

Date: ~~December 10, 2013~~ January 14, 2014

To: The Honorable Mayor and City Council

From: Tanya Wilson-Sejour, Planning Manager, Community Planning & Development

Re: Commercial Beautification Grant - 13090 NW 7th Ave

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ALLOWING THE CITY ADMINISTRATION TO EXCEED THE MAXIMUM AWARD AMOUNT OF \$80,000 PER ELIGIBLE PROPERTY UNDER THE NW 7TH AVENUE COMMERCIAL FAÇADE PROGRAM GUIDELINES AND REQUEST THE AMOUNT OF \$105,000 IN ORDER TO PROVIDE ADDITIONAL ASSISTANCE FOR ONE COMMERCIAL FAÇADE REHABILITATION PROJECT; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

RECOMMENDATION

Staff is recommending approval of a grant in the amount of (One Hundred and Five Thousand Dollars (\$105,000)) to GATOR 13090 NW 7TH AVE, LLC for the façade rehabilitation of the property located at 13090 NW 7 Avenue., under the City of North Miami NW 7th Avenue Commercial Façade Program.

BACKGROUND INFORMATION

On March 12, 2013 the North Miami City Council approved the “NW 7th Avenue Commercial Façade Program Application and Guidelines” providing financial assistance to commercial properties located along the NW 7th Avenue Corridor for the purpose of rehabilitating their facade.

More specifically, the program offers a grant for the rehabilitation of commercial projects, up to Eighty thousand (\$80,000).

The shopping center located at 13090 NW 7 Avenue, if approved will be the second property to participate in the program. The project will consist of the renovation of the entire shopping center, parking resurfacing, landscaping, building façade, site work, and signage.

The total cost of the project is Two Hundred and Ten thousand Dollars (\$210,000.00). The owner is requesting a grant from the City of One Hundred and Five Thousand Dollars (\$105,000) to cover façade costs.

STAFF RECOMMENDATION

Staff is recommending approval of a grant in the amount of (One Hundred and Five Thousand Dollars (\$105,000)) to **GATOR 13090 NW 7TH AVE, LLC** for the façade rehabilitation of the property located at 13090 NW 7 Avenue., under the City of North Miami NW 7th Avenue Commercial Façade Program.

CONCLUSION

Based on our analysis, staff is of the opinion that the proposed Grant request is consistent with the North Miami 7th Avenue Commercial Beautification Grant guidelines. Therefore staff requests that the City Council approves the attached Grant proposal, with the following conditions:

1. The applicant is required to comply with all requirements of the Land Development regulations in exchange for the increase in the maximum award.
2. The applicant shall provide employment opportunity to local residents.

Attachments: 1. Letter of intent

2. Elevation of property proposed facades and signage
3. Site Plan and Survey
4. Budget proposal packet (Exhibit A- B)

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO EXCEED THE MAXIMUM AWARD AMOUNT PER ELIGIBLE PROPERTY UNDER THE NORTHWEST 7TH AVENUE COMMERCIAL FAÇADE PROGRAM GUIDELINES FROM EIGHTY THOUSAND DOLLARS (\$80,000.00) TO ONE HUNDRED FIVE THOUSAND DOLLARS (\$105,000.00), IN ORDER TO PROVIDE ADDITIONAL ASSISTANCE FOR ONE (1) COMMERCIAL FAÇADE REHABILITATION PROJECT, FOR THE PROPERTY LOCATED AT 13090 NORTHWEST 7TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, on March 12, 2013, the Mayor and Council of the City of North Miami (“City”) passed and adopted Resolution R-2013-12, approving the Northwest 7th Avenue Commercial Façade Program application and guidelines (attached hereto as Exhibit “A”), which established a maximum rehabilitation assistance award amount of Eighty Thousand Dollars (\$80,000.00); and

WHEREAS, the maximum award amount is insufficient to address the needs of the commercial façade rehabilitation project for the property owned by Gator 13090 NW 7th Ave., LLC; and

WHEREAS, the increase from Eighty Thousand Dollars (\$80,000.00) to One Hundred Five Thousand Dollars (\$105,000.00) will be sufficient to fund the required rehabilitation costs for the commercial façade of the property located at 13090 Northwest 7th Avenue.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Authorization of City Administration to exceed Maximum Award Amount. The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City Administration to exceed the maximum award amount per eligible property under the Northwest 7th Avenue Commercial Façade Program Guidelines from Eighty Thousand Dollars (\$80,000.00) to One Hundred Five Thousand Dollars (\$105,000.00), in order to provide

additional assistance for one (1) Commercial Façade Rehabilitation Project, for the property located at 13090 Northwest 7th Avenue.

