



Unsolicited Proposal  
To  
City of Fort Lauderdale  
For  
Community Economic  
Development Programming



CITY OF FORT LAUDERDALE

# Who We Are

In 1971, eight (8) minority business and community leaders recognized the need for ensuring a level playing field for minority owned construction companies. Together, they paved the way for MBC to become a leader in creating pathways for success for minority contractors and other construction professionals.

Our founder and first Executive Director was, E. Pat Larkins, a local businessman and Pompano Beach City Commissioner who worked with this team of like-minded professionals to craft and mobilize our mission of: Ensuring that highly skilled minorities and women are fairly represented within the local, state and global construction industry.

After more than four decades, Minority Builders Coalition Inc. is one of the largest and most influential construction trade organizations in South Florida. MBC members are general contractors, subcontractors, architects, engineers, material suppliers, corporations, service providers and more.

Our mission is to:

- **Support the growth/viability of disadvantaged businesses** – particularly minority, women, and veteran owned firms as well as race and gender neutral certified small businesses throughout South Florida
- **Increase employment opportunities** for local job seekers
- **Enhance physical quality of homes** for seniors and low/moderate income persons in our communities

MBC remains committed to the visions, intentions and legacy of Mr. Larkins and our founders.



Samuel J. Delevoe, Sr.



E. Pat Larkins



Luther Jackson



Emanuel Aspras



Howard Blackmon



Calvin Sapp



John Fairer



Robert McKinzie, Sr.

- **Advocates** for minority, women, veteran and small construction related businesses
- **Experts** in strategic partnerships, community mobilization, policy development, business opportunities engineering, and small business capacity building
- **Experienced** in residential construction management, weatherization, green jobs training, social marketing and related fields at local, regional, and state levels



# MIZELL COMMUNITY ECONOMIC DEVELOPMENT CENTER PROJECT SUMMARY

We intend to use the old Mizell Center as an epicenter of economic development activities that add to the investments the City is already making to advance the economic vitality of the Sistrunk corridor and surrounding areas.

Specifically, MBC will maintain robust small business development programs out of the Mizell Center. Specifically, MBC and its community economic development partners will collaborate to provide a minority/small construction related business accelerator, a Contractors' Resource Center, a host of other growth-oriented small/minority business support services, home rehabilitation and affordable housing maintenance services, and we will support the local efforts to attract more culturally specific tourism to the Sistrunk corridor.

We seek to implement an approach to economic development that incorporates a variety of activities to increase business revenues, increase household income and increase property values in targeted communities of promise within greater Fort Lauderdale. In the immediate Sistrunk area, the Mizell Community Economic Development Center (a.k.a. Mizell CEDC) will house the following economic development organizations/activities:

- **Minority Builders Coalition (MBC):** small business development (training and support services), construction related business accelerator, low/moderate income housing development and enhancement, and senior home rehabilitation
- **MetroBroward:** Broward's only CDFI (Community Development Financial Institution) for small business lending will bring its 25 years of expertise in small business lending, incubation and mentoring to the center – along with its host of partners in economic development and higher education.
- **Mosaic Group:** In addition to its more than 20 years in marketing and public relations, Mosaic Group has partnered with MBC to provide construction management training to contractors for the past 2 years including FDOT construction management development/bond guarantee program and continuing education courses for CEU credits.
- **M. Gill and Associates:** M. Gill & Associates, Inc. is a full service management, marketing, public relations and economic development consulting firm. Since its inception in 1990, M. Gill & Associates, Inc. has been developing, implementing and directing a variety of projects, program and economic development initiatives for government agencies, corporations, educational institutions and major construction developers with participation goals for local preference and inclusion of small/minority/women business owners. Since 2002, M. Gill & Associates has been the operator of the MBDA Business Center Program, under cooperative agreement with the U.S. Department of Commerce, Minority Business Development Agency (MBDA) in Washington, D.C.
- **OIC of South Florida:** a local leader in workforce development training providing quality self-help skills and employment opportunities for disadvantaged and underemployed residents, thus assisting them to become self-sufficient and productive members of society.

We will maintain productive programs aimed at growing minority/small construction related businesses through:



Increased access to markets



Increased access to capital



Increased access to technical assistance



Supporting substantial participation of capable and qualified minority/local small firms on private and public projects throughout South Florida







## STRATEGY #1: O<sup>2</sup>E<sup>2</sup> Minority/Small Business Accelerator

Minority Builders Coalition, Inc. has a sound track record as Broward County's leader in advocacy and development of minority and small construction related businesses. We will establish a Opportunities Oriented Entrepreneurial Ecosystem (O<sup>2</sup>E<sup>2</sup>) Small Business Accelerator to serve as a capacity building strategy for capable firms. The accelerator will include designated office space for up to 20 minority/small construction related businesses, and shall be equipped with a copier, fax, and wireless Internet and telephone service. Conference rooms and classrooms shall be part of the accelerator space where training will occur and where small businesses may conduct their own meetings.

### *Opportunities Oriented*

We partner with project owners, developers, and/or construction managers to secure bidding opportunities for minority/small construction related firms. Once opportunities are identified with project principals, we work directly with minority/small firms to assess their capacity, identify bid opportunities of interest, enhance their capacity (where needed), then assist them in competing for work. Often, our efforts to support substantial participation of disadvantaged firms in public and private projects is negatively impacted by factors that traditionally hinder readiness and capacity within minority and other small construction related business. These hindrances typically include, but are not limited to:

- There are too few minority/small construction related firms with sizable capacity
- Many minority/small construction related firms operate with lower revenues and limited employees)
- Many minority construction related firms are less likely to own asset-based businesses (i.e., equipment, machinery, real estate), therefore, they experience greater difficulties in accessing financing, and are less scalable and more susceptible to cash flow difficulties

As of this writing, we have identified opportunities with the following projects that are either underway or will be underway in 2015 where we immediately need to build more capacity for minority/small construction related firms to participate:

#### **Private**

- Gatlin Development
- Cymbal Development
- TM Residential (Shalimar)
- ATA Tennis Headquarters
- Pompano Beach Pier
- MWH Global (waster/waterways)
- Overtown Gateway Project (Miami)
- Biscayne Landings (North Miami)

#### **Public**

- Broward County (OESBD, Transportation, Aviation)
- Broward Public Schools
- SF Water Management Dist.
- Broward Health
- Florida Department of Transportation
- Miami-Dade Public Schools
- Palm Beach County
- City of Miami

## *Entrepreneurial Ecosystem*

To assist us with overcoming the aforementioned challenges so that we may ensure ample participation of minority/small firms on the above projects, we are pursuing a new, more intense minority/small business development strategy we are calling the Opportunities Oriented Entrepreneurial Ecosystem (O<sup>2</sup>E<sup>2</sup>). Participating firms will be competitively selected to participate in an accelerator environment where they will share office space, enhance their technical skills, leverage each other's expertise and resources, and bid collectively on specific opportunities we have already identified.

## *Business Acceleration*

The firms participating in our small business accelerator program will be engaged in a structured, individualized results oriented program aimed to increase their revenues and create new jobs. The program activities include individualized business assessment, individualized business growth planning, professional development/technical skills training and capacity building support services.

## **Implementation Strategies**

We have teamed with some key local resources: Metro Broward (with Nova Southeastern University), Mosaic Group and M. Gill & Associates. The mission of Metro Broward is to serve as a catalyst for small business success for low-to-moderate individuals and communities by offering lending, education and counseling to entrepreneurs. Leveraging their existing resources and programs, MBC and Metro Broward will operate the minority/small construction related business accelerator. Metro Broward's education partner, Nova Southeastern, will provide technical training, and Metro Broward will provide the financial capacity building guidance for each firm. Finally, M. Gill and Associates will assist with the individualize firm/entrepreneur development training and tracking. Specifically, the following are the core components of our O<sup>2</sup>E<sup>2</sup> implementation strategy.

