

Restore Central FL: Condominium Revival Project

**American Made Solve It
Challenge – HeroX
April 12, 2024**



Restore Central FL: Condominium Revival Project will assist condominium and co-operative associations retrofit aging buildings and other improvements using deconstruction and reconstruction practices to create sustainable, energy-efficient housing while promoting circular economy principles.

TEAM NAME

The Revivalists

TEAM MEMBER(S)**1. Shayla M. Johnson Mount, Esq.**

- Company: New Reconstruction Renaissance, LLC
- Location: Longwood, FL (Zip code: 32779-2542)
- Role: Legal Advisor and Compliance Officer
- Responsibilities: Ensure legal compliance, contract management, and risk assessment for the project.
- Contact: Shaylajmount@gmail.com | +1 (407) 484-3131
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- [Law Firm Website](<https://ablawfl.com/people/shayla-johnson-mount/>)

2. Donald Sweeper

- Location: Winston Salem, NC 27103
- Company: SweepWorx LLC
- Role: Technology Coordinator
- Responsibilities: Creates technology curriculum usage plan for project content and data capture, implementation and distribution services.
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3. Jessica Lewis

- Company: Mobu Enterprises LLC
- Location: Atlanta, GA 30310
- Role: Project Lead Sustainability and Design Consultant
- Responsibilities: Lead the design and implementation of sustainable housing solutions using shipping containers.
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4. Ibrahim Smith

- Company: Green Hawk Solutions LLC
- Location: Hancock, NY 13783
- Role: Environmental and Energy Solutions Expert
- Responsibilities: Develop and integrate renewable energy systems and sustainable waste management practices.
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- [LinkedIn Profile](https://www.linkedin.com/in/ibrahim-smith-aa780369)

5. Michelle Wiseman

- Location: Stone Mountain, GA 30087
- Role: Community Outreach Director
- Responsibilities: Facilitate community engagement, education programs, and public relations.
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6. Nia Harper

- Location: Stonecrest, GA 30038
- Role: Project Coordinator and Analyst
- Responsibilities: Manage project logistics, data analysis, and reporting to optimize project outcomes.
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SHORT DESCRIPTION AND COMMUNITY(IES) AFFECTED

Our team, Revive Central FL: Condominium Retrofit Project, comprises experienced professionals in sustainable development, hailing from diverse fields such as green construction, environmental engineering, and community engagement. Based in Longwood, Florida and Atlanta, GA, we are dedicated to transforming the urban and coastal neighborhoods, areas historically underserved and facing significant energy inefficiencies

and housing challenges. Our work focuses on leveraging deconstructed materials and shipping containers to create affordable, energy-efficient homes, while actively involving the community in every step of the process to ensure our solutions meet their needs and aspirations.

PARTNERS

- Lead: Mobu Enterprises LLC: Green Construction Builder 6+ years @shippingliving
- SSCI: Drone, AI, Machine Learning, Cyber Security, Robotics Expert, 20+ years
- GreenHawk Solutions LLC: General Contractor 20+ years
- Greening Atlanta: Sustainability and Circular Economy Consultant 8+ years
- Shayla Johnson Mount, Esq. and New Reconstruction Renaissance: Condo and Contract Law Attorney 10 + years
- New Paradigm Workforce Solutions: Workforce and Economic Development Consulting 15+ years
- High Life Solar, Photovoltaic Expert, 10 plus years

American -Made Network

Tracy Stewart with the National Housing Services of South Florida; ADL Ventures (provided technical support)

SUBMISSION NARRATIVE

EXPERIENCE

New Reconstruction Renaissance, LLC is a consulting firm founded to provide legal and practical consulting services to not for profit associations and organizations regarding all aspects of a real estate transaction including acquisition, development and land and building management. The company was founded in 2023 by CEO and Founder, Shayla J. Mount, Esq., an experienced and knowledgeable real estate attorney with over 10 years experience in advising and serving as general counsel for hundreds of homeowner and condominium associations throughout the state of Florida. New Reconstruction Renaissance, LLC is uniquely focused on assisting community associations, not-for-profit organizations, foundations and service-oriented organizations with identifying potential real estate assets and developing and improving those assets using sustainable and clean-energy principles in compliance with local, state and federal building codes and renewable energy initiatives. To date, we have completed 2,000 unit renovations across 14 condo building units with our team of 30 plus contractors.

Project Title: Restore Central FL: Condominium Revival Project

Objective: To retrofit aging residential condominium and multi-family buildings using deconstruction and reconstruction practices to create sustainable, energy-efficient housing while promoting circular economy principles.

Introduction

Background: Central Florida faces challenges like housing affordability, climate resilience, and sustainable development, particularly in disadvantaged communities. After the collapse of the Champlain Towers in Surfside, Florida in June 2021, new laws in Florida require residential condominium and co-operative buildings 30 years or older and 3 habitable stories or higher to undergo a new Milestone Inspection process. These buildings, many of which have never had any type of official structural inspection since issuance of the certificate of occupancy, must be visually inspected by an architect or engineer to determine the structural condition of the building. Items to be identified for inspection and repair, if

recommended, include each building's load-bearing elements and the primary structural members and primary structural systems (Section 553.899, F.S.)

Building Repairs identified by the engineer or architect must be completed by the condominium association within 365 days of completion of the Phase I or II inspection. Rebuild Central FL: Condominium Revival Project intends to assist associations and other aging residential buildings timely and sustainably retrofit the buildings using circular economy principles.