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of _____, 2014.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)

CITY OF NORTH MIAMI
NW 7th AVENUE
COMMERCIAL FAÇADE PROGRAM

PROGRAM APPLICATION
AND
GUIDELINES



CITY OF NORTH MIAMI
COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT

2013

CITY OF NORTH MIAMI
NW 7th AVENUE
COMMERCIAL FAÇADE PROGRAM

Improvements to the facades of commercial buildings help local businesses attract new customers and can have a significant impact on the marketability of the surrounding area.

In order to help improve the NW 7th Avenue commercial corridor, the City of North Miami is offering financial incentives to property owners of eligible commercial buildings along the corridor for façade rehabilitation.

The program offers a grant of up to 50% of the approved project cost. The maximum City financial contribution is \$80,000 (Eighty thousand dollars) per building.

In order to maximize its impact, the program will give priority to shopping centers, strip malls and large buildings (buildings with more than three storefronts).

The City will make grant payments to the property owner. Payments **in the form of reimbursement** are issued during the duration of the project, after completion of roughly 25%, 50%, 75%, and at the completion of a qualified project.

Projects must be approved **prior to beginning construction** to participate in the program.

Interested businesses may apply for the program through the City's Department of Community Planning and Development (CP&D). Potential applicants should contact CP&D to determine if they are eligible.

ELIGIBILITY REQUIREMENTS

The NW 7th Avenue Commercial Façade Program is funded by the City's General Fund and all projects must meet all requirements outlined in the Program Agreement between the City and the Grantee.

- In order to be eligible for the program, the owner of the building must be the applicant of record.
- The property has to be located on the NW 7th Avenue Corridor within the City of North Miami boundaries.
- A qualified building is a structure with commercial space on the ground floor with street frontage and direct pedestrian access from the street.
- An eligible "façade" is the front face or elevation of the building, which typically faces the street and contains windows and the principal entrance to the building.
- In order to be eligible for the program, the façade must be in need of assistance to correct physical decline.
- Eligible work under the façade program includes: façade renovation, installation of storefront windows, signage, awnings, and exterior lighting.
- Approved work must result in a publicly visible and permanent improvement. Work to upper portions of the façade of a building is eligible for the grant, provided that such work is part of a larger qualified project involving street level improvements and provided that such work does not involve residential portions of the building.
- In order to be funded under this program, all façade improvements must conform with the City's approved *Downtown Master Development and Major Corridor Plan*.

The following types of businesses and uses are **not eligible** to participate in the program:

- Residential and industrial buildings
- Properties occupied by religious institutions
- Freestanding auto-related businesses such as gas stations, repair shops, automobile dealerships, quick-service and drive-thru facilities and car washes
- Adult bookstores or similar businesses
- Free standing liquor stores

The following types of work are **not eligible** in the program:

- Roof replacement
- Work that involves principally routine maintenance (i.e. minor repairs), unless part of a larger qualified project
- New construction or additions
- Billboard, landscaping and paving, unless part of a larger qualified project
- Work on residential portions of a commercial building

LEASING REQUIREMENTS

- Upon completion of the project, 50% of the ground-floor “leasable” commercial space must have leasing commitments of at least one year. If leasing requirements are not met at the time of final inspection, the property owner will be given 180 days to submit a one- year lease agreement to the City. If leasing requirements are not met after the extension, the City will recapture the equivalent of 10% of the grant.
- Program participants cannot arbitrarily increase rents on existing tenants after the completion of the project and will be required to honor rental amounts in all existing leases for the duration of the current lease.
- Renewal of leases for existing tenants must comply with industry standard for rental payment increases.
- Program participants may be required to coordinate the leasing of vacant space with the City.

CHANGE IN OWNERSHIP

Program participation is not transferable to new property owners. New property owners must reapply to participate in the program.

In addition, the property owner is not allowed to sell the building during five (5) years after the project is completed. If the property is sold during the five-year period, the City will recapture 20% of the grant for each year.

