLE VII. LEASEHOLD IMPROVEMENTS.

Exterior: Tenant acknowledges that no improvements shall be made the building's exterior or to the grounds without Landlord's prior, written approval. The Parties agree that Tenant may erect exterior signage in conformance with the Sheboygan Municipal Code. Maintenance in good condition and repair of such signage shall be Tenant's responsibility. Within thirty days of Agreement termination, Tenant shall cause its signage to be removed and shall repair all damages caused or resulting from such removal.

Interior: The Parties understand that the Leased Premises are provided to Tenant in an unfinished condition. Tenant will be solely responsible for all interior improvements necessary or desired for Tenant's anticipated use of the Leased Premises. Tenant agrees to secure all necessary permits at Tenant's expense, to comply with all applicable building codes and regulations, and to not occupy the Leased Premises until a Certificate of Occupancy has been issued. Tenant shall also be responsible for maintenance to the Leased Premises but if any maintenance activities would impact the building's structure, utilities, or quiet enjoyment of other building users, Tenant shall provide the Director of Public Works at least 24 hours' notice. In the case of emergency maintenance, Tenant shall provide notice to the Director of Public Works as soon as practicable. The parties understand that Tenant's utilities will connect to the building's existing utilities infrastructure. As such, utility system design shall be pre-approved by the Director of Public Works before installation or modification.

ARTICLE VIII. LICENSES AND PERMITS.

A copy of any and all local, state, or federal permits acquired by Tenant and which are required for the use of the Leased Premises shall be kept on site at all times and shall be readily accessible and produced to the Landlord and/or their agents or to any local, state, or federal officials upon demand.

ARTICLE IX. TENANT OBLIGATIONS.

Tenant shall be primarily responsible whenever needed for the maintenance and general pickup of the entranceway leading into the Premises, so that this is kept in a neat, safe and presentable condition. The Tenant shall also be responsible for all minor repairs and maintenance of the Leased Premises, particularly those items which need immediate attention and which the Tenants, or their employees, can do and perform on their own, including but not limited to, the replacement of light bulbs, as well as the normal repair and cleaning of windows, cleaning and clearing of toilets, etc., and the Tenant shall properly maintain the Premises in a good, safe, and clean condition. The Tenant shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state or federal laws, rules regulations or ordinances.

Furthermore, the Tenant shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the Premises.

In the event the Leased Premises or any other property located at 1817 N. 8th Street, Sheboygan, Wisconsin, including but not limited to, fixtures, structures, personal property, and landscaping, is damaged as a result of any neglect or negligence of Tenant, their employees, agents, business invitees, or any independent contractors serving the Tenant or in any way as a result of Tenant's use and occupancy of the Premises, Tenant shall promptly notify the Sheboygan Director of Public Works or their designee. Tenant shall be primarily responsible for seeing that the proper claims are placed with the Tenant's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, to the Landlord and party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Tenant.

ARTICLE X. INSURANCE AND INDEMNIFICATION.

Tenant understands that their personal property is not insured by the City for either damage or loss, and the City does not assume any liability for such loss. Tenant agrees to hold harmless the City of Sheboygan, its officers, employees, representatives, volunteers, and assigns, and shall indemnify and hold harmless all such persons or entities for any claims for damage to property or injury to person that may be occasioned by any activity carried on under the terms of the Agreement.

Tenant shall maintain, at all times during the Term of this Lease, comprehensive general liability insurance in an insurance company licensed to do business in the State of Wisconsin. Such insurance shall provide coverage of not less than \$1,000,000.00 dollars per occurrence, \$3,000,000.00 in the aggregate. During the Term of this Lease, Tenant shall furnish the Landlord with a certificate(s) of insurance, in a form acceptable to Landlord, covering such insurance so maintained by Tenant and naming Landlord as additional insured. Tenant shall provide Landlord at least thirty (30) days written notice prior to insurance cancellation and acknowledges that not having sufficient insurance shall be deemed a material breach of this Agreement.

ARTICLE XI. SUBLET/ ASSIGNMENT.

Tenant may not transfer or assign this Lease, or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Landlord.

ARTICLE XII. RIGHT OF ENTRY.