- 1.1** Provide 15-20 minority/small construction related firms a comprehensive assessment and a specialized plan developed to address the prioritize capacity building needs identified by the assessment with a special emphasis on:
  - Successful Estimating in a Contracting Environment
  - Navigating Relationships with Procurement Officers
  - Legal Aspects of Contracting
  - Financial Capacity to Mobilize/Carry a Sizable Job
  - Customer Service Skill Development within the Field of Contracting
  - Developing/Expanding Trade Specialties
  - Human Resource Development
  - Certification and Licenses
- 1.2** Provide up to 15-20 minority/small construction related firms an opportunity to participate in a mentor-protégé relationship with larger firms that assist them to achieve their capacity building and develop mutually beneficial relationships that support business development
- 1.3** Maintain an inventory of at least the 15-20 firms that are capable and ready to bid on projects in an effort to capture substantial participation

## STRATEGY #2: Contractors' Resource Center

The Minority Builders Contractors Resource Center represents our general array of advocacy, education and support activities we provide to the broader group of minority/small construction related firms we serve each year. The vision is to be a platform in the construction industry that supports infancy and emerging contractor firms and related professionals by increasing their technical skills, competitive positions and overall wealth through advocacy, continued education, collaborative resourcing, training and support services.

In an effort to ensure programmatic success and appropriate targeted reach, MBCRC will segment its membership based on the maturation of its members' businesses and align our services to these firms according to their maturity levels. The membership will be segmented in the following three categories:

- **Start-up** – A business that has been operating, has successful trade skills, but lacks a comprehensive understanding of business concepts and processes. Generally a trade's expert.
- **Emerging** – A business that has a core competency in an area of construction, has been operating with some level of proficiency, has the infrastructure in place, but needs assistance with taking the business to the next level. Generally a subcontractor or trades expert.
- **Mature** – A business that has been operating profitably has a keen knowledge of business and has an industry portfolio and successes. This business is in its growth phase, is ready for high level collaborations and joint ventures. Generally a high volume subcontractor, construction manager, top Tier 2 who is seeking to become a Tier 1 vendor or developer.

The Center will offer open source information, no-fee or nominal fee services including, but not limited to:

- Administrative Support:** Use of the MBCRC's mail drop service, computers, software, scanner, copier, fax machine, shared desks, etc.
- Advocacy:** The BCCRC will advocate on behalf of its members and stakeholders to ensure that projects; both public and private, have inclusion goals for those firms doing business in Broward County.
- Technical Assistance:** The MBCRC will facilitate classes throughout the year that are designed to increase capacity of firms in order to take advantage of construction opportunities within Broward County
- Continuing Education:** The MBCRC will provide use of its facility for continuing education courses and seminars. The Center will work with its public and private partners to develop on-going classes and certifications throughout the year. The education will include soft skills and hard skills that will allow contractors to understand, grow and be more profitable in their businesses.
- Mentoring Programs:** The MBCRC will develop measurable mentoring programs; business to business, prime and sub-contractors, mature businesses and growth businesses, 8A graduates and 8A participants and elite tradesmen and apprentice.
- Collaboratives and Joint Ventures:** The MBCRC will have as one of its key goals to work with its stakeholders to ensure that contractors and related industry professionals are bidding and securing projects with one another. The Center's leadership will collaborate with organizations throughout the State and Country to create opportunities for its stakeholders.

- ❑ **Construction Management Partners:** The MBCRC will source construction management partnership opportunities on public and private sector projects to assist with the identification and selection of qualified contractors and to ensure projects have met their goals and performed to standards.
- ❑ **The Plan Depot:** The MBCRC will serve as a depository for construction plans for public and private projects. The purpose of The Plan Depot is to save firms operating funds when they need to bid on projects. The Plan Depot will serve as a central location for architectural, municipal plot plans, site maps, etc.
- ❑ **Project Resources:** The MBCRC will serve as a resource for current and future public and private sector projects in South Florida. The Center will work closely with public and private sector partners to ensure that information for South Florida projects is provided to the Center for dissemination to its stakeholders.
- ❑ **Job Placement:** The MBCRC will work closely with public and private partners to place apprentice and trainees on job sites throughout South Florida. There will be particular emphasis on job placement for those from low-to-moderate income communities to find employment that provide living wages.
- ❑ **Continuing Education:** The MBCRC will provide use of its facility for continuing education courses and seminars. The Center will work with its public and private partners to develop on-going classes and certifications throughout the year. The education will include soft skills and hard skills that will allow contractors to understand, grow and be more profitable in their businesses.
- ❑ **Mentoring Programs:** The MBCRC will develop measurable mentoring programs; business to business, prime and sub-contractors, mature businesses and growth businesses, 8A graduates and 8A participants and elite tradesmen and apprentice.
- ❑ **Collaborative and Joint Ventures:** The MBCRC will have as one of its key goals to work with its stakeholders to ensure that contractors and related industry professionals are bidding and securing projects with one another. The Center's leadership will collaborate with organizations throughout the State and Country to create opportunities for its stakeholders.
- ❑ **Business Plan Development Services:** The MBCRC will assist new and emerging businesses with their strategic plans to ensure continued growth and increased profitability.
- ❑ **Estimating and Bid Preparation Services:** The MBCRC will work closely with and provide technical assistance, software and feedback related to contractors' estimating, bidding on projects and responding to requests for proposals.
- ❑ **Referral Services:** The MBCRC will refer and recommend qualified contractors for opportunities on an on-going basis.
- ❑ **Affinity Programs:** The MBCRC will work closely with its public and corporate partners to ensure its members receive industry discounts, bulk buying opportunities with local and national suppliers and service providers.
- ❑ **Industry Memberships/Resources:** The MBCRC will maintain memberships, print and electronic resource guides to ensure stakeholders have at their disposal the most up to date industry information.
- ❑ **Members' Directory:** The MBCRC will maintain an updated directory of its members, stakeholders, local and national suppliers.
- ❑ **Community Engagement and Outreach:** The MBCRC will work closely with its stakeholders to partner on community projects and to ensure it has a presence in making South Florida a better place to live and work.

- ❑ **Project Management Services:** The MBCRC will source project management opportunities on public and private sector projects.
- ❑ **Project Goal Setting and Performance Evaluations:** The MBCRC will work with its stakeholders, as well as public and private entities to ensure projects have met their goals and performed to standards.
- ❑ **Licenses, Certifications and Pre-qualification Screenings:** The MBCRC will work closely with its stakeholders to ensure that licenses, certifications and continued education credits are up to date. The MBCRC will pre-screen its stakeholders to ensure that requirements are met before making any referrals or recommendations to its public and private partners.

### **Expected Outcomes (Community Benefits)**

We will use the following metrics in a participant survey/analysis that is conducted twice yearly to measure the progress of a program participant. The participant’s progress is expressed in terms of change between the initial (or previous) and current state of the participant’s business (business goals).

- a. # of Minority/small construction related businesses registered and/or certified
- b. Annual revenue attained/increased
- c. Employees added/retained
- d. Customer base growth
- e. Financial systems functionality (review financial statements)
- f. Financial management (cash flow review)

### **Our Partners**

The MBCRC will work closely with Minority Builders Coalition, Inc. partners to ensure the organization’s vision and mission are achieved. Below, find the list of some of our partners and supporters:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Broward County Office of Economic and Small Business Development</li> <li>• Broward County Public Schools</li> <li>• Broward Technical Colleges</li> <li>• Greater Ft. Lauderdale Convention and Visitors Bureau – Multicultural Business Development</li> <li>• Turner Construction</li> <li>• Gatlin Development Corporation</li> </ul> | <ul style="list-style-type: none"> <li>• Mosaic Group</li> <li>• Metro Broward</li> <li>• M. Gill &amp; Associates</li> <li>• Mount Olive Development Corporation</li> <li>• Nova Southeastern University</li> <li>• OIC of South Florida</li> <li>• Urban League of Broward County</li> <li>• Career Source Broward</li> </ul> |
|--|---|



## STRATEGY #3: Jobs Training

MBC is partnering with OIC of South Florida to provide ongoing workforce development/green jobs training programs aimed at increasing the employability of job seekers. Specifically, the Mizell CEDC will be the administrative and training location of the OIC YouthBuild program, a local YouthBuild USA replication.