TIME LIMITS

Projects must be completed by the timetable outlined in the agreement between the property owner and the City.

CONSISTENCY WITH CITY ORDINANCES

Projects must comply with all City of North Miami zoning code and building requirements.

To be eligible to participate in the program, applicants must comply with all program requirements. Failure to comply with the program requirements at any time will result in the applicant being dropped from the program. The City of North Miami is the sole interpreter of eligibility determinations, payment amounts and compliance with program requirements. All of the City's decisions are final. Projects are not officially accepted in the program until an agreement between the applicant and the City is signed.

APPLICATION PROCESS

STEP 1 - APPLICATION SUBMITTAL

Complete the enclosed application and submit it to the City of North Miami Community Planning and Development Department with photos of the building façade.

Program staff will meet with you, typically within two weeks of receiving the complete application, to discuss the project and program requirements.

STEP 2 - PROJECT APPROVAL

Once the project is approved the Grantee will sign an Agreement and a Restrictive Covenant with the City. The agreement will include a "Scope of Work" defining the project total cost and the City grant amount. The Restrictive Covenant will include the obligation period and will be recorded against the property.

STEP 3 - PRE-CONSTRUCTION PHASE

Upon the project approval and execution of the agreement City staff conduct a "pre-construction meeting" to review the program procedures.

STEP 4 - APPROVAL TO BEGIN CONSTRUCTION

Once you have signed the contract with the City and you and your contractor(s) you will be issued a "Notice to Proceed Letter" indicating that construction may begin.

No work should start before the agreement is executed and a "Notice to Proceed" is issued.

STEP 5 - ISSUANCE OF PAYMENTS

The City will issue up to four payments during the project: upon completion of 25%, 50%, 75% and 100% of the project. Upon completion of each phase of the project, program staff will inspect the project to ensure compliance with the approved plans and budget.

The City will reimburse the property owner for the City's portion of the project cost by issuing a check approximately four weeks after staff inspections and after the following documentation has been submitted for each phase of the project.

- Progress report outlining the work completed and expenditures.
- Copies of cancelled checks (front and back) for the portion of the work completed. All project expenditures must be paid by check.
- Original, notarized partial and final "waivers of lien" from all contractors, subcontractors, and major material suppliers.

Final payment will be issued after all work has been completed, all the above mentioned documentation has been reviewed and accepted by the City, and leasing and other program requirements have been met.

**CITY OF NORTH MIAMI
NW 7th AVENUE COMMERCIAL FAÇADE PROGRAM APPLICATION**

Project Address

List the Property Folio Number(s)

APPLICANT INFORMATION

Property Owner's Information

Name

Address

City

State

Zip

Home telephone

Work telephone

Contact Person

Name

Home telephone

Work telephone

Indicate whether the Applicant is an individual or legal entity and, if a legal entity, indicate the type of entity below.

- Individual(s)
- Business corporation
- Not-for-profit corporation
- General partnership
- Limited partnership
- Joint venture
- Sole proprietor
- Other entity (specify)

If applicant is a private corporation, partnership or limited liability company, list below the name, business address and percentage of ownership interest or control of each partner.

Name	Business Address	% of interest
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

If Applicant is a non-profit organization, list names and title of the executive officers and directors/board members of the corporation.

Name	Title
_____	_____
_____	_____
_____	_____
_____	_____

Tenant Information

Business name # of Jobs	Owner's name	Type of business
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please provide copies of Business Tax Receipt and Certificate of Use issued by the City of North Miami for each business operating at the property

Describe proposed improvement to the building façade
Provide 3 comparable estimates for the proposed work

Has the property in question participated in the City's Commercial Façade Program or the CRA Business Assistance Program in the last 5 years?

---- yes ---- no

Applicants must provide proof ownership of the property where the improvements will be made and that the payment of property taxes for the property being considered for the program is up to date.

The Applicant, _____ asserts that the preceding information is true and correct.

Applicant (print name)

Applicant's signature

Applicant's Social Security Number or Company's Federal ID Number

If the application is being submitted by the owner's agent, the following line must be completed.

I certify that I, the trustee and/or owner of the below-cited property, give the above signed Agent of record authority to implement improvements at the property as may be required under the NW 7th Avenue Commercial Façade Program.