Alignment with Justice40 and SDGs: Restore Central FL: Condominium Revival Project aligns with the Justice40 initiative, aiming to deliver 40% of benefits to disadvantaged communities, and supports SDGs 11 (Sustainable Cities and Communities), 7 (Affordable and Clean Energy), and 13 (Climate Action).

Project Description

- **Design Concept:** Renovate deteriorating and aging buildings in accordance with local code and new statewide Milestone Inspection requirements using sustainable methods and to reconstruct and repair with deconstructed materials to provide affordable, energy-efficient housing.
- **Community Impact:** Enhance living conditions, reduce energy expenses, and improve resilience against climate impacts.



Sustainability and Innovation

- **Renovation Techniques:** Apply energy-efficient upgrades like improved insulation, HVAC systems, and solar installations.
- **Deconstruction and Reconstruction:** Salvage materials from dilapidated structures for use in new constructions or renovations, minimizing waste.
- **Renewable Energy Solutions:** Integrate solar panels, electric vehicle charging stations and green roofs in the renovated buildings

<u>Feature</u>	<u>Description</u>	<u>Impact on Community</u>
Energy-Efficient Upgrades	HVAC, insulation, windows	Reduces energy consumption and costs
Material Reuse	Salvaged materials for construction	Lowers construction waste, promotes recycling
Solar Energy	Photovoltaic systems for electricity generation	Enhances renewable energy use and independence

Implementation Plan

Phase 1: Planning and Community Engagement (Jan - May 2024)

- Identify condominium and co-operative buildings that are required to obtain the Milestone Phase I Inspection pursuant to Section 553.899, F.S. and Section 718.112(2)(h), F.S
- Identify other aged multistory residential buildings in need of structural repairs and improvements.
- Assess structures for renovation, conduct community workshops, and finalize sustainable design plans.

Phase 2: Deconstruction and Reconstruction (June 2024 - Nov 2024)

- Deconstruct selected structures, salvage usable materials, and start reconstruction/renovation processes.

Phase 3: Completion and Evaluation (Dec 2024 - Jun 2025)

- Complete renovation and construction projects, evaluate environmental and community impact, and establish ongoing sustainability programs.

Budget and Funding

Estimation of Costs:

- Deconstruction and Renovation: Allocate \$2 million for the deconstruction of existing structures and renovation of 50 units, with an average cost of \$40,000 per unit.
- Sustainable Systems Installation: Budget \$1.5 million for the installation of energy-efficient systems including solar panels and HVAC upgrades, averaging \$30,000 per unit.
- Community Programs: Set aside \$500,000 for community engagement programs, including educational workshops, skill-building sessions, and planning meetings, with an expectation to reach at least 500 residents annually.

Funding Sources:

- Federal Grants: Target \$2 million in federal funding through programs such as the Department of Energy's Sustainable Energy Resources for Consumers (SERC) grants.
- Local Investments: Secure \$1 million from local government initiatives focused on urban redevelopment and energy efficiency improvements.
- Private Partnerships: Establish partnerships with private entities to contribute an additional \$1 million, focusing on companies invested in green technologies and sustainable urban development.

Community Engagement and Impact

Engagement Strategy:

- Planning Sessions: Conduct bi-monthly community planning sessions with at least 50 community members to gather input and update project plans.
- Educational Programs: Offer quarterly educational workshops on sustainable living and green technology benefits to at least 100 residents per session.

- Skill-Building Workshops: Provide monthly skill-building workshops focusing on green construction techniques, targeting the training of at least 30 residents per workshop to support local employment.

Long-term Benefits:

- Sustainable Housing Solutions: Construct 50 energy-efficient buildings within three years, reducing energy consumption by at least 30% per household.
- Job Creation: Create 100 new jobs in green sectors, with at least 70% of these positions filled by local community members.
- Enhanced Community Resilience: Develop community green spaces from existing common element and common areas that increase urban biodiversity and provide stormwater management solutions.
- Reduced Costs: Achieve a reduction of at least 20% in deferred maintenance and capital expenditures through the use of durable, low-maintenance building materials and technologies.

Monitoring, Evaluation, and Reporting

Performance Metrics:

- Housing Quality Improvements: Conduct annual inspections and resident satisfaction surveys to monitor improvements, aiming for an 80% satisfaction rate regarding housing conditions.
- Energy Savings: Install energy monitoring systems in all buildings and units to track energy usage, targeting a minimum of 30% reduction in energy costs per household within the first year.
- Resident Well-Being: Utilize bi-annual health and well-being surveys to assess the impact of housing improvements on resident health, aiming for a 25% improvement in reported well-being metrics.

Reporting:

- Regular Updates: Provide monthly progress reports to project owners and quarterly updates to all stakeholders, including graphical representations of ongoing energy savings and job creation statistics.

- Annual Impact Assessments: Conduct comprehensive annual reviews to evaluate the long-term success of the project, including detailed reports on energy savings, job creation, and resident well-being improvements.
- Maintenance Reporting: Establish a direct reporting line to the local municipal building enforcement authority for immediate reporting of repairs and maintenance issues, ensuring compliance with local housing standards and regulations.

Conclusion

The Restore Central FL: Condominium Revival Project represents a comprehensive approach to urban renewal, focusing on sustainability, community empowerment, and resilience, aligning with both the Justice40 initiative and the UN SDGs.

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