YouthBuild USA was started informally in 1988 and incorporated in 1990 to guide the process of replicating and scaling up the YouthBuild program with quality in the United States after the program had succeeded in five neighborhoods in New York City. There are now 264 YouthBuild programs in 46 states, Washington, DC, and the Virgin Islands. Over 120,000 YouthBuild students have built over 22,000 units of affordable, increasingly green, housing since 1994.

OIC's YouthBuild program engages youth/young adults between the ages of 18-24 and provides alternative education and employment pathways that enable participants to obtain a HS Diploma or GED, advance toward post-secondary education or career-oriented employment and take responsibility for their families and communities. Up to 62 participants will complete a 62 week program that includes the following activities aimed at increasing their ability to compete for family supporting jobs:



The OIC Youthbuild Program is a workforce solution funded by a grant awarded by the US Department of Labor's Employment and Training Administration in the amount of \$1.1million to provide:

-  **Attainment of GED/HS Diploma**
-  **National Center for Construction Education and Research (NCCER) Certification**
-  **Industry-Based Employment Placement and Retention**
-  **Post-Secondary Education**
-  **Work Experience/OJT**
-  **Internship/Coaching matches with Coalition members and firms participating in Small Business Accelerator**

## STRATEGY #4: Other Economic Development Activities

### **Low/Moderate Income (L/MI) Housing Management**

MBC currently manages affordable rental housing for nine (9) families in the city of Ft. Lauderdale. By relocating our offices to the Mizell Center, we will be bring our maintenance and support services closer to the properties and families we serve.

*Partner:* City of Fort Lauderdale

### **Home Rehabilitation Program for Seniors**

This program provides carpentry, plumbing, electrical and other emergency home improvements to preserve health and safety and correct code violations in owner-occupied homes of persons 60 years or older. While there is no income restriction, priority is given to the handicapped and low-income persons.

*Partners:* Aging and Disability Resource Center of Broward, Florida Office of Elder Affairs

### **Low/Moderate Income Family Home Rehabilitation Services**

For more than 43 years, BCMBC has partnered with local municipalities (including City of Ft. Lauderdale, Broward County, Town of Davie, Pompano Beach, Deerfield Beach and Coral Springs) to complete more than \$66 million worth of improvements designed to retain/enhance the economic value and quality of homes owned by low to moderate income residents (80% below the median income).

*Municipal Partners:* Broward County, Cities of Coral Springs, Deerfield Beach, Ft. Lauderdale, Lauderdale Lakes, Lauderhill and Town of Davie

In addition to minority/small business development and jobs training, we support local community economic development through:



More than 10,000 homes remodeled



Nearly 30 years of Weatherization Assistance Programs



More than 5,000 homes retrofitted for increased energy efficiency



Managing affordable housing for low/moderate income families



Developing new market rate and affordable single family homes to increase density in the Sistrunk Corridor

