



Wright Dynasty, LLC (WD) is a newly formed corporation for the purpose of developing and owning the property location of 1223 N.W. Sistrunk Boulevard, Fort Lauderdale, FL 33311. WD will develop a six (6) story mixed-use building consisting of rental commercial space and residential rental units designed for and marketed to “Affordable Income” tenants. The goal of this project is to ensure that the legacies of African American families and pioneers, such as Ms. Helen Morris of Helen’s Nursery and Kindergarten and Mr. Willie Walker of Walker Grocery Store, are recognized throughout the revitalization of northwest Fort Lauderdale specifically the Sistrunk corridor. The development is designed to attract young professionals and entrepreneurs to the area providing them with affordable workforce housing and commercial space. This will be accomplished by leveraging the latest design techniques and technologies that optimize all resources required to meet the current and future needs of the community.

#### Project Highlights:

- 5 Commercial Bays (641 – 723 Square feet)
- 2 Floors of covered parking (Approximately 58 parking spaces)
- 18 One Bedroom / One Bathroom Units (Between 606 - 696 square feet)
- 6 Two Bedroom / Two Bathroom Units (1070 square feet each)
- 3 Dedicated Low-Income Rental Units (80% of AMI)
- 21 Workforce Rental Units
- Oversize Balconies or Terraces for all Rental Units
- Active Rooftop
- Two Community meeting rooms
- Energy Efficient Appliances
- LED external security lighting

# RESURGENCE OF SISTRUNK

*Live, Work, and Play*

Wright Dynasty Development  
1223 N.W. Sistrunk Blvd.  
Fort Lauderdale, FL 33311

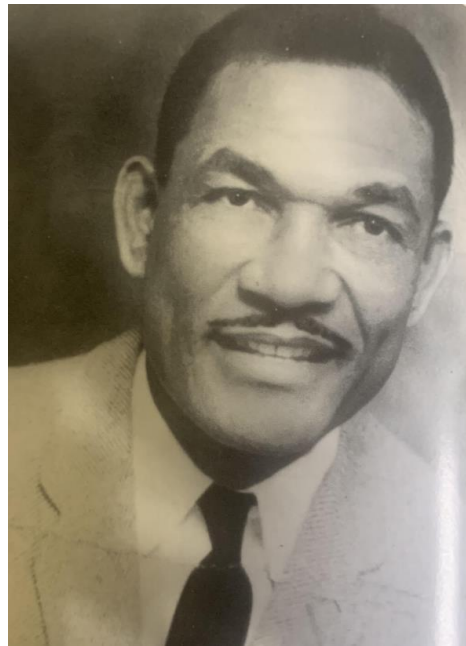




Mrs. Helen Morris

Founder of  
Helen's Kindergarten  
and Nursery  
1954

1223 N.W. Sistrunk Blvd



Mr. Willie Walker

Founder of  
Walker's Grocery Store  
1939

1217 N.W. Sistrunk Blvd

## Past

### ***Walker's Grocery***

- Opened in 1939 by Mr. Willie Walker, considered a pioneer in the Sistrunk Community
- Provided fresh produce and groceries to the community
- Family owned and operated
- Passed the business and property down to family members over multiple generations

### ***Helen's Kindergarten and Nursery***

- Opened in 1954 by Helen Morris, considered a pioneer in the Sistrunk community
- Provided early childhood education to the community
- Provided residential rental properties
- Family owned and operated
- Passed the business and property down to family members over multiple generations



# Present

## ***Wright Family and Walker Family Agreement***

- Both families expressed the desire to continue their family legacy and historical perspective
- The Walker family felt it was important for Sistrunk community pioneers to maintain as much property ownership as possible in order to preserve the community's history
- Walker family agreed to sale their property to long time family friend and neighbor, Wright family
- Wright family agreed to incorporate the Walker family history as part of development project, along with Helen's Kindergarten and Nursery.

