

**SUPPLEMENTAL QUESTIONS:**

1. Please Describe your project:
  - The project is coming to enhance the appearance and functionality of the existing space to attract modern office tenants on the top floor, create a business accelerator and engage with retailers/restaurants for the first floor. The project is further describer in this document.
2. What is the Address, Folio number and legal description of the property?

900 SW 6 <sup>th</sup> St	Folio: 5042 04 05 0010 Legal: TUSKEGEE PARK 3-9 B LOT 1,2 LESS RD BLK 1
914 SW 6 <sup>th</sup> St	Folio: 5042 04 05 0030 Legal: TUSKEGEE PARK 3-9 B LOT 3 & 4 LESS RD R/W BLK 1
930 SW 6 <sup>th</sup> St	Folio: 5042 04 05 0040 Legal: TUSKEGEE PARK 3-9 B LOT 5 LESS RD R/W BLK 1

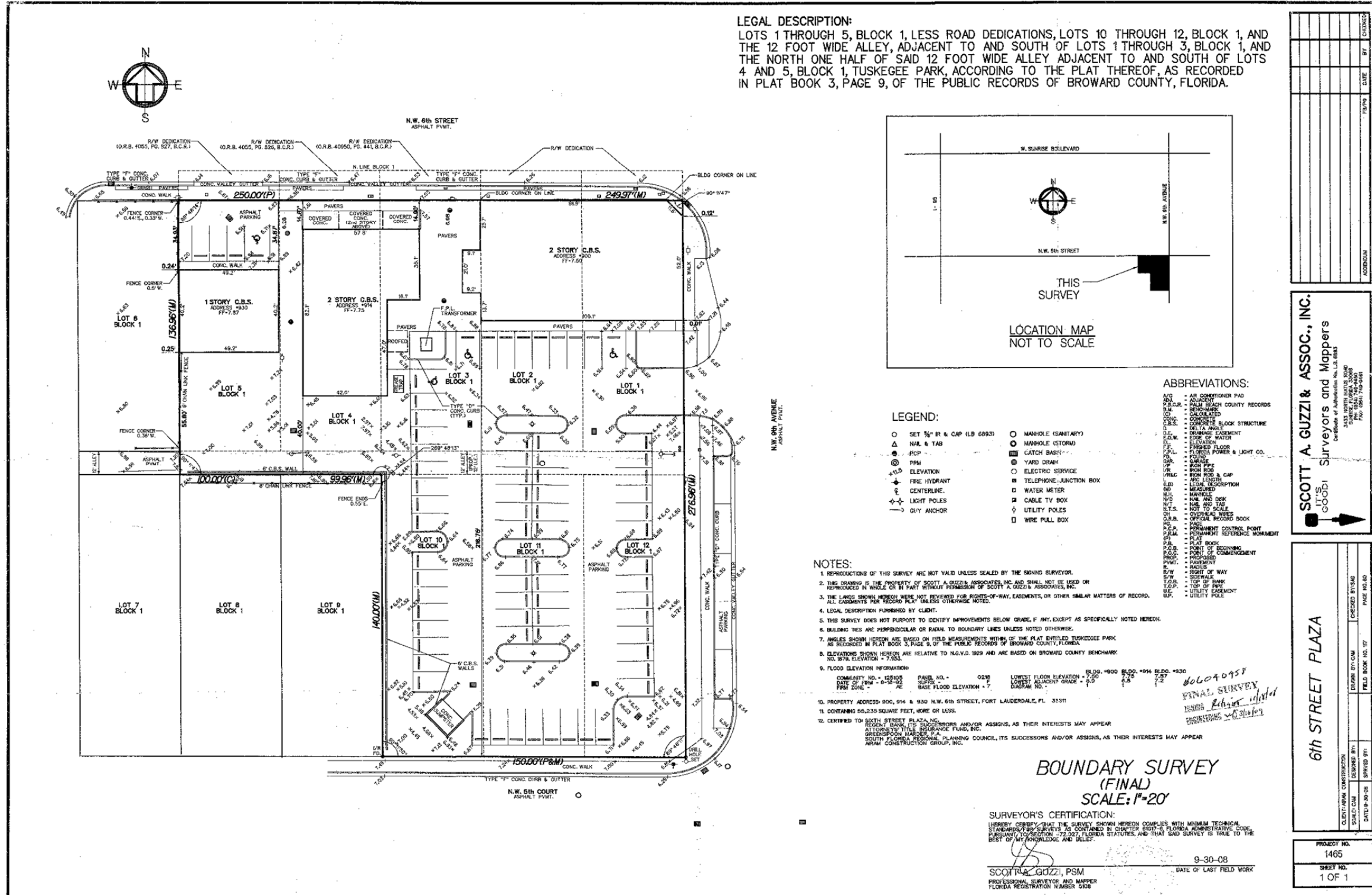
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting the use of the property to only those uses for which the CRA funding was provided.
  - Building is currently in partial use as a medical office with certain retail areas that cannot be used due to its condition and appx two thirds of its spaces in a dilapidated class C-condition.
  - Our goal is to create a class A office/retail environment that will promote new business to come to the area and create a buzz in the Sistrunk/Powerline intersection
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property, if so please provide a copy of the lease agreement.
  - No. Property is owned by applicant.
5. What is the zoning of the property.
  - The zoning of the property is MWRAC-MUw
6. Are you the property owner? Please provide a copy of the deed to the property, you must be the owner of the property to apply.
  - Yes. Please see Exhibit B
7. Is your project new construction or is it renovation?
  - renovation