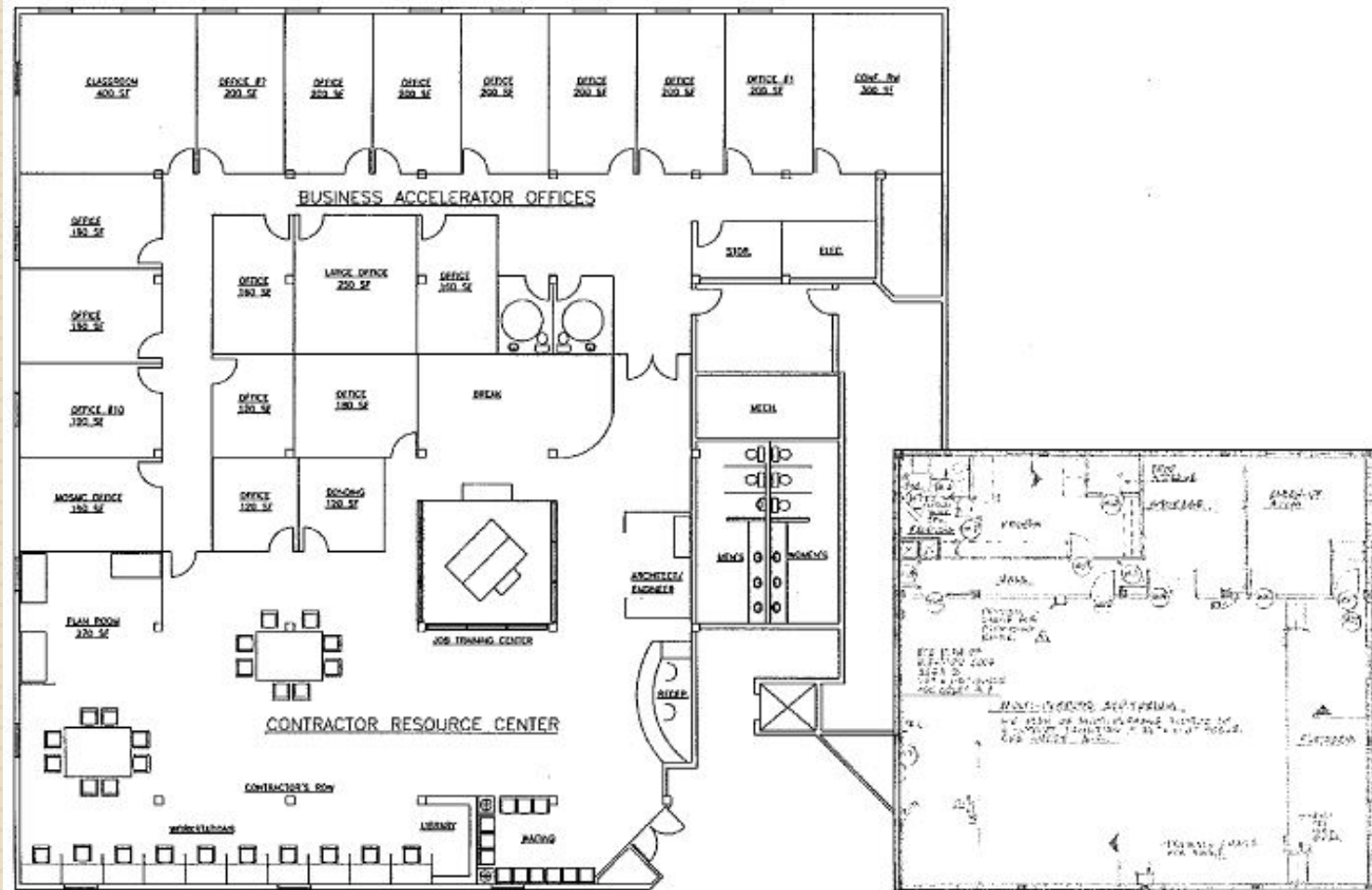


COMMUNITY ECONOMIC  
DEVELOPMENT CENTER  
MINORITY BUILDERS COALITION INC

LEWARS DESIGN LLC  
SAGOMA CONSTRUCTION SERVICES INC



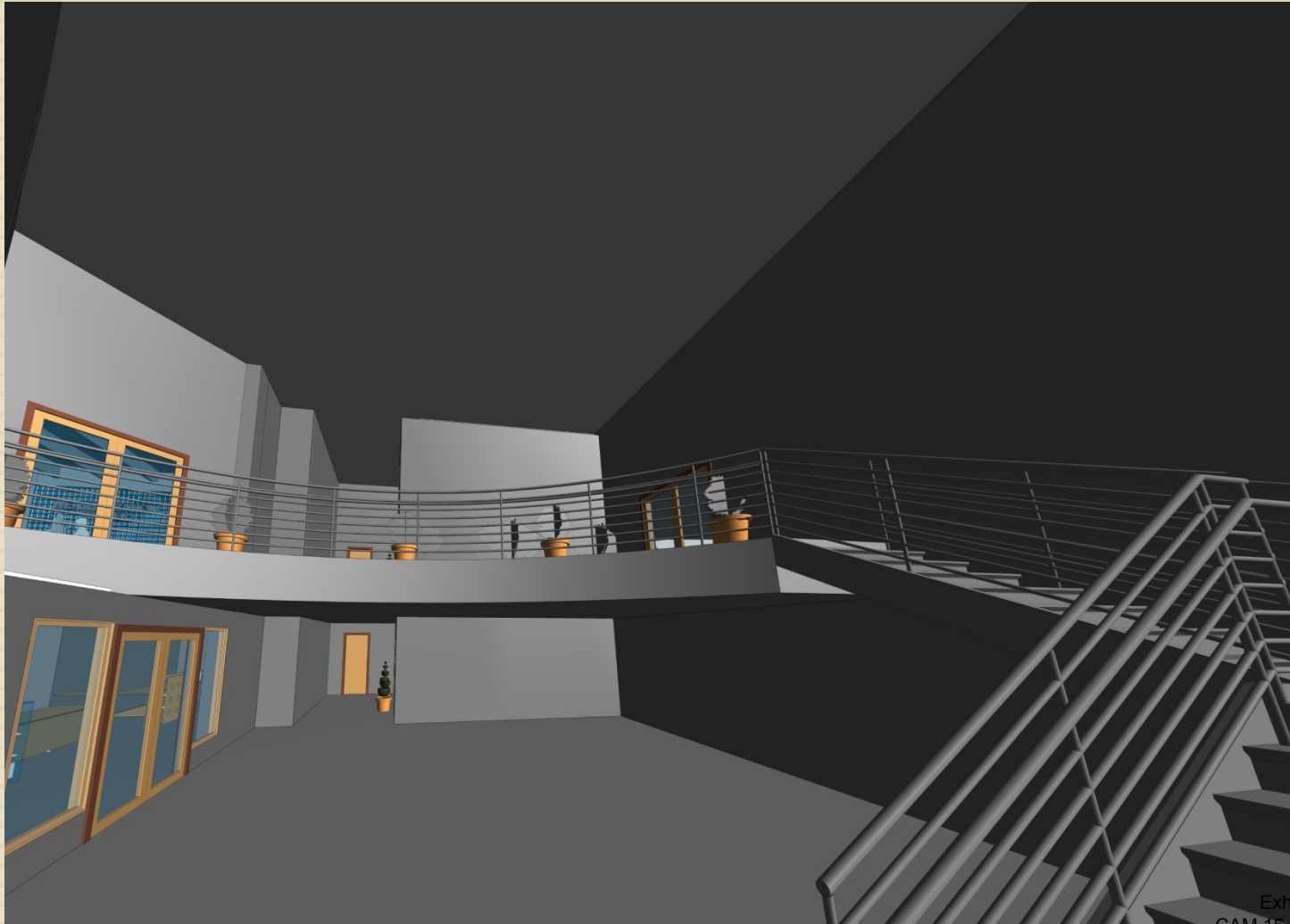
# 2ND FLOOR PLAN: SBA/CRC



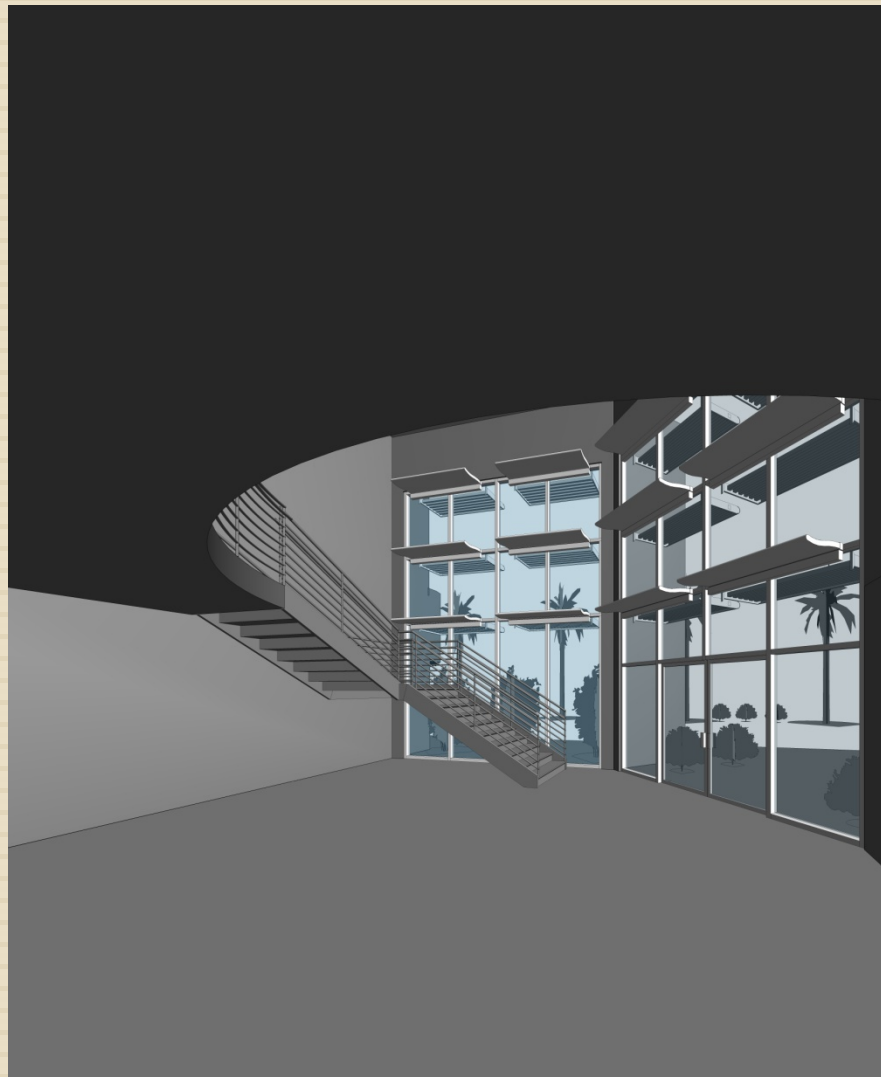