Wright Dynasty, LLC Presents

Sistrunk Resurgence



Completion 2024

# Future

## ***Wright Dynasty Development Project***

- Beautiful Mix Use Development
- Contemporary design with the latest commercial and residential amenities
- Attracting the young and aspiring professionals
- Five (5) Commercial Bays
- Twenty-four (24) 1- and 2-bedroom(s) apartments
- Green roof recreational sun terrace
- Covered garage parking with charging kiosks for electrical vehicles
- Historical Walker's Grocery and Helen's Kindergarten and Nursey historical elements
- Target completion 2024

# Development Highlights

## **Property Addresses:**

- 1223 N.W. 6th Street, Fort Laud., FL 33311

## **100% Site Control**

## **General Construction Information:**

- Six (6) Stories
- Building Footprint: 14,564 GSF
  - Garage Entry / Ramp: 3,036 sf
  - Building Support: 4,467 sf
  - Residential Services: 1,605 sf
  - Retail / Mercantile: 3,790 sf
  - Covered Terraces: 1,430 sf

## **Commercial Information:**

- Commercial - 5 Commercial Bays

## **Residential Information - Three (3) Levels:**

- Units Per Floor: Eight (8) Units / Floor (10% Low Income)
  - One Bedroom: Six (6) Units / Floor; Total Eighteen (18)
  - Two Bedroom: Two (2) Units / Floor; Total Six (6)

## **Covered Parking:**

- Required Parking - Sixty-two (58) Spaces
- Provided Parking - Additional On-Street

## **Amenities**

- Oversize Balconies or Terraces for all Rental Units
- Active Rooftop
- Two community meeting rooms
- Energy Efficient Appliances
- LED external security lighting



