

## Revised Scope of Work

### Orange County Tourist Development Tax (TDT) Capital Grant

#### Project: Rehabilitation of the Wells' Built Museum of African American History & Culture and the Wells' Heritage Home

Award Amount: \$2,000,333

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#### Background

The original funding request submitted under the FY2024–2028 Orange County TDT Capital Grant program totaled \$5,000,000. This included \$2,500,000 for the rehabilitation of the Wells' Heritage Home and the Wells' Built Museum of African American History & Culture, and \$2,500,000 for the acquisition and predevelopment of a new Cultural Center. Following the award of \$2,000,333, the project scope has been adjusted to focus exclusively on the rehabilitation of the two existing historic structures.

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#### Project Description

The revised scope includes phased design and construction activities to stabilize, preserve, and modernize both the Wells' Heritage Home and the Wells' Built Museum of African American History & Culture. The work is being implemented through a design-build approach and coordinated with historic preservation agencies and local permitting authorities.

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#### Scope of Work

##### Design & Pre-Construction:

- Completion of design development and construction documentation for both structures. The Wells' Heritage Home design development is currently 60% complete with design completion expected July 7, 2025. The Wells' Built Museum of African American History & Culture design development is currently 30% complete with completion expected October 31, 2025. Permitting for each will follow immediately after design completion.
- Coordination with the City of Orlando and historic preservation authorities for permitting
- Pre-construction technical coordination and procurement

##### Construction Development:

##### Wells' Heritage Home

- **Sitework and Accessibility:** Flood mitigation infrastructure, ADA-accessible entrances, fencing, parking improvements, and connectivity to the Museum
- **Structural Improvements:** Repairs to stairs and carport; installation of an interior or exterior lift
- **Exterior Envelope Work:** Roof and exterior envelope rehabilitation, including selective repair or replacement of windows, doors, and siding as determined during design development
- **Interior Rehabilitation:** HVAC, plumbing, fire protection, and electrical system improvements; ADA compliance; interior finishes and life safety upgrades

## Wells' Built Museum of African American History & Culture

- **Sitework and Accessibility:** Flood mitigation infrastructure, ADA-accessible entrances, fencing, parking improvements, and connectivity to the Heritage Home
- **Structural Improvements:** Main entrance improvement; footprint expansion to accommodate accessibility and improvement of bathrooms, elevator rehabilitation or replacement
- **Exterior Envelope Work:** Roof and exterior envelope rehabilitation, including selective repair or replacement of windows, doors, and siding as determined during design development
- **Interior Rehabilitation:** HVAC, plumbing, fire protection, and electrical system Improvements; ADA compliance; interior finishes and life safety upgrades, new partitions, and preparation for exhibit infrastructure

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### Project Timeline

Work will proceed in phases beginning in Q2 2025, with substantial completion of the Wells' Heritage Home anticipated in Q2 2026 and the Wells' Built Museum of African American History & Culture by the end of Q4 2028. A full updated project timeline is available upon request.

### Revised TDT Funding Allocation

Following the award of \$2,000,333 million (out of the original \$5 million request), the funding allocation has been revised as follows:

County FY	Allocated Amount
FY25	\$1,000,000
FY28	\$1,000,333
Total	\$2,000,333

This revised allocation supports work across all fiscal years in alignment with the project schedule, prioritizing early construction activities in FY25 and completion-phase activities in FY28.