It is agreed and understood that the Landlord and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Landlord under the terms of this Lease or as may be deemed necessary with respect to the inspection, maintenance or repair of the building. Landlord acknowledges that such right to enter and inspect shall not infringe upon the privacy rights and expectations of Tenant's clients.

ARTICLE XIII. BREACH

ARTICLE XIV. MISCELLANEOUS PROVISIONS.

(A). Waiver. Waiver by either party under this Agreement shall not constitute a waiver of a such party's other rights under this Agreement.

(B). Locks. Locks may not be added or changed without prior written agreement of the Parties.

(C). Execution in Counterparts. This Agreement may be executed in counterparts. Facsimile and emailed signatures are binding and are considered to be original signatures.

(D). Entire Agreement. This Lease Agreement, along with Exhibits, constitutes the entire agreement between Parties.

(E). Severability. If there is a conflict between any provisions of this Agreement and the provisions of law, such provisions of the Agreement will be amended or deleted as necessary in order to comply with the law. Any provisions required by law to be incorporated into this Agreement shall be so incorporated. The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision of this Agreement. Such other provisions shall remain in full force and effect.

(F). Governing Law. This Agreement shall be governed by the laws of the State of Wisconsin. The venue for dispute resolution shall be the Sheboygan County Circuit Court.

(G). Amendment. No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

(H). Binding Effect. This Lease and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors and administrators.

(I). Notices. Payments and notices shall be addressed to the following:

Landlord: City of Sheboygan
 Attn: City Clerk
 828 Center Ave.
 Sheboygan, WI 53081

Tenant: Lakeshore CAC
 Attn: Amanda Didier
 134 S. Foster Dr.
 Saukville, WI 53080

CITY OF SHEBOYGAN

TERMS AND CONDITIONS FOR ALL CONTRACTS FUNDED WITH FEDERAL GRANTS SUBJECT TO THE UNIFORM GUIDANCE

In the event of a conflict between the below terms and conditions and the terms of the main body of the Contract or any exhibit or appendix, these federally required contract terms shall govern.

1. **Amendment Permitted.** This list of Federally Required Contract terms may be amended by City in the event that the applicable federal grant providing funding for this Agreement contains additional required terms.

2. **Debarment and Suspension.** Contractor represents and warrants that, as of the execution of this Contract, neither Contractor nor any subcontractor or sub-consultant performing work under this Contract (at any tier) is included on the federally debarred bidder's list listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." If at any point during Contract's term Contractor or any subcontractor or sub-consultant performing work at any tier is included on the federally debarred bidder's list, Contractor shall notify City immediately. Contractor's completed Vendor Debarment Certification is attached hereto and incorporated herein.

3. **Record Retention.** Contractor certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. Contractor further certifies that it will retain all records as required by 2 CFR § 200.333 for a period of five (5) years after it receives City notice that City has submitted final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed. Unless Contractor is functioning as a sub-recipient of grant funding, rather than as a contractor, this requirement is in addition to, and not in place of, City's public records retention requirements set forth elsewhere herein. In the event of conflict between local and federal retention periods, the longer retention requirement shall control.

4. **Procurement of Recovered Materials (Applies Only if the Work Involves the use of Materials).** Pursuant to 2 CFR §200.323, Contractor represents and warrants that in its performance under the Contract, Contractor shall comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

5. **Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as Amended.** If this is a contract or sub-grant in excess of \$150,000, Contractor must comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act

(42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.). Violations must be reported to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

6. **Energy Efficiency.** Contractor certifies that it will comply with mandatory standards and policies relating to energy efficiency, which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).

7. **Byrd Anti-Lobbying Amendment** (31 U.S.C. 1352). Contractor certifies that:

7.1. No federal appropriated funds have been paid or will be paid, by or on behalf of Contractor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal Loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of and Federal contract, grant, loan, or cooperative agreement.

7.2. If any funds other than federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, Contractor shall request from City and provide, completed, to City the "Disclosure Form to Report Lobbying," in accordance with its instructions as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96).