PROJECT PERSPECTIVE FACING NORTH FROM SISTRUNK BOULEVARD

# HISTORIC SISTRUNK RESURGENCE





## PEDESTRIAN VIEWS

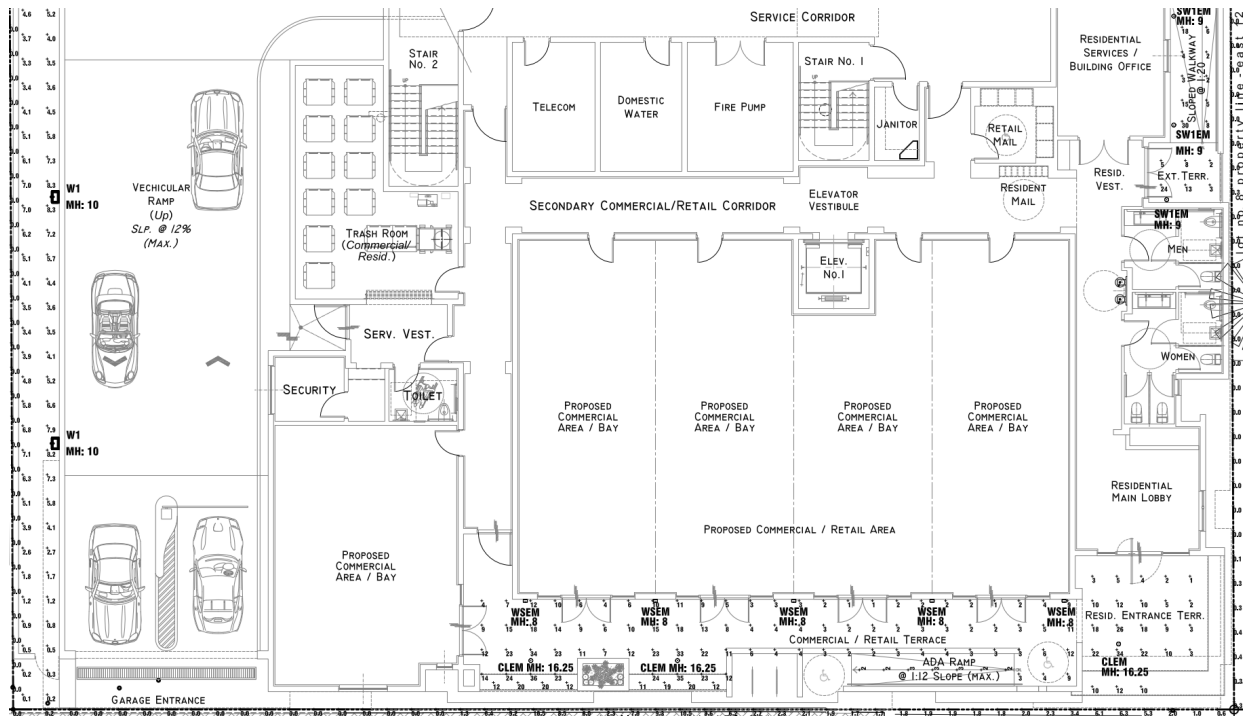




EAST SIDE VIEW

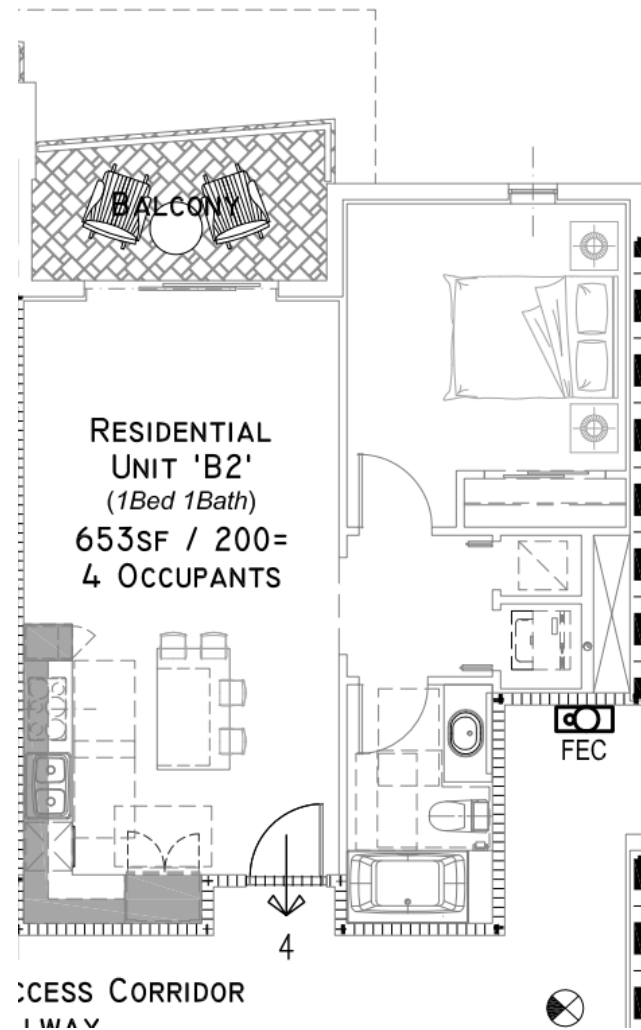


REAR VIEW



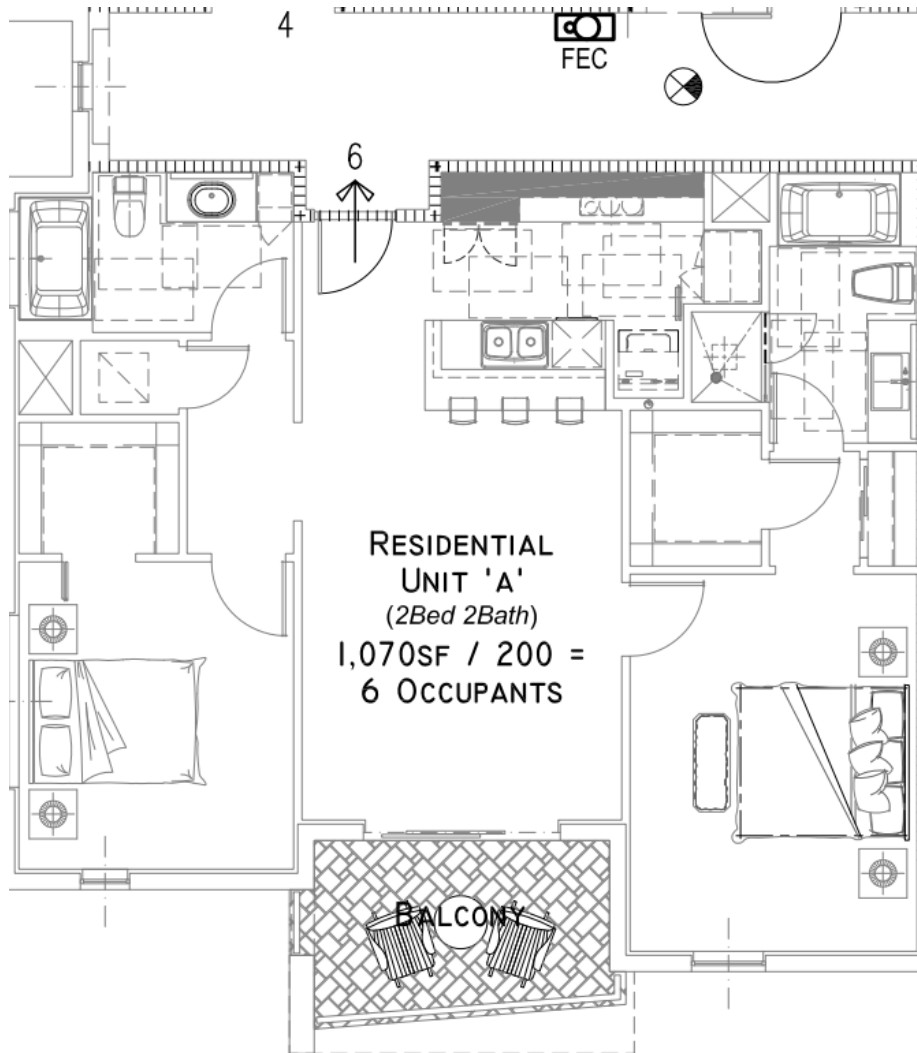
# COMMERCIAL FLOOR PLAN

## FIVE COMMERCIAL OFFICES



# RESIDENTIAL FLOOR PLANS

## 1 BEDROOM 1 BATH



## RESIDENTIAL FLOOR PLANS

2 BEDROOM  
2 BATH

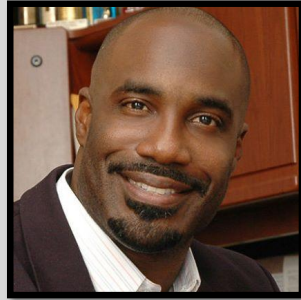
## Current Financial Partners:

Wright Family - The Wright's have provided all financing to date, to include property acquisition, and all pre-development work