2ND FLOOR PLAN



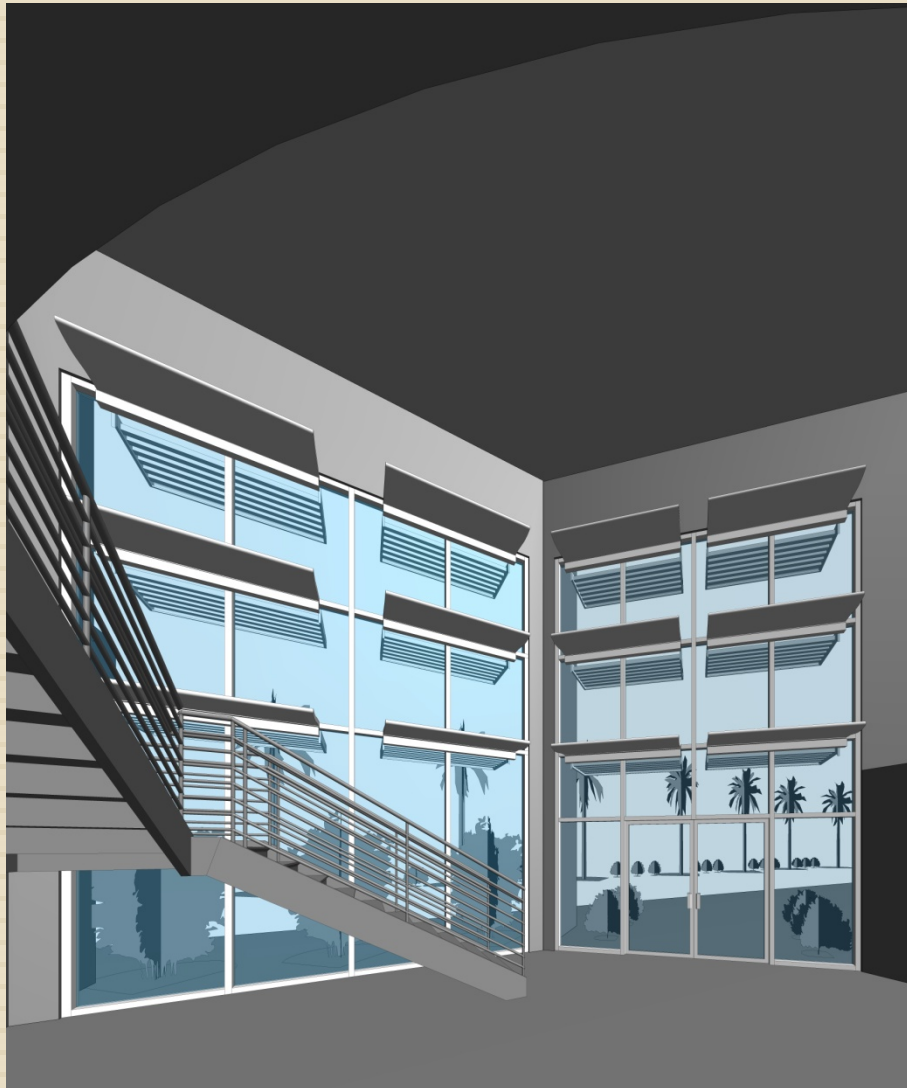
# THE HALL: Spacious Entrance Hall



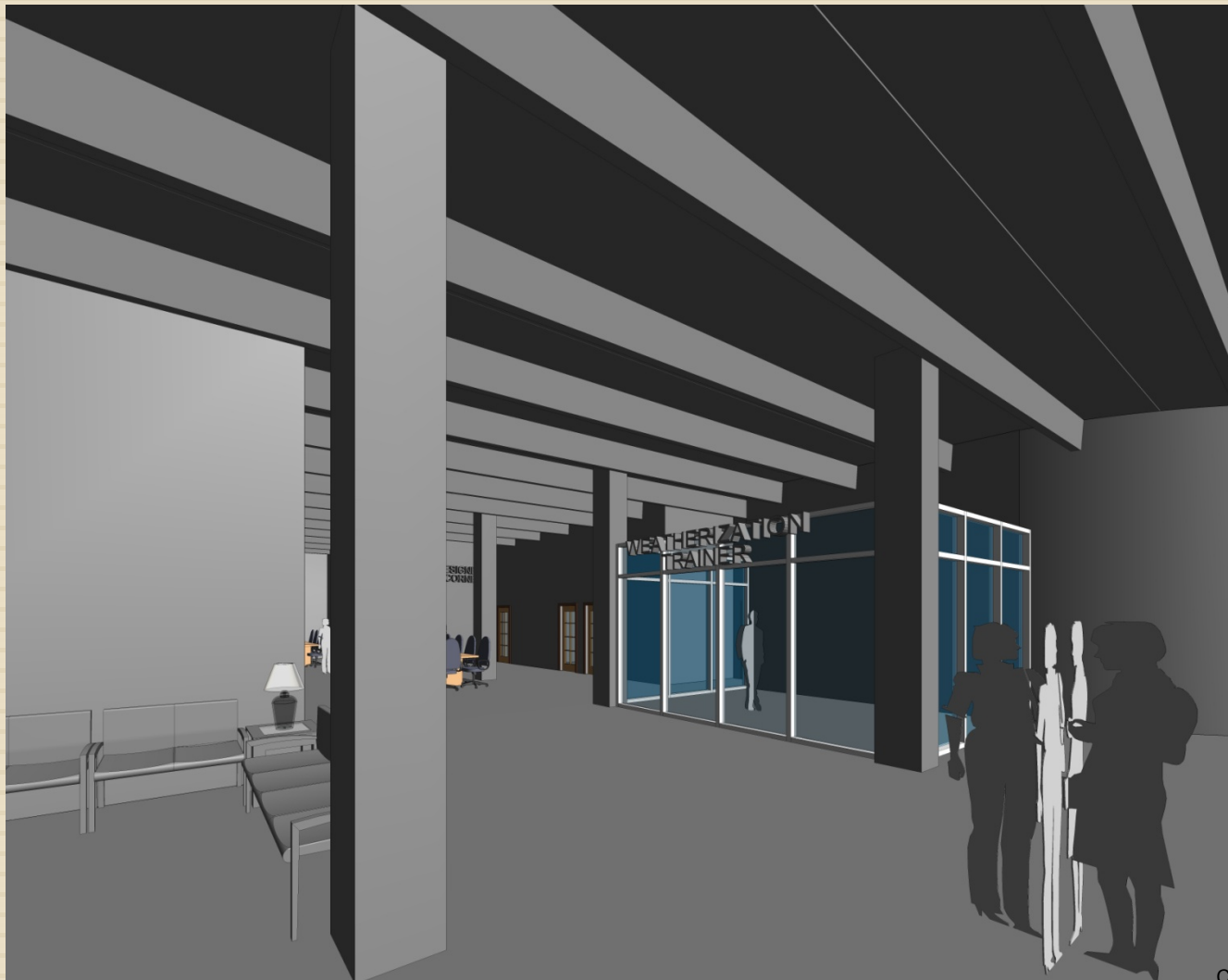
# THE HALL: Curve Balcony



# THE HALL: Flow of Spaces



# INTERIOR: Job Training Center

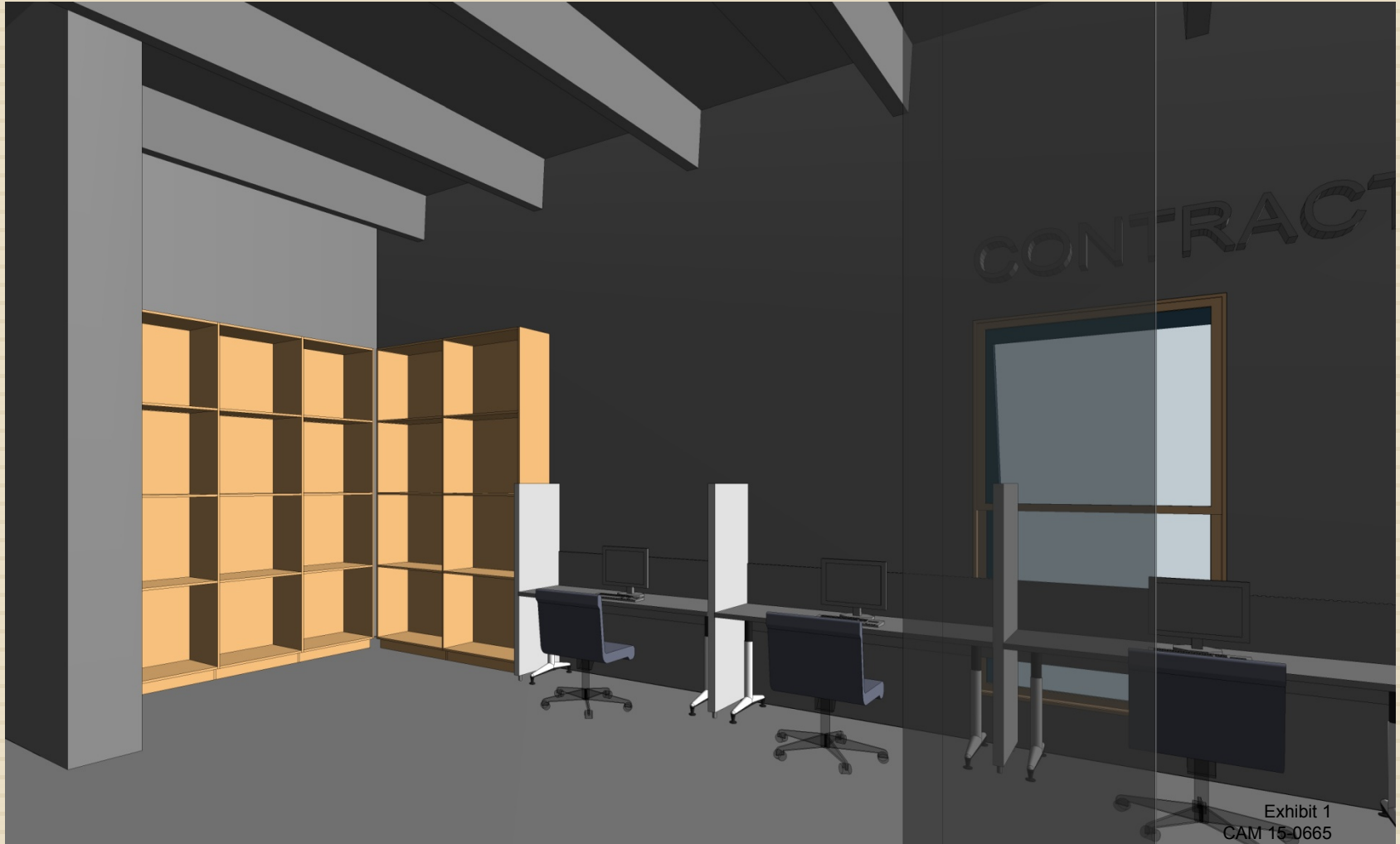