7.3. Contractor shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

7.4. Contractor's completed Byrd Anti-Lobbying Certification is attached hereto and incorporated herein.

8. **Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708) (Applies Only to Funding Over \$100,000, When Laborers or Mechanics are Used).** Contractor must comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, Contractor must compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

9. **Right to Inventions Made Under a Contract or Agreement.** Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 CFR part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any applicable implementing regulations.
10. **Federal Government is Not a Party.** The Federal Government is not a party to this Contract and is not subject to any obligations or liabilities to City, Contractor, or any other party pertaining to any matter resulting from the Contract.
11. **Davis-Bacon Act, as amended (40 U.S.C. 3141-3148).** If this is a “prime construction contract,” in its performance under the Contract, Contractor shall comply with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, Contractor is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Contractor is required to pay wages not less than once a week. **Note: this paragraph is not applicable to contracts paid for solely with ARPA SLFRF moneys.**
12. **Copeland “Anti-Kickback” Act (40 U.S.C. 3145).** If this is a “prime construction contract” in excess of \$2,000, Contractor shall, in its performance of the contract, comply with the Copeland “Anti-Kickback” Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that Contractor is prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.
13. **Equal Employment Opportunity.** Contractor shall comply with Executive Order 11246, “Equal Employment Opportunity,” as amended by EO 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” and as supplemented by regulations at 41 CFR Part 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”
14. **Termination for Convenience.** If this Contract is for an amount in excess of \$10,000 and it lacks a termination for convenience clause, the following applies: City may terminate this Contract at any time for any reason by giving at least thirty (30) days' notice in writing from City to Contractor. If Contractor is terminated for convenience by City, Contractor will be paid for services actually performed or commodity actually provided.
15. **Termination for Cause.** If this Contract is for an amount in excess of \$10,000 and it lacks a termination for cause clause, the following applies: If Contractor shall fail to fulfill in timely and proper manner any of its obligations or violate any of the provisions of this Contract; City shall have the right to terminate this Contract. City shall notify Contractor of its intent to terminate, by giving Contractor prior written notice at least five (5) business days before the effective date of the termination, identifying the alleged deficiencies in Contractor’s performance, and shall give Contractor thirty (30)

days to cure such deficiencies prior to termination. In such event, all deliverables completed by Contractor as of the date of termination shall, at the option of City, become property of City. Notwithstanding the above, Contractor shall not be relieved of liability to City for damages sustained by City by virtue of any breach of the Contract, and City shall retain its remedies under law.

16. **Executive Order 13202- Preservation of Open Competition and Government Neutrality Towards Contractors' Labor Relations on Federal and Federally Funded Construction Contracts.** These requirements apply to recipients and sub-recipients of awards and cooperative agreements and to any manager of a construction project acting on their behalf. These individuals or employees of one of these organizations must ensure that the bid specifications, project agreements, and other controlling documents do not: (a) require or prohibit bidders, offerors, contractors, or subcontractors to enter into or adhere to agreements with one or more labor organizations, on the same or other related construction project(s); or (b) otherwise discriminate against bidders, offerors, contractors, or subcontractors for becoming or refusing to become or remain signatories, or otherwise to adhere to agreements with one or more labor organizations, on the same or other related construction project(s). Contractors or subcontractors are not prohibited from voluntarily entering into agreements with one or more labor organizations.

17. **Domestic Preferences for Procurements.** Pursuant to 2 CFR §200.322, as appropriate, and to the extent consistent with law, Contractor should, to the greatest extent practicable under this Contract, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subcontracts and purchase orders for work or products under this Contract.

18. **Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment.** Contractor shall not use funds under this Contract to purchase, or enter into subcontracts to purchase, any equipment, services, or systems that use telecommunications equipment or services as a substantial or essential component of a system that is subject to 2 CFR § 200.216 (generally, video surveillance or telecommunications equipment produced by Huawei Technologies Company, ZTE Corporation, Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company, their subsidiaries or affiliates, or any entity that the Secretary of Defense reasonably believes to be an entity owned or controlled by the government of a foreign country). In the event Contractor identifies covered telecommunications equipment or services that constitute a substantial or essential component of any system, or as critical technology as part of any system that is subject to 2 CFR § 200.216, during Contract performance, Contractor shall alert City as soon as possible and shall provide information on any measures taken to prevent recurrence.

19. **Prohibitions on Discrimination.** Contractor agrees to comply with the following as applicable:

19.1. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance.

19.2. The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability.

19.3. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance.