Florida Community Fund - 3.5M towards development cost

City of Fort Lauderdale CRA Grant - 3M towards development cost

# Wright Dynasty Development Team



Mr. Dennis Wright  
Owner Developer



Ms. Pamela Adams  
Community Liaison



Mr. Terry Hardmon  
Construction Manager



Mr. Quentin Morgan  
Legal Services



Mrs. Gerri Lazarre  
Accounting Services



Mr. Kurt Petgrave  
Architectural Services

# WRIGHT DYNASTY

*The great use of life is to spend it  
for something that will outlast it*

*William James*



# THE WRIGHT DYNASTY PROJECT PRELIMINARY SCHEDULE

22-Jul-22 1 of 9

#	Activity ID	Activity Name	Original Duration	Start	Finish	2022			2023				2024			
						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
1	<b>Wright Dynasty THE WRIGHT DYNASTY PROJECT</b>		502	01-Jun-22	15-Mar-24											15-Mar-24, Wright Dynasty THE W
2	<b>Wright Dynasty.4 CONTRACT DATES (CALENDAR DAYS)</b>		456	15-Dec-22	15-Mar-24											15-Mar-24, Wright Dynasty4 CON
3	0001	NTP	0	15-Dec-22												NTP, 15-Dec-22
4	0002	CONTRACT TIME TO SUBSTANTIAL COMPLETION (CALENDAR DAYS)	365	15-Dec-22	15-Dec-23											CONTRACT TIME TO SUBSTANTIAL COMPLETION (CAL
5	0003	CONTRACT TIME TO FINAL COMPLETION (CALENDAR DAYS)	456	15-Dec-22	15-Mar-24											CONTRACT TIME TO FINAL COMPLETION
6	0004	SUBSTANTIAL COMPLETION	0		15-Dec-23											SUBSTANTIAL COMPLETION
7	0005	FINAL COMPLETION	0		15-Mar-24											FINAL COMPLETION
8	<b>Wright Dynasty.MILESTONES MILESTONES</b>		219	09-Jun-23	15-Mar-24											15-Mar-24, Wright Dynasty MILEST
9	0006	MILESTONE 1 - TOP OUT	0		09-Jun-23											MILESTONE 1 - TOP OUT
10	0007	MILESTONE 3 - PERMANENT POWER	0		28-Jun-23											MILESTONE 3 - PERMANENT POWER
11	0008	MILESTONE 2 - ROOF ON	0		19-Jul-23											MILESTONE 2 - ROOF ON
12	0009	MILESTONE 4 - BUILDING DRY-IN	0		27-Jul-23											MILESTONE 4 - BUILDING DRY-IN
13	0010	MILESTONE 5 - TCO/SUBSTANTIAL COMPLETION	0		15-Dec-23											MILESTONE 5 - TCO/SUBSTANTIAL COMPLETION
14	0011	MILESTONE 6 - BUILDING FINAL	0		15-Mar-24											MILESTONE 6 - BUILDING FINAL
15	<b>Wright Dynasty.PRECONSTRUCTION PRECONSTRUCTION</b>		150	01-Jun-22	08-Dec-22											08-Dec-22, Wright Dynasty PRECONSTRUCTION PRECONSTRUCTION
16	0012	PERMIT DRAWINGS	74	01-Jun-22	01-Sep-22											PERMIT DRAWINGS
17	0013	SITE PERMIT	63	15-Aug-22*	01-Nov-22											SITE PERMIT
18	0014	BUILDING PERMIT	71	08-Sep-22	08-Dec-22											BUILDING PERMIT
19	<b>Wright Dynasty.8 CONSTRUCTION</b>		391	02-Nov-22	15-Mar-24											15-Mar-24, Wright Dynasty8 CON
20	<b>Wright Dynasty.8.8 MOBILIZATION</b>		11	02-Nov-22	15-Nov-22											15-Nov-22, Wright Dynasty.8.8 MOBILIZATION
21	0015	LOCATES	2	02-Nov-22	03-Nov-22											LOCATES
22	0016	BOUNDARY SURVEY	3	03-Nov-22	08-Nov-22											BOUNDARY SURVEY
23	0017	STAGING - TRAILER & STORAGE	1	08-Nov-22	09-Nov-22											STAGING - TRAILER & STORAGE
24	0018	TEMP FENCING	2	08-Nov-22	10-Nov-22											TEMP FENCING
25	0019	SILT FENCING & ENVIRONMENTAL PROTECTION	3	10-Nov-22	14-Nov-22											SILT FENCING & ENVIRONMENTAL PROTECTION
26	0020	TREE TAGGING & PROTECTION	1	14-Nov-22	15-Nov-22											TREE TAGGING & PROTECTION
27	<b>Wright Dynasty.8.11 SITEWORK-UNDERGROUND</b>		54	15-Nov-22	26-Jan-23											26-Jan-23, Wright Dynasty.8.11 SITEWORK-UNDERGROUND
28	0021	SITE DEMO	15	15-Nov-22	07-Dec-22											SITE DEMO
29	0022	CLEAR, GRUB, STRIP, DEMUCK AND REMOVE TREES PER PLANS	2	02-Dec-22	03-Dec-22											CLEAR, GRUB, STRIP, DEMUCK AND REMOVE TREES PER PLANS
30	0023	DEMO AND REMOVE EXISTING ASPHALT & ROCK BASE	2	07-Dec-22	08-Dec-22											DEMO AND REMOVE EXISTING ASPHALT & ROCK BASE
31	0024	REMOVE EXISTING CURB, SIDEWALK AND PAVERS	2	07-Dec-22	08-Dec-22											REMOVE EXISTING CURB, SIDEWALK AND PAVERS
32	0025	REMOVE EXISTING PIPES AS NECESSARY	2	08-Dec-22	12-Dec-22											REMOVE EXISTING PIPES AS NECESSARY
33	0026	TRENCH & BEDDING FOR NEW PIPES	5	12-Dec-22	19-Dec-22											TRENCH & BEDDING FOR NEW PIPES
34	0027	INSTALL NEW PIPES & VALVES	10	19-Dec-22	30-Dec-22											INSTALL NEW PIPES & VALVES
35	0028	INSPECT & TEST UG UTILITY LINES	2	03-Jan-23	04-Jan-23											INSPECT & TEST UG UTILITY LINES
36	0029	UG UTILITIES BACKFILL & GRADING	3	04-Jan-23	09-Jan-23											UG UTILITIES BACKFILL & GRADING
37	0030	INSTALL UNDERGROUND SITE ELECTRIC	10	09-Jan-23	20-Jan-23											INSTALL UNDERGROUND SITE ELECTRIC
38	0031	INSTALL IRRIGATION PIPES, VALVES & SLEEVES	5	20-Jan-23	26-Jan-23											INSTALL IRRIGATION PIPES, VALVES & SLEEVES
39	<b>Wright Dynasty.8.4 BUILDING FOUNDATION</b>		39	15-Dec-22	03-Feb-23											03-Feb-23, Wright Dynasty.8.4 BUILDING FOUNDATION
40	0032	EXCAVATION & COMPACTION FOR FOOTERS	2	15-Dec-22	19-Dec-22											EXCAVATION & COMPACTION FOR FOOTERS
41	0033	FORM REINFORCEMENT/POUR CONCRETE FOOTERS	10	19-Dec-22	30-Dec-22											FORM REINFORCEMENT/POUR CONCRETE FOOTERS
42	0034	STEM WALLS	10	03-Jan-23	13-Jan-23											STEM WALLS
43	0035	BACKFILL & COMPACT WALLS	2	13-Jan-23	17-Jan-23											BACKFILL & COMPACT WALLS
44	0036	BELOW SLAB PLUMBING	3	17-Jan-23	20-Jan-23											BELOW SLAB PLUMBING
45	0037	BELOW SLAB ELECTRICAL CONDUIT	3	17-Jan-23	20-Jan-23											BELOW SLAB ELECTRICAL CONDUIT
46	0038	TERMITE SPRAY AND VAPOR BARRIER	2	20-Jan-23	24-Jan-23											TERMITE SPRAY AND VAPOR BARRIER

