

PUBLIC CONSTRUCTION BOND

Bond # S7A2SU0005088

(STATE OF FLORIDA)

(COUNTY OF PINELLAS)

(CITY OF ST. PETERSBURG)

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2025154869 05/29/2025 11:56 AM
OFF REC BK: 23178 PG: 400-405
DocType:BOND RECORDING: \$52.50

KNOW ALL MEN BY THESE PRESENTS:

That we, Hennessy Construction Services Corp. (hereinafter called the "Principal"),
(Name of Corporation, Partnership, or LLC)
located at 2300 22nd Street North, St. Petersburg, FL 33713, (727) 821-3223,
(Principal Business Address) (Phone Number)
and American Alternative Insurance Corporation (hereinafter called the "Surety"),
(Surety Name)
located at 555 College Road East, Princeton, NJ 08543, (315-794-7384)
(Surety Business Address) (Phone Number)

are held and firmly bound unto the City of St. Petersburg, Florida (hereinafter called the "City") located at One 4th Street North, St. Petersburg, FL 33701, phone: (727) 893-7220, in the penal sum of: One Million Two Hundred Twenty-Eight Seven Hundred Nineteen & 00/100 Dollars (\$1,228,719.00) for the payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally, for the faithful performance of a certain written construction manager contract with a guaranteed maximum price, dated the 1st of December, 2023, as amended, entered into between the Principal and the City ("Contract") for the Principal to provide construction-phase activities for:

Jamestown Apartment Renovations – Phase 3 H
Project
City of St. Petersburg, Florida
City Project No. 16203-719

The general location of the proposed work for the Project is at 1050 3rd Avenue N, St. Petersburg, Florida.

NOW, THEREFORE, THE CONDITIONS of this bond are such that, if the Principal shall, with respect to all construction work performed for the Project: (i) in all respects comply with the terms and conditions of the Contract (the Contract being made a part of this bond by reference), including but not limited to the guarantee and warranty requirements, all obligations contained in the Contract and all modifications made to the Contract as therein provided, for the original term of the Contract and any extensions which may be granted by the City, with or without notice to the Surety; and (ii) promptly make payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying labor, materials, or supplies used directly or indirectly in the prosecution of the work provided for in the Contract; and (iii) pay the City all losses, damages, liquidated damages, expenses, costs, and attorneys' fees at trial and on appeal sustained by the City due to a default by Principal under the Contract; and (iv) fulfill its obligations related to the guarantee and warranty of all work and materials furnished under the Contract pursuant to the terms and conditions specified in the Contract, then this bond shall be void; otherwise, it shall

remain in full force. This bond is not conditioned on nonconstruction services or payment to persons furnishing such services.

This bond is meant to comply with all the requirements of Section 255.05, Florida Statutes, and herewith incorporates all duties of a surety required by Section 255.05, Florida Statutes, and all notice and time limitation provisions set forth in Sections 255.05(2) and 255.05 (10), Florida Statutes. Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions set forth in Sections 255.05(2) and 255.05(10), Florida Statutes.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder or to the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the specifications.

IN TESTIMONY WHEREOF, the hands and seals of the parties hereto this 21st day of April, 2025.

SURETY:

American Alternative Insurance Corporation
SURETY NAME

BY: Angela D. Ramsey
(Signature of Attorney-in-Fact)

Angela D. Ramsey, Attorney-In-Fact
(Print or Type Name of Attorney-in-Fact)

P030304
(Florida license # of Attorney-in-Fact)



Note: A copy of a power of attorney attested by the corporate secretary of the Surety evidencing the Attorney-in-Fact named above is currently authorized to execute this bond on behalf of the Surety must be attached to this bond.

CITY:

APPROVED AS TO FORM:

By: Shawn Michener
City Attorney (Designee)

PRINCIPAL:

Hennessey Construction Services Corp.
PRINCIPAL NAME

BY: Mark J. Stalker
(Signature)

Mark J. Stalker, President
(Print or Type Name and Title)

Check applicable box below (check only one box):

☒ Principal has a seal. *If checked, attest and impress Principal's seal:*

ATTEST:

BY: Casey S. Crone
(Signature)
Casey S. Crone
(Print or Type Name)

☐ Principal has no seal. *If checked, provide two witness signatures:*

WITNESS 1 for Principal:

BY: _____
(Signature)

(Print or Type Name)

WITNESS 2 for Principal:

BY: _____
(Signature)

(Print or Type Name)

Acknowledgment of Principal

(STATE OF FLORIDA)

(COUNTY OF PINELLAS)

(CITY OF ST. PETERSBURG)

The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization this 28TH day of MAY, 2025,

Mark J. Stalker, President of Hennessy Construction Services Corp.,
(Name and Title of Officer) (Name of Principal)

a _____ ("Entity"), on behalf of said Entity.
(Identify type of Entity and State where Registered)

He/She is personally known to me or has produced _____ as identification.
(Select) (Type of Identification)

He/She warrants that he/she is duly authorized by all necessary actions of the Entity in accordance
(Select) (Select)

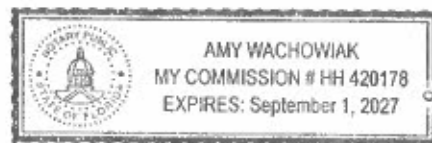
with the governing documents of the Entity to execute the foregoing instrument.

NOTARY PUBLIC:

Sign: Amy Wachowiak

Print/Type: AMY WACHOWIAK

SEAL



**Acknowledgment of Surety,
(Where Executed by Attorney-in-Fact, as Agent)**

(STATE OF ~~FLORIDA~~ NORTH CAROLINA)

(COUNTY OF Union)

(CITY OF Indian Trail)

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 21st day of April, 2025,

by Angela D. Ramsey as Attorney-in-Fact for American Alternative Insurance Corporation
(Name of Attorney-in-Fact) (Name of Surety)

who is personally known to me or has produced Driver's License
(Type of Identification)
as identification.

By virtue of a power of attorney from said corporation, a copy of which is attached hereto,

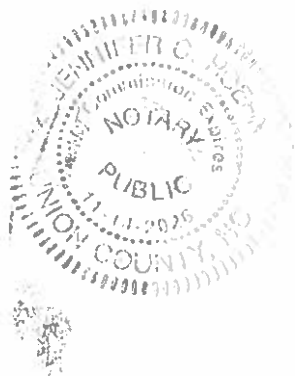
He/She is duly authorized to execute the foregoing instrument.
(Select)

NOTARY PUBLIC:

Sign: 

Print/Type: Jennifer C. Hoehn

SEAL My Commission Expires: November 14, 2026



KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

John David Pollack, III; G. Timothy Wilkerson; Jennifer C. Hoehn; Amy Daugherty; Katherine Fowler; and Angela D. Ramsey

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars (\$100,000,000)**.

Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24th day of September, 2021.



By:

Michael G. Kerner

Michael G. Kerner
President

Attest:

Ignacio Rivera

Ignacio Rivera
Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24th day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.



Jillian Sanfilippo
Jillian Sanfilippo, Notary Public
State of New Jersey
My Commission Expires February 8, 2026

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.

4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 21st day of April, 2025.



AMERICAN ALTERNATIVE INSURANCE CORPORATION

Ignacio Rivera
Ignacio Rivera (Sep 24, 2021 16:06 EDT)

Ignacio Rivera
Deputy General Counsel & Secretary

TRS-1001-1