19.4. The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance.

19.5. Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state or local governments or instrumentalities or agencies thereto.

19.6. Title IX of the Education Amendments of 1972 (Title IX), (20 U.S.C. 1681 et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 28, which prohibits discrimination on the basis of sex in any federally funded education program or activity

20. **Financial and Program Management** As subrecipient of federal funds, Contractor is required to comply with 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, other than such provisions as Treasury may determine are inapplicable to this Agreement and subject to such exceptions as may be otherwise provided by Treasury.

20.1. Financial Management: Contractor shall maintain records and financial documents sufficient to show compliance with section 603(c) of ARPA, Treasury's regulations implementing that section, and guidance issued by Treasury. Contractor shall grant the Treasury Office of Inspector General and the Government Accountability Office or their authorized representatives, the right of access to these records in order to conduct audits or other investigations. Financial records, supporting documents, statistical records and all other records pertinent to the services purchased pursuant to this Agreement shall be retained for a period of five (5) years after all of the City's funds have been expended or returned to the Treasury Department, whichever is later.

20.2. Audit Requirements. Contractor agrees to provide all reports requested by the City including, but not limited to, financial statements and reports, reports and accounting of services rendered, and any other reports or documents requested. Financial and service reports shall be provided according to a schedule (when applicable) or upon request. Contractors who expend more than \$750,000 in federal awards during their fiscal year will be subject to an audit under the Single Audit Act and its implementing regulation at 2 CFR Part 200, Subpart F.

20.3 Recipient Integrity and Performance Matters. Contractor agrees to provide any information requested by the City in order to comply with 2 CFR Appendix XII to Part 200

20.4 SAM.gov Requirements. Contractor is required to comply with 2 CFR Part 25 (System for Award Management (“SAM”)) and 2 CFR Part 170 (Reporting Subaward and Executive Compensation Information) unless exempted pursuant to 2 CFR § 25.110.

21. **Drug-Free Workplace.** Contractor acknowledges that as a subrecipient of federal funds, it is subject to 31 CFR Part 20 (Governmentwide Requirements for Drug-Free Workplace)

22. **Relocation Assistance.** Where an agreement or project requires the relocation of persons or such person’s personal property, Contractor is advised that 42 USC 4601-4655 (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970) may apply.

23. **Incorporation of Required Clauses and Conditions.** To the extent any applicable federal statute, regulation, or executive order requires any clause or condition to be included or incorporated into this Agreement between the City of Sheboygan and the Room Tax Commission, and that term or condition has not been expressly included or incorporated, it is included or incorporated by reference.

25. **Hatch Act.** No personnel employed under this Agreement, shall be in any way or to any extent, engaged in the conduct of political activities in violation of 5 U.S.C. Ch. 15.

This form is required only for subrecipient funding of more than \$100,000

CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of their knowledge and belief, that:

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

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

The Contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Ch. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Date: _____

Signature of Contractor's authorized official

(Print name of person signing above)

(Print title of person signing above)

IN WITNESS WHEREOF, the parties, each by a duly authorized representative, have executed this Agreement as of the date set forth below.

CITY OF SHEBOYGAN

By: _____
Ryan Sorenson, Mayor

Date: _____

By: _____
Meredith DeBruin, City Clerk
Approved as to Form:

Date: _____

By: _____
Charles Adams, City Attorney

Date: _____

Approved:

By: _____
Evan Grossen, Deputy Finance Director/Comptroller

Date: _____

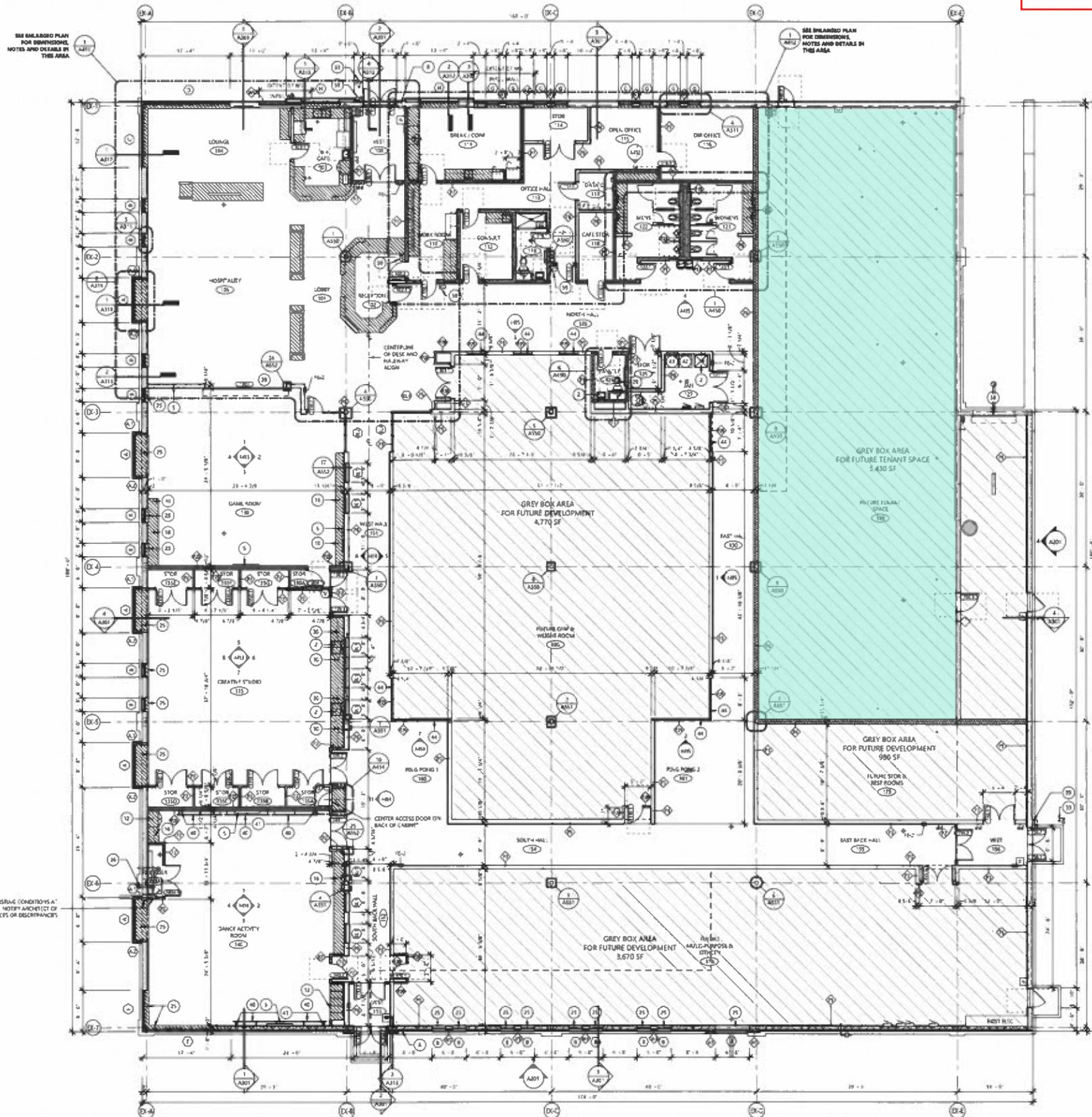
LAKESHORE REGIONAL CHILD ADVOCACY CENTER