# INTERIOR: Contractors' Row

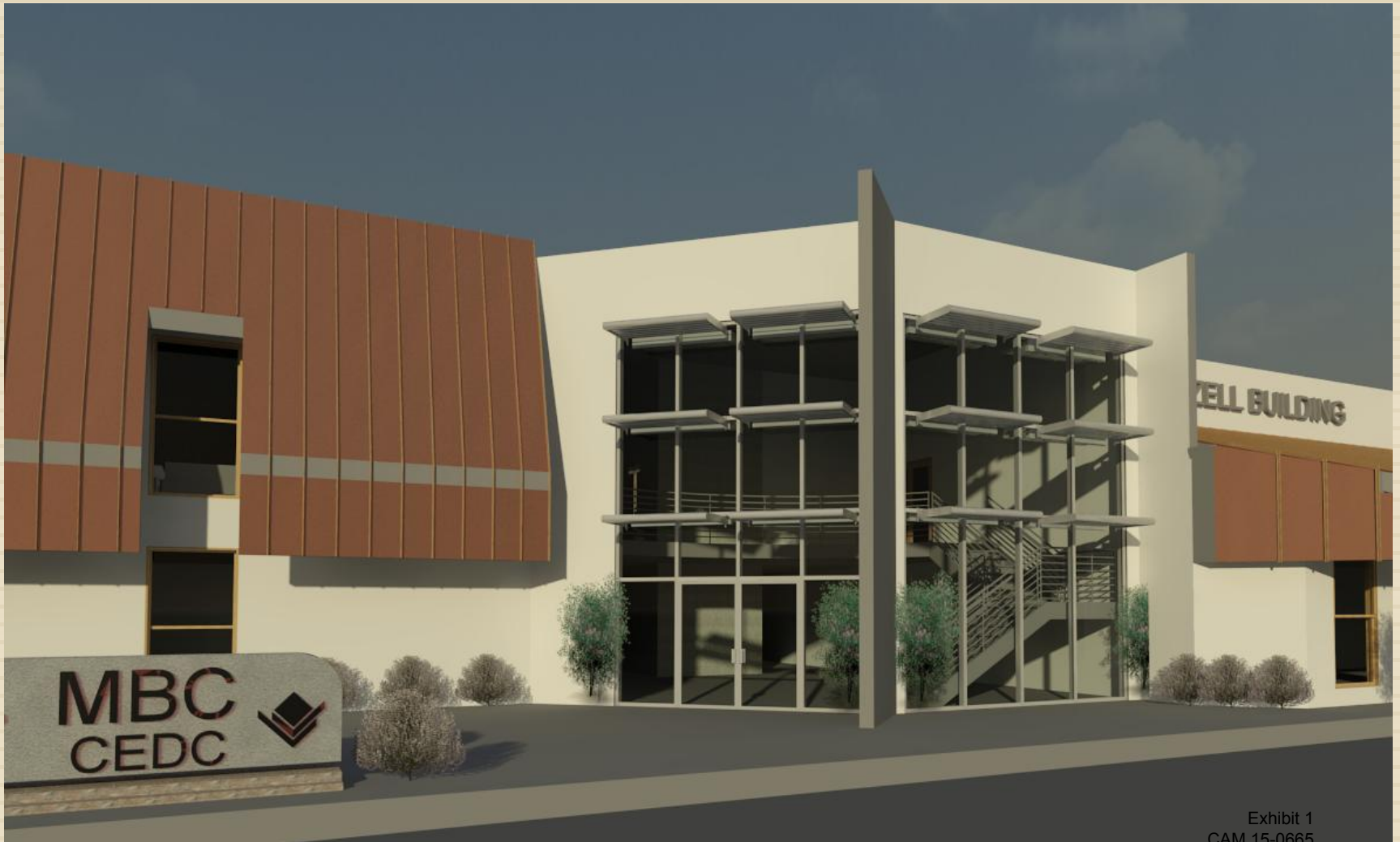




# INTERIOR: Library



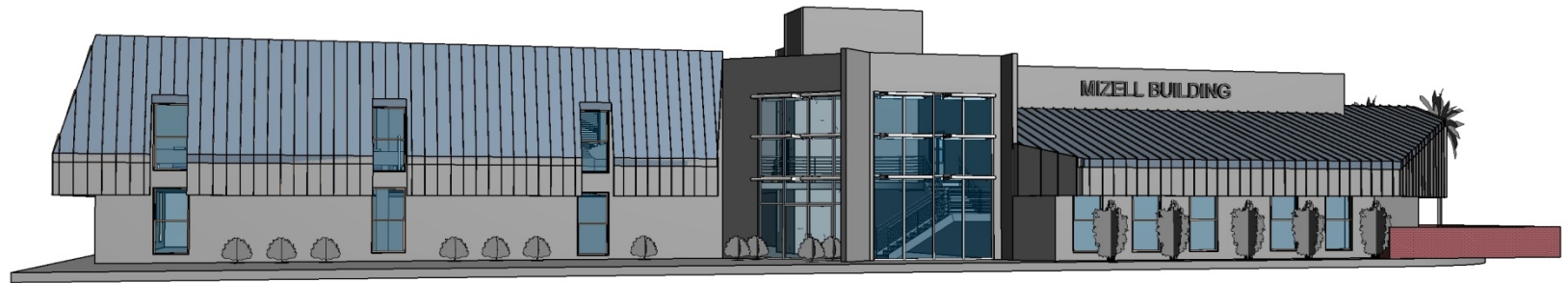
# EXTERIOR: The Renovation



# EXTERIOR: The Renovation



# EXTERIOR: The Renovation



# BUDGET: Phase I

LEWARS DESIGN, LLC.