Signature of owner or trustee

Print owner's or trustee's name and capacity

**Mail Application to:
City of North Miami
Community Planning and Development
Attention: Danuzio Lima
12340 NE 8th Avenue
North Miami, FL 33161**

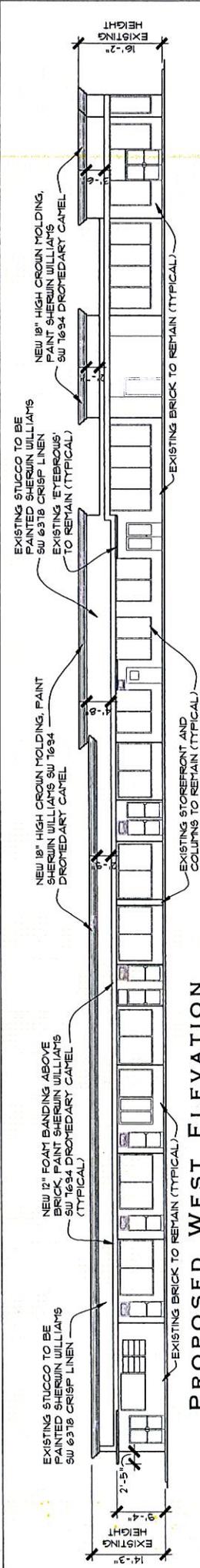
Tel: (305) 893-6511 ext. 1218

APPLICATION CHECK LIST

- Complete Application
- Legal description of the property
- Proof of property ownership (Warranty Deed)
- Property Tax Bill
- Proof of Property Insurance
- Sketch or rendering of proposed improvements
- Three cost estimates by licensed contractors (line item estimate)
- Tax receipt for businesses located in the property
- Before Pictures







PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

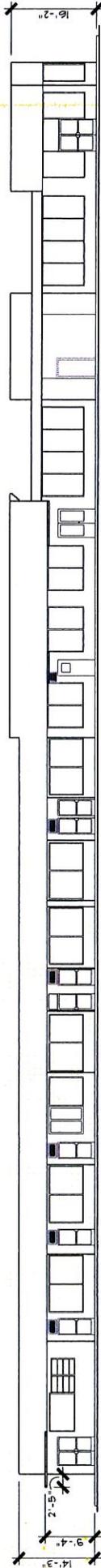
PROPOSED NORTH ELEVATION



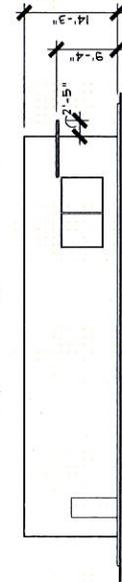
1885 NORTHEAST 143 ST.
NORTH MIAMI BEACH, FLORIDA 33160
PHONE 305-946-1000

**PROPOSED ELEVATIONS
VERSION 'A'
JANUARY 29, 2013**

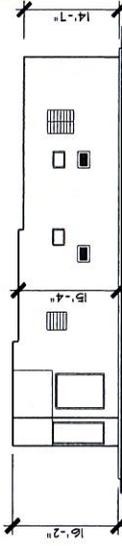
**FACADE RENOVATION
13090 NORTHWEST 7TH AVENUE
MIAMI, FLORIDA 33168**



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



1808 NORTHCAY, 122 ST.
NORTH MIAMI, FLORIDA 33160
PHONE 305 548 8048

FACADE RENOVATION
13090 NORTHWEST 7TH AVENUE
MIAMI, FLORIDA 33168

EXISTING ELEVATIONS
JANUARY 29, 2013

ALTA/ACSM Land Title Survey

Survey Date: 11/08/2012
 Job Number: 12-3003
 Revision:

National Flood Insurance
 Flood Zone: X (shaded)
 Base Flood Elevation: 12.00 ft
 Form Date: 05/17/2009

Title Information provided by:
 Fidelity National Title Insurance Company
 File No.: 4047878
 Effective Date: August 20, 2007 at 11:40 PM
 Proposed Insured: 6849-1300 NW 7th Ave, LLC



Map No. 2, Florida



Field No. 06-3736-014-2260
 Property: 1300 NW 7th Ave

Property Information:
 Primary Zone: 6800 COMMERCIAL - LIBERAL
 CLIC: 0019 AUTOMOTIVE OR MARINE
 Date of Issue: 11/08/2012
 SA Fee: \$14,299
 Lot Size: #29,576 SQ FT