By: _____
Amanda Didier, Executive Director

Date: _____

By: _____

Date: _____



1 LEVEL 1 - FLOOR PLAN
A101 1/8" = 1'-0"

- NOTES**
- 1. SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT/ELEMENTS THAT MAY NOT BE INDICATED AT PLAN CUT
 - 2. SEE 11/17/2021 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL
 - 3. PROVIDE BLOCKING AT ALL MULLION AND WALL HANG ELEMENTS IN WALLS CONTRACTOR TO COORDINATE WITH OWNER REPRESENTATIVE FOR FINAL LOCATIONS OF CHIMNEY PURCHASED EQUIPMENT SEE DETAIL 12/1/2021 ALL WOOD FLOORING TO BE FINISH GRADE TREATED WOOD IN BUILDINGS OF NONCOMBUSTIBLE CONSTRUCTION SEE TYPE 10 AND 11 BATED WALLS IN BUILDINGS OF COMBUSTIBLE CONSTRUCTION SEE TYPE 10 & 11
 - 4. PROVIDE CORNER GUARDS AS SHOWN GRAPHICALLY SEE FINISH PLAN FOR COLORS & TYPES ALL OUTSIDE CORNERS NOT SHOWN RECEIVING CORNER GUARDS ARE TO BE WRAPPED WITH ARC-TEXTURING DURING LOGGING
 - 5. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OF WALL, L AND G
 - 6. ALL EXTERIOR DIMENSIONS ARE PER DETAIL 12/1/2021
 - 7. ALL CRITICAL DIMENSIONS TO BE ABOVE FINISH FLOOR AS FOLLOWS
 - 8. ALL DOORS USED IN CONSTRUCTION WITH EXITS SHALL BE ARRANGED TO OPEN OUTWARD UNLESS OTHERWISE SPECIFIED OR BY SPECIAL KNOWLEDGE FROM THE SIDE OF LEGALS
 - 9. ALL DOOR PARTITION WALLS IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS SEE DOOR DETAILS FOR MORE INFORMATION
 - 10. ALL PARTITION PARTITION WALLS SHALL BE FIELD VERIFIED, BRACED AND SEALED TO MEET ALL REQUIRED RATING UTILIZE UL-APPROVED MET-HOODS
 - 11. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES
 - 12. ALL ROOMS TO RECEIVE ROOM AND BARRIER SIGNAGE ADJACENT TO DOOR COORDINATE SIGNAGE REQUIREMENTS WITH SIGN VENDOR
 - 13. ALL FLOOR DRAINAGE ARE REQUIRED TO BE FINISHED WITH CONCRETE SLAB TO DRAINAGE 1/4" PER FOOT TYP UNLESS NOTED OTHERWISE
 - 14. ALL GYPSUM BOARD INTERIOR SURFACES TO RECEIVE A LEVEL FINISH AND PRIME COAT FOR FUTURE PAINTING APPLICATION
 - 15. ALL PARTITIONS TO BE TYPE 10 AND EXTEND TO THE UNDERSIDE OF FLOOR/ROOF DECK ABOVE UNLESS NOTED OTHERWISE

FLOOR PLAN - SYMBOL KEY

	EXISTING WALL TO REMAIN		EXISTING DOOR TO REMAIN
	REMOVED WALL		REMOVED DOOR
	NEW WALL		NEW DOOR
	WALL TYPE TAG SEE WALL TYPES SHEET FOR ADDITIONAL INFORMATION		DOOR TAG
	MFR. WORK SEE INTERIOR ELEVATIONS AND DETAILS		FIRE EXTINGUISHERS

KEYED FLOOR PLAN NOTES

TAG #	DESCRIPTION
1	RECEIVE TRAILER AND HOOD
2	EXISTING OVERHEAD DOOR TO BE REMOVED FROM EXISTING FACILITY AND RE-INSTALLED - VERIFY ALL MFR CONNECTIONS
3	EXISTING BRACKER DOOR EXCEPT IT IS TO BE OBTAINED FROM EXISTING FACILITY AND RE-INSTALLED - VERIFY ALL MFR CONNECTIONS
4	NEW PLANT DISPLAY BY OWNER - PROVIDE BLOCKING AS NECESSARY
5	NEW PLANT DISPLAY BY OWNER - AUTOMATIC COMPANY CONCEALED CEILING MOUNT WITH PLANTER SHOW DOWN BY 1/4"
6	NEW PLANT DISPLAY BY OWNER - PROVIDE BLOCKING AS NECESSARY
7	NEW PLANT DISPLAY BY OWNER - PROVIDE BLOCKING AS NECESSARY
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1817 N. 8TH ST.
SHEBOYGAN, WI 53081

PROJECT

SHEBOYGAN SENIOR ACTIVITY CENTER PHASE I - REMODEL

ISSUE

NO. REV. DATE DESCRIPTION

1 06/18/2021

PROJECT INFO

NO. REV. DATE DESCRIPTION

1 06/18/2021

SHEET FILE

1000.PLAN

A101

CONSTRUCTION DOCUMENTS



LEVEL 1 - PHASE 2 TEST FIT

1/8" = 1'-0"



LAKESHORE CHILD ADVOCACY - PHASE II TEST FIT

CONCEPTUAL FLOOR PLAN

10/05/2022