## ESTIMATED PROJECT BUDGET

PRINT DATE: 4/22/2015



### Mizell Community Economic Development Center - 1409 SISTRUNK BLVD. (PHASE 1)

ITEM #	DESCRIPTION	UNIT	%	SUBTOTAL	TOTAL
<b>COST SUMMARY</b>					
1	GENERAL REQUIREMENTS	\$ 1.85	6%	\$ 31,500.00	
2	DEMOLITION	\$ 1.94	7%	\$ 33,000.00	1st Floor Demo
3	METALS	\$ 0.83	3%	\$ 14,025.00	
4	CARPENTRY	\$ 2.06	7%	\$ 35,000.00	
5	THERMAL PROTECTION	\$ 0.90	3%	\$ 15,240.00	
6	DOORS & WINDOWS	\$ 1.56	5%	\$ 26,500.00	
7	FINISHES	\$ 5.48	19%	\$ 93,190.00	1st Floor Build-Out
8	SPECIALITIES	\$ 0.40	1%	\$ 6,750.00	
9	EQUIPMENT	\$ -	0%	\$ -	BY OWNER
10	FURNISHINGS	\$ -	0%	\$ -	BY OWNER
11	CONVEYING SYSTEMS (see note 1)	\$ 0.88	3%	\$ 15,000.00	Elev Re-Cert ONLY
12	MECHANICAL	\$ 3.54	12%	\$ 60,235.00	
13	FIRE PROTECTION (see note 2)	\$ 3.79	13%	\$ 64,400.00	FP System both floors
14	PLUMBING (see note 3)	\$ 1.03	4%	\$ 17,500.00	
15	FIRE ALARM (see note 4)	\$ 1.69	6%	\$ 28,800.00	
16	ELECTRICAL	\$ 2.73	10%	\$ 46,375.00	
<b>A TOTAL DIRECT COSTS</b>		<b>\$ 28.68</b>	<b>100%</b>	<b>\$ 487,515.00</b>	
Architectural / MEP (see note 5)				\$ 21,000.00	
<b>B TOTAL DESIGN COSTS</b>		<b>\$ 1.24</b>		<b>\$ 21,000.00</b>	
Unforeseen/ Unanticipated Costs (see note 7)				\$ 5,000.00	
Permitting Fees				\$ -	BY OWNER
<b>C TOTAL OWNER COSTS/ FEES</b>		<b>\$ 0.29</b>		<b>\$ 5,000.00</b>	
Design Contingency				\$ 2,500.00	0.50%
Construction Contingency				\$ 2,500.00	0.50%
<b>D TOTAL CONTINGENCY</b>		<b>\$ 0.29</b>		<b>\$ 5,000.00</b>	
<b>E CM FEE</b>		<b>\$ 1.43</b>		<b>\$ 24,385.00</b>	
F Common Area Upgrades (see note 6)				\$ 12,000.00	
<b>(A-F) TOTAL CONSTRUCTION COST</b>		<b>\$ 31.94</b>		<b>\$ 554,900.00</b>	

Proposed Renovated Area

17000 SF

**Notes:**

- 1 ALLOWANCE for existing Elevator re-certification ONLY
- 2 FIRE PROTECTION system upgrade budget costs apply to entire building area (2 floors; approx 17K SF)
- 3 ALLOWANCE for single employee restroom(s); NO upgrades to existing group restrooms
- 4 FIRE ALARM system upgrade budget costs apply to entire building area (2 floors; approx 17K SF)
- 5 ALLOWANCE for Design fees
- 6 ALLOWANCE for Common Area Upgrades as required for Means of Egress
- 7 ALLOWANCE for Flood Elevation Certificate



# BUDGET: Phase II

LEWARS DESIGN, LLC.

## ESTIMATED PROJECT BUDGET

PRINT DATE: 4/22/2015



Mizell Community Economic Development Center - 1409 SISTRUNK BLVD. (PHASE 2)					
ITEM #	DESCRIPTION	UNIT	%	SUBTOTAL	TOTAL
<b>COST SUMMARY</b>					
1	GENERAL REQUIREMENTS	\$ 0.88	5%	\$ 15,000.00	
2	SITE	\$ 1.22	6%	\$ 20,700.00	Landscape / Hardscape
3	METALS	\$ 0.21	1%	\$ 3,500.00	Exterior Façade
4	CARPENTRY	\$ 0.44	2%	\$ 7,500.00	Lobby / Aud millwork
5	THERMAL PROTECTION (see note 1)	\$ 7.65	39%	\$ 130,000.00	Roof Replacement
6	DOORS & WINDOWS	\$ 2.15	11%	\$ 36,500.00	Exterior Façade
7	FINISHES	\$ 1.38	7%	\$ 23,500.00	Lobby, Auditorium
8	SPECIALITIES	\$ 0.15	1%	\$ 2,500.00	Group Restrooms 1&2
9	EQUIPMENT	\$ -	0%	\$ -	BY OWNER
10	FURNISHINGS	\$ -	0%	\$ -	BY OWNER
11	CONVEYING SYSTEMS (see note 2)	\$ 3.53	18%	\$ 60,000.00	Elevator Modernization
12	MECHANICAL	\$ -	0%	\$ -	Existing RTU's to remain
13	FIRE PROTECTION (see note 3)	\$ -	0%	\$ -	in PHASE 1
14	PLUMBING (see note 4)	\$ 1.62	8%	\$ 27,500.00	Group Restrooms 1&2
15	FIRE ALARM (see note 5)	\$ -	0%	\$ -	in PHASE 1
16	ELECTRICAL	\$ 0.29	2%	\$ 5,000.00	Exterior Façade
<b>A TOTAL DIRECT COSTS</b>		<b>\$ 19.51</b>	<b>100%</b>	<b>\$ 331,700.00</b>	
				Architectural / MEP (see note 6)	\$ 16,900.00
<b>B TOTAL DESIGN COSTS</b>		<b>\$ 0.99</b>		<b>\$ 16,900.00</b>	
				Unforeseen/ Unanticipated Costs	\$ 2,500.00
				Permitting Fees	\$ - BY OWNER
<b>C TOTAL OWNER COSTS/ FEES</b>		<b>\$ 0.15</b>		<b>\$ 2,500.00</b>	
				Design Contingency	\$ -
				Construction Contingency	\$ -
<b>D TOTAL CONTINGENCY</b>		<b>\$ -</b>		<b>\$ -</b>	
<b>E CM FEE</b>		<b>\$ 0.99</b>		<b>\$ 16,900.00</b>	
<b>(A-E) TOTAL CONSTRUCTION COST</b>		<b>\$ 21.65</b>		<b>\$ 368,000.00</b>	

Proposed Renovated Area

17000 SF

**Notes:**

- 1 ALLOWANCE for existing Roof Replacement
- 2 ALLOWANCE for existing Elevator modernization, code compliance and cab finishes
- 3 FIRE PROTECTION system upgrade completed in PHASE 1
- 4 ALLOWANCE for Upgrades to existing group restrooms - both floors
- 5 FIRE ALARM system upgrade completed in PHASE 1
- 6 ALLOWANCE for Design fees