Legal Description:
 Tract K, Block 12, NORTH SHORE HEIGHTS, according to the Plat thereof, as recorded in Plat Book 40, Page 62, of the Public Records of Miami-Dade County, Florida

Remarks:
 Parking spaces at front 21 slanted overlap of 10 parallel
 21/15 Standard parking spaces at front
 2 Handicapped parking spaces at front
 36/77 Total Parking spaces

NOTABLE EXCEPTIONS

Schedule B II of Fidelity National Title Insurance Company policy File No. 4047878
 1. Easements, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of this survey, are shown and described on the plat of this survey for the purpose of recording the estate or interest or mortgage thereon covered by this Commitment.
 2. Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
 3. Does not contain matters of survey.

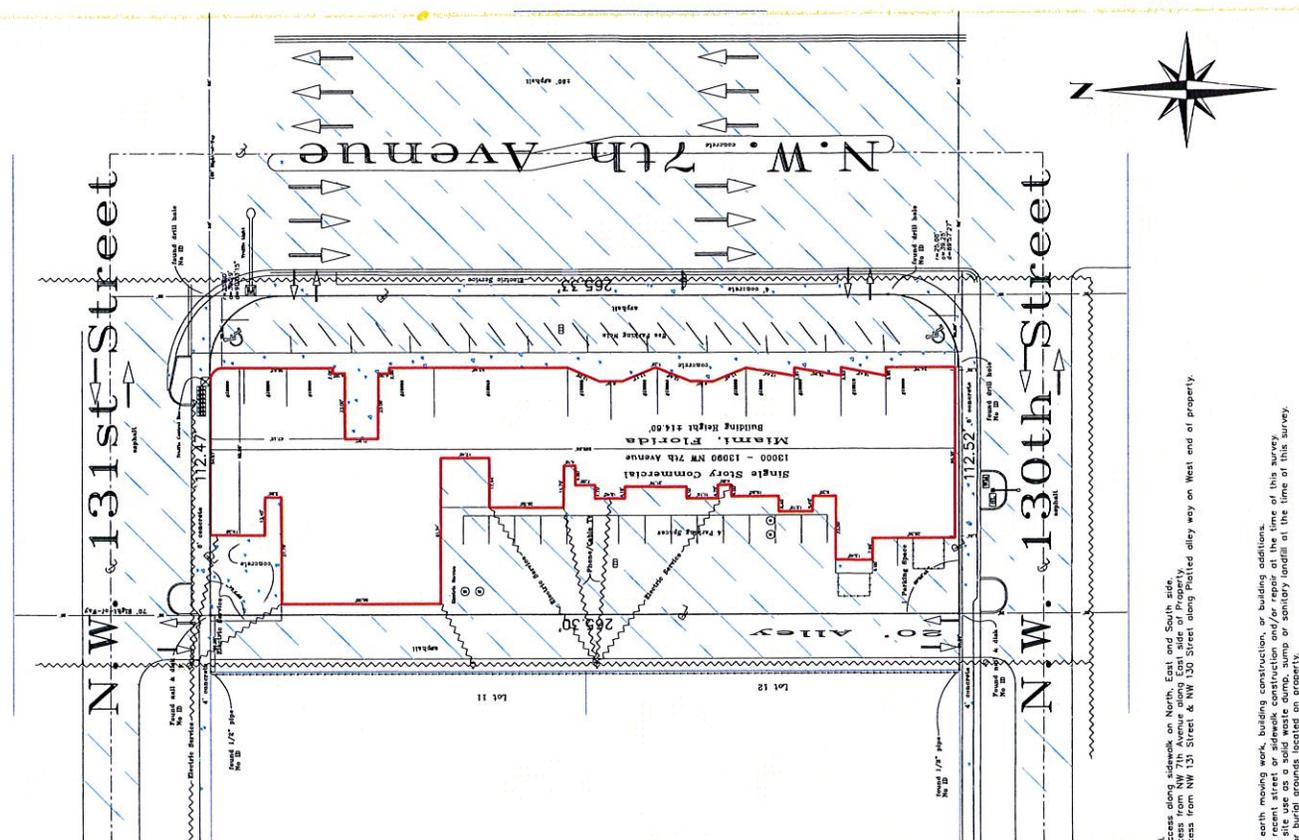
- Standard Exceptions:
 - Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an ALTA/ACSM survey.
 - Rights or claims of parties in possession not shown by the public records.
 - Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - Taxes or assessments which are not shown as existing liens in the public records.
 - Does not contain matters of survey.
- Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
- Does not contain matters of survey by Chapter 159, Florida Statutes, in favor of any city, town, village or part authority for unpaid service charges for service by any utility, water, or gas system supplying the insured land.
- Does not contain matters of survey.
- Does not contain matters of survey.
- Restrictions, covenants, conditions, easements and other matters as shown on the Plat of NORTH SHORE HEIGHTS, as recorded in Plat Book 40, Page 62, of the Public Records of Miami-Dade County, Florida.
- Only those affecting the size and location of the property being surveyed are shown on this plat. All other matters of record, including but not limited to, the Public Records of Miami-Dade County, Florida.
- Does not contain matters of survey.
- Does not contain matters of survey.
- Does not contain matters of survey.