8. What is the total capital investment of your project and what is your hard construction and soft cost? (while property acquisition cost is not eligible CRA expense, it may be included in your total capital investment)
  - The total capital investment of the project is between \$3,347,000-\$3,450,000 whereas hard cost construction is estimated to be at \$1,847,000-\$2,000,000
9. What is the current Broward county assessed value of the property
  - \$ 2,215,690
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of 0% interest forgivable loan, forgiven after 5 year of the project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over \$225,0000 in CRA assistance will be secured by a forgivable loan forgiven after 7-10 years depending on the level of CRA funding. Other forms of security in lieu of forgivable mortgage will be considered on a case by case basis.
  - There is no existing mortgage on the property.
11. Are there any other liens or pending liens on the property? Please provide OR Book and Page
  - No liens or pending liens exist on the property
12. Are there any code violations on the property? Identify.
  - No known code violations exist on the property.
13. Is the property listed "For Sale". Please note that properties listed for sale may not apply for CRA funding.
  - The property is not listed for sale.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created.
  - We expect to create 68-98 new direct and indirect jobs to be brought to the Sistrunk area as a result of the project.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that cork must commence within 90 days of CRA funding approval.
  - June 2017
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years
  - October 2017
17. Please provide proof of your matching funds. (i.e. bank statements, lie of credit, etc) and identify other proposed forms of financing for your project.

- See Package 2
18. Do you have general liability and fire casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the city/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
- See exhibit E
19. Have you previously received funding from the CRA?
- No
20. Do you have a detailed scope of work? If so please include for CRA review and approval.
- yes, see plans and estimate describing work scope.
21. Do you have a completed architectural drawings for the scope of the work to be performed? Please include along with architectural illustrations of the proposed work, material specifications, color selections, etc. please note that architectural cost may be included as part of your total project cost.
- Yes. See Exhibit F
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of plans and the plan review number? All work must be permitted and approved by the Building Official.
- No
23. Do you have detailed written contractor estimate? if so please provide.
- Yes. See Exhibit G
24. Have you selected a contractor from the attached City/CRA approved contractor list? Please note that if your contractor is not on the city/CRA approved list, it may be possible to have your contractor become approved CRA contractor. He/she will need to complete the attached Contractor Application for consideration.
- No
25. If you are applying for the Façade Program or Property and Business Investment Program, and if you are not using a City/CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.
- N/A
26. For Streetscape enhancement projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20
- N/A

Survey

LEGAL DESCRIPTION:  
 LOTS 1 THROUGH 5, BLOCK 1, LESS ROAD DEDICATIONS, LOTS 10 THROUGH 12, BLOCK 1, AND THE 12 FOOT WIDE ALLEY, ADJACENT TO AND SOUTH OF LOTS 1 THROUGH 3, BLOCK 1, AND THE NORTH ONE HALF OF SAID 12 FOOT WIDE ALLEY ADJACENT TO AND SOUTH OF LOTS 4 AND 5, BLOCK 1, TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



CONTRACTOR/ARCHITECT BID/COST ANALYSIS



SISTRUNK PROJECTS PRELIMINARY BUDGET

DIVISION	TRADE CODE DESCRIPTION		900 NW 6TH ST	914 NW 6TH ST	930 NW 6TH ST	SUBTOTAL
DIV 1	GENERAL CONDITIONS		\$ 115,000.00	\$ 15,000.00	\$ 26,000.00	\$ 156,000.00
DIV 2	SITework		\$ 4,000.00	\$ 11,000.00	\$ 16,000.00	\$ 31,000.00
DIV 3	CONCRETE		\$ 34,000.00	\$ 42,000.00	\$ 29,000.00	\$ 105,000.00
DIV 5	METALS		\$ 72,000.00	\$ 38,000.00	\$ 24,000.00	\$ 134,000.00
DIV 6	WOODS & PLASTICS		\$ 44,000.00		\$ 12,000.00	\$ 56,000.00
DIV 7	THERMAL & MOISTURE PROTECTION		\$ 42,000.00	\$ 15,000.00	\$ 58,000.00	\$ 115,000.00
DIV 8	OPENINGS		\$ 117,000.00	\$ 37,000.00	\$ 39,000.00	\$ 193,000.00
DIV 9	FINISHES		\$ 200,000.00			\$ 200,000.00
DIV 12	FURNISHINGS		\$ 120,000.00			\$ 120,000.00
DIV 14	CONVEYING SYSTEMS		\$ 7,500.00			\$ 7,500.00
DIV 21	FIRE SUPPRESSION		\$ 8,000.00			\$ 8,000.00
DIV 22	PLUMBING		\$ 35,000.00			\$ 35,000.00
DIV 23	HVAC		\$ 90,000.00		\$ 7,000.00	\$ 97,000.00
DIV 26	ELECTRICAL		\$ 265,000.00		\$ 37,000.00	\$ 302,000.00
DIV 27	TELECOMMUNICATIONS		\$ 10,000.00			\$ 10,000.00
DIV 32	EXTERIOR IMPROVEMENTS		\$ 35,000.00	\$ 35,000.00	\$ 15,000.00	\$ 85,000.00
	SUBTOTAL		\$ 1,198,500.00	\$ 193,000.00	\$ 263,000.00	\$ 1,654,500.00
	CONTRACTOR FEE		\$ 71,910.00	\$ 11,580.00	\$ 15,780.00	\$ 99,270.00
			\$ 1,270,410.00	\$ 204,580.00	\$ 278,780.00	\$ 1,753,770.00
	EXTERIOR ONLY		\$ 302,000.00	\$ 178,000.00	\$ 160,000.00	\$ 640,000.00
	INTERIOR ONLY		\$ 968,410.00	\$ 26,580.00	\$ 118,780.00	\$ 1,113,770.00