# SCHEDULE: Phase I



## ESTIMATED PROJECT TIMELINE

**Project:** Mizell Community Economic Development Center - 1409 SISTRUNK BLVD.

**Prepared By:** BERT LEWARS

**Period:** APR 2015 thru NOV 2015

**Date Prepared:** 4/22/2015

RESP	Activity	Sched Start	DURATION	Sched Finish	2015												2016											
					4/15	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16	10/16	11/16	12/16			
ITEM DESCRIPTION					APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
					PH 1					PH 1-2			PH 2								W1			W2				
	<b>PHASE 1</b>																											
	<b>PROGRAMMING</b>																											
LD	Phase I - Produce set of existing as-built drawings / interior demolition plans	04/23/15	8	05/01/15																								
	<b>DESIGN</b>																											
LD	Design Development Meeting	05/04/15		05/04/15																								
LD	Phase IIA - 50% Construction Documents (CDs), including preliminary construction cost estimate	05/05/15	7	05/12/15																								
LD	Construction Documents Meeting	05/13/15		05/13/15																								
LD	Phase IIB - 100% CDs, including final cost estimate	05/14/15	18	06/01/15																								
	<b>GOVERNMENT ISSUES</b>																											
MBC	Submit Drawings for Demo Permit / Early Start (NEED Zoning, Engineering and Landscape Approval)	05/04/15	10	05/14/15																								
MBC	Flood Plain Certification	05/04/15		06/01/15																								
	<b>PRECONSTRUCTION</b>																											
LD	Budget Estimate based on Demolition ONLY / Early Start	05/04/15	5	05/09/15																								
LD	Budget Estimate based on 50% CD's	05/12/15	5	05/17/15																								
LD	GMP Proposal based on 100% CD's	06/01/15	5	06/06/15																								
MBC	Permitting	06/01/15	18	06/19/15																								
MBC	Owner Negotiation	06/06/15	2	06/08/15																								
LD	Value Engineering (VE)	06/08/15	5	06/13/15																								
LD	Permit Revisions (if necessary)	06/19/15	4	06/23/15																								
	<b>CONSTRUCTION</b>																											
MBC	Award Contract	05/09/15		06/08/15																								
SCS	Building - DEMO	05/10/15	20	05/30/15																								
SCS	Building - BUILD-OUT	06/22/15	67	08/28/15																								
SCS	Final Inspections	08/28/15	3	08/31/15																								
SCS	Project Completion	08/31/15		08/31/15																								
SCS	Warranty Period - 12 months	08/31/15	365	08/30/16																								

# SCHEDULE: Phase II



## ESTIMATED PROJECT TIMELINE

**Project:** Mizell Community Economic Development Center - 1409 SISTRUNK BLVD.

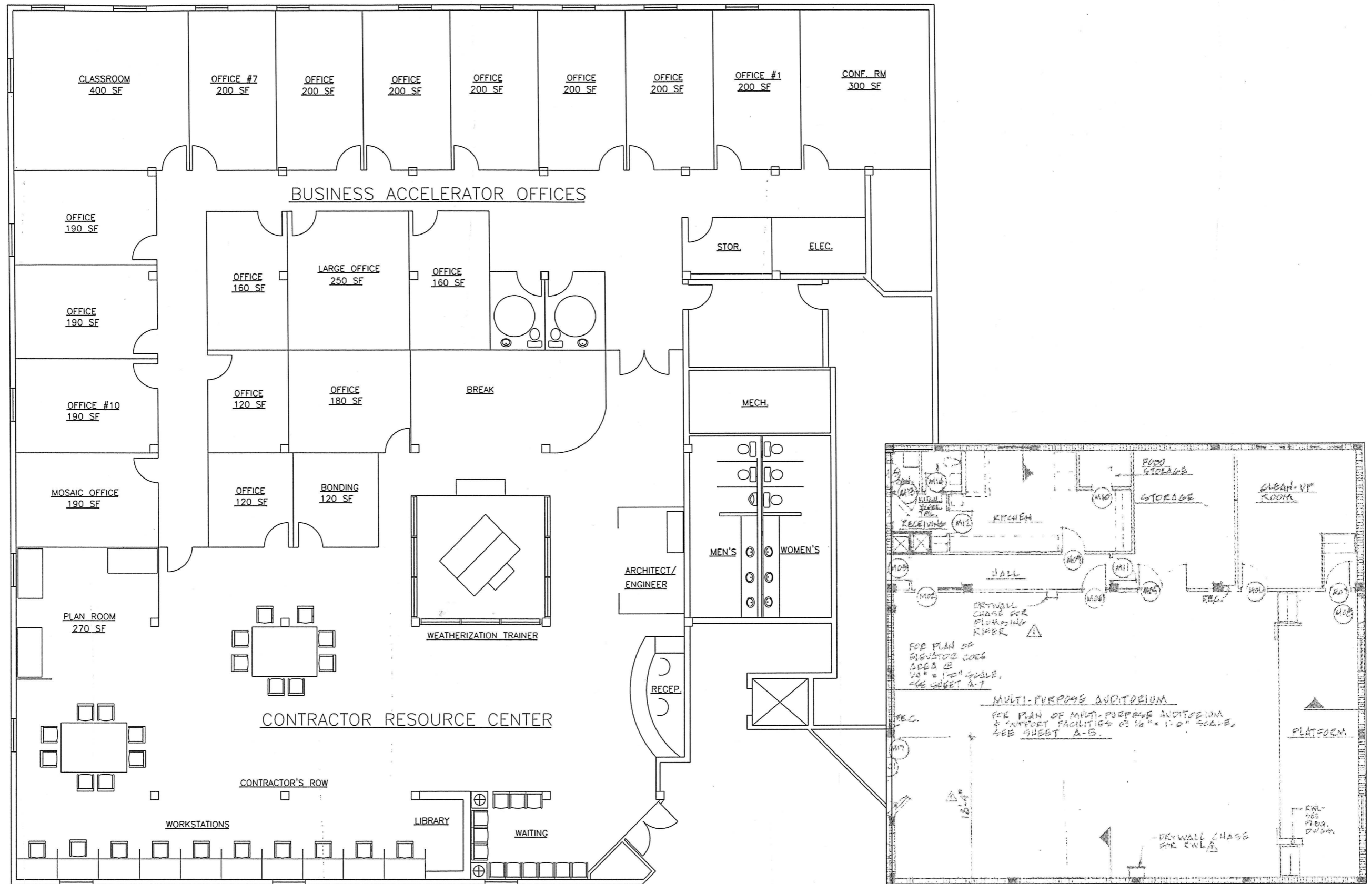
**Prepared By:** BERT LEWARS

**Period:** APR 2015 thru NOV 2015

**Date Prepared:** 4/22/2015

RESP	Activity	Sched Start	DURATION	Sched Finish	2015												2016											
					4/15	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16	10/16	11/16	12/16			
ITEM DESCRIPTION					APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
					PH 1					PH 1-2			PH 2									W1		W2				
<b>PHASE 2</b>																												
<b>DESIGN</b>																												
LD	Design Development Meeting	08/03/15		08/03/15																								
LD	Phase IIA - 50% Construction Documents (CDs), including preliminary construction cost estimate	08/04/15	12	08/16/15																								
LD	Construction Documents Meeting	08/17/15		08/17/15																								
LD	Phase IIB - 100% CDs, including final cost estimate	08/18/15	13	08/31/15																								
<b>GOVERNMENT ISSUES</b>																												
MBC	Permitting	08/31/15	30	09/30/15																								
<b>PRECONSTRUCTION</b>																												
LD	Budget Estimate based on 50% CD's	08/17/15	4	08/21/15																								
LD	GMP Proposal based on 100% CD's	08/31/15	4	09/04/15																								
MBC	Owner Negotiation	09/04/15	3	09/07/15																								
<b>CONSTRUCTION</b>																												
MBC	Award Contract	09/07/15		09/07/15																								
SCS	Material Procurement	09/07/15	24	10/01/15																								
SCS	Building - BUILD-OUT	10/01/15	54	11/24/15																								
SCS	Final Inspections	11/24/15	3	11/27/15																								
SCS	Project Completion	11/30/15		11/30/15																								
SCS	Warranty Period - 12 months	11/30/15	365	11/29/16																								





2ND FLOOR PLAN