SURVEYOR'S NOTES

This survey was prepared for this survey as provided by others.
 - This Survey has been prepared for the exclusive use of the parties named herein and do not extend to any unnamed parties.
 - All dimensions and directions shown herein are in substantial agreement with record values unless otherwise noted.
 - Due to varying construction standards, house dimensions are approximate.
 - In all cases dimensions shall control location over scaled positions.
 - Underground improvements and utilities were not located.
 - Notwithstanding the above, the SURVEYOR'S PERSON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN SECTION 475.027 OF THE FLORIDA STATUTES.
 SURVEYORS AND MAPPERS PURSUANT TO SECTION 475.027 OF THE FLORIDA STATUTES.

Certified to:
 This is to certify to Bank of America, N.A., its successors and/or assigns, Gator 1300 NW 7th Ave., LLC, and Fidelity National Title Insurance Company that this map or plat and the survey on which it is based were prepared by me or under my direct supervision and in accordance with the ALTA/ACSM and NSPS in 2011, and pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification. The undersigned hereby certifies that the Positional Uncertainties resulting from the survey measurements and the accuracy of the survey data are in substantial agreement with the accuracy standards set forth in the ALTA/ACSM and NSPS in 2011, and pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM in 1104, 14, 15, 16, and 17 buildings are located on the Land, numbers 7(a), 7(b)(1), 7(b)(2) and 9 from Table A, Optional Survey Responsibilities and Specifications of the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys are included in this Survey. The undersigned additionally examined a copy of this Title Insurance Commitment No. issued by the Title Insurer as well as a copy of each instrument listed therein, and the subject plat and parcels described in this survey is the same land as described in the Title Insurance Commitment. On this survey, the subject parcels are shown with their street frontage and setback lines; (d) This survey shows the location and dimensions of all matters of record contained in the Title Commitment, to the extent they can be located, and of which the undersigned has been otherwise affecting the subject parcels, including but not limited to, easements, encroachments, improvements, surface water bodies or courses, drainage ditches, utility lines, or other appurtenances or appurtenances of the subject parcels or parcels having common boundaries; (e) except as shown, neither the subject land nor any tract or parcel thereof serves any adjoining land for group utility lines, and the subject land and each tract or parcel thereof are separate, legally subdivided parcels.
 The field work was completed on October 30, 2012.
 Date of Plat or Map: 11/03/2012

R. Minguell, Inc.
 Lead Surveyors & Planners
 684-298-8888
 684-298-8889
 Miami-Dade County, Florida
 Cooper City, Florida 33093



LEGEND

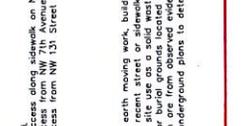
Symbol	Description
(Symbol)	Survey Boundary
(Symbol)	Recorded Boundary
(Symbol)	Proposed Boundary
(Symbol)	Right of Way
(Symbol)	Utility
(Symbol)	Other

Specialty Access

- Pedestrian access along sidewalk on North, East and South side.
- Vehicular access from NW 7th Avenue along East side of Property.
- Vehicular access from NW 131 Street & NW 130 Street along paved alley way on West end of property.

Misc. Notes

- There was no observable evidence of earth moving work, building construction, or building additions.
- There was no observable evidence of recent street or driveway construction and/or portions of this survey.
- There was no evidence of cemetery or burial grounds located on property.
- The location of Utilities shown hereon are from observed evidence above ground only.
- The surveyor was not provided with underground plans to determine the location of any subterranean uses.



\$210,000.00 Project Cost Estimate
Renovation @ Gator 13090 NW 7th Ave, LLC
13090 NW 7th Ave, North Miami, FL 33168

<u>Category</u>	<u>Explanation</u>	<u>Amount</u>
Fascia	Stucco/EIFS Banding/Painting	\$40,000.00
Storefront	New Storefronts	\$60,000.00
Landscape	New landscape plan (including mature trees)	\$30,000.00
Signage	Provide and install new signage	\$25,000.00
Lighting	Lighing Updgrades	\$25,000.00
GC Fees	Supervisions, general conditions and OH&P	\$30,000.00
<u>Grand Total</u>		<u>\$210,000.00</u>



INVESTMENTS

Amount Requested for City Contribution (Cost Breakdown)

Renovation @ Gator 13090 NW 7th Ave, LLC

13090 NW 7th Ave., Miami, FL 33168

<u>Category</u>	<u>Amount</u>
Façade Renovation	\$40,000.00
Storefront Windows	\$40,000.00
Signage	\$15,000.00
Awnings	\$0.00
Exterior Lighting	\$10,000.00

GRAND TOTAL

\$105,000.00



MEMO

To: **Marie Steril**, Councilwoman
City of North Miami
776 NE 125th Street
North Miami, FL 33161
Telephone: 305.895.9815

From: **Dave Miller**, Sr. Project Manager
Gator Investments
1595 NE 163rd Street
North Miami Beach, FL 33162
Telephone: 305.949.9049

Date: 11-13-13

Re: **\$105,000.00 Beautification Commercial Grant Request**
50% of \$210,000.00 Total Project Cost
Shopping Center Renovation/Beautification
13090 NW 7th Avenue, North Miami, FL

Councilwoman Steril,

The following documents are attached for your review:

- Exhibit A: Project Costs Breakdown & GC Proposals
- Exhibit B: Existing Conditions & Final Project Plans

Thank you in advance for your consideration,

A handwritten signature in blue ink that reads "Dave Miller".

Dave Miller
Sr. Project Manager – Gator Investments
305.219.0128 (cell)

FBI Construction Service, Inc.

General Contractors

209 Elm Way

Boynton Beach Fl, 33426

CGC1516159

Proposal 111213A

Date 11/12/2013

To complete the following scope of work at: 130th St Plaza Renovation

Renovation of entire shopping center including Facade, Site work, Storefronts, Landscape, Signage, Lighting, etc.

- Site Work
Parking Lot Upgrades and New Landscaping
- Façade Improvements
Stucco, EIFS, accents bands and painting
- New Building Signage

- Lighting Upgrades throughout
- Storefronts (new storefronts)

- GC Fee
Includes all supervision, general conditions and OH&P

For the Sum of \$210,000.00

Gallas Construction Inc.

1529 S. Hamilton St.
Lockport, IL 60441
708-668-2450
Proposal

Dave Miller
Gator Investments

Job Address:
13090 NW 7th Ave.
N. Miami, FL 33168

November 12, 2013

Gallas Construction, Inc. is pleased to bid this job. The total price to do this work is \$247,777.00. This price includes the material and labor for the following:

Building & Site Renovation including façade improvements, new impact storefront systems, landscaping and irrigation (if needed), signage, new building mounted light fixtures, supervision and OH&P

This proposal does not include the following:

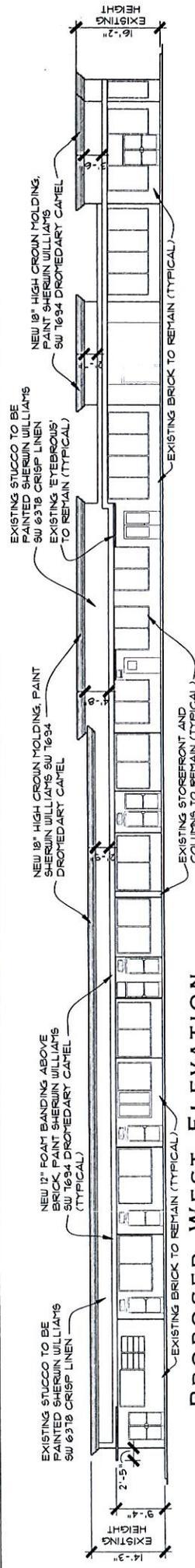
- *any other work than listed above
- * any floor coverings, interior doors, interior lighting
- *any permits, plans, fees, fines, or drawings

Gallas Construction, Inc. has all the necessary insurance to complete this job and will produce proof upon request. This job will be completed in a professional and timely manner. Thank you for your business.



“EXHIBIT B-2”

FINAL PROJECT PLANS



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION



1888 NORTHWEST 182 ST.
NORTH MIAMI BEACH, FLORIDA 33140
PHONE 305-248-0024

**PROPOSED ELEVATIONS
VERSION 'A'
JANUARY 29, 2013**

**FACADE RENOVATION
13090 NORTHWEST 7TH AVENUE
MIAMI, FLORIDA 33168**

“EXHIBIT A”

Project Costs Breakdown & GC Proposals



Amount Requested for City Contribution (Cost Breakdown)
Renovation @ Gator 13090 NW 7th Ave, LLC
13090 NW 7th Ave., Miami, FL 33168

<u>Category</u>	<u>Amount</u>
Façade Renovation	\$40,000.00
Storefront Windows	\$40,000.00
Signage	\$15,000.00
Awnings	\$0.00
Exterior Lighting	\$10,000.00

<u>GRAND TOTAL</u>	<u>\$105,000.00</u>
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\$210,000.00 Project Cost Estimate
Renovation @ Gator 13090 NW 7th Ave, LLC
13090 NW 7th Ave, North Miami, FL 33168

<u>Category</u>	<u>Explanation</u>	<u>Amount</u>
Fascia	Stucco/EIFS Banding/Painting	\$40,000.00
Storefront	New Storefronts	\$60,000.00
Landscape	New landscape plan (including mature trees)	\$30,000.00
Signage	Provide and install new signage	\$25,000.00
Lighting	Lighing Updgrades	\$25,000.00
GC Fees	Supervisions, general conditions and OH&P	\$30,000.00
<u>Grand Total</u>		<u>\$210,000.00</u>



CONSTRUCTION &
MANAGEMENT, LLC.
CGC#018482

November 13, 2013

Gator Investments
1595 NE 163 Street
N. Miami Beach, Fl 33162

Attn: Dave Miller

Re: Cost Estimate – Shopping Center Renovation at 13090 NW 7th Avenue, Miami, FL

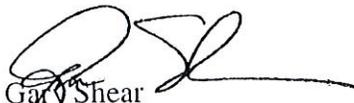
Dave,

Please find estimated cost to perform work as specified below:

• Site Work & Landscape	\$35,000
• Façade Improvements	55,000
• Storefront (Modern)	65,000
• New Tenant Signage	30,000
• Lighting Upgrades	30,000
Total	\$215,000

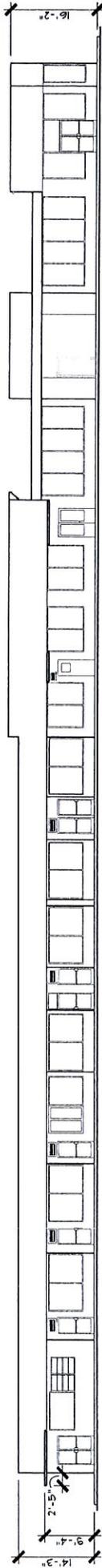
Please let me know if you need any additional information.

Thank you,

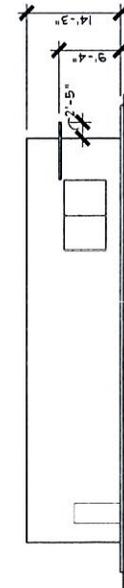

Gary Shear
President

“EXHIBIT B-1”

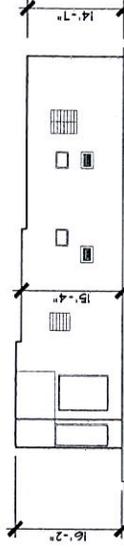
Existing Conditions



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



1300 NORTHWEST 7TH ST.
 NORTH MIAMI, FLORIDA 33168
 PHONE 305-548-7048

FACADE RENOVATION
 13090 NORTHWEST 7TH AVENUE
 MIAMI, FLORIDA 33168

EXISTING ELEVATIONS
 JANUARY 29, 2013