█ Actual Level of Effort  
█ Actual Work  
█ Remaining Work  
█ Critical Remaining Work  
◆ Milestone  
▬ summary

**THE WRIGHT DYNASTY**  
 1217-1223 N.W. 6TH STREET FORT LAUDERDALE, FL. 33311  
**THE HARDMON COMPANY**

ALL CONSTRUCTION DURATIONS ARE IN WORK DAYS UNLESS OTHERWISE NOTED  
  
 Data Date: 01-Jun-22  
  
 Final Completion Date: 15-Mar-24



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22-Jul-22 2 of 9

#	Activity ID	Activity Name	Original Duration	Start	Finish	2022			2023				2024				
						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
47	0039	FORM, REINFORCEMENT AND POUR SLABS	10	24-Jan-23	03-Feb-23				FORM, REINFORCEMENT AND POUR SLABS								
48	<b>Wright Dynasty.8.5 BUILDING STRUCTURE</b>		<b>107</b>	<b>13-Jan-23</b>	<b>26-May-23</b>				26-May-23, Wright Dynasty.8.5 BUILDING STRUCTURE								
49	0040	FORM REINFORCEMENT CONCRETE COLUMNS & BEAMS	5	13-Jan-23	20-Jan-23				FORM REINFORCEMENT CONCRETE COLUMNS & BEAMS								
50	0041	1ST LIFT BLOCK	10	06-Feb-23	16-Feb-23				1ST LIFT BLOCK								
51	0042	1ST LIFT TIE BEAM, CANOPY & COLUMNS	5	16-Feb-23	23-Feb-23				1ST LIFT TIE BEAM, CANOPY & COLUMNS								
52	0043	2ND LIFT BLOCK	10	23-Feb-23	08-Mar-23				2ND LIFT BLOCK								
53	0044	2ND LIFT TIE BEAM, CANOPY & COLUMNS	5	08-Mar-23	14-Mar-23				2ND LIFT TIE BEAM, CANOPY & COLUMNS								
54	0045	3RD LIFT BLOCK	10	14-Mar-23	27-Mar-23				3RD LIFT BLOCK								
55	0046	3RD LIFT TIE BEAM, CANOPY & COLUMNS	5	27-Mar-23	31-Mar-23				3RD LIFT TIE BEAM, CANOPY & COLUMNS								
56	0047	4TH LIFT BLOCK	10	03-Apr-23	13-Apr-23				4TH LIFT BLOCK								
57	0048	4TH LIFT TIE BEAM, CANOPY & COLUMNS	5	13-Apr-23	20-Apr-23				4TH LIFT TIE BEAM, CANOPY & COLUMNS								
58	0049	5TH LIFT BLOCK	10	20-Apr-23	03-May-23				5TH LIFT BLOCK								
59	0050	5TH LIFT TIE BEAM, CANOPY & COLUMNS	5	03-May-23	09-May-23				5TH LIFT TIE BEAM, CANOPY & COLUMNS								
60	0051	6TH LIFT BLOCK	10	09-May-23	22-May-23				6TH LIFT BLOCK								
61	0052	6TH LIFT TIE BEAM, CANOPY & COLUMNS	5	22-May-23	26-May-23				6TH LIFT TIE BEAM, CANOPY & COLUMNS								
62	<b>Wright Dynasty.8.9 PUBLIC AREA - ROOF / PARAPET WORK</b>		<b>60</b>	<b>30-May-23</b>	<b>14-Aug-23</b>				14-Aug-23, Wright Dynasty.8.9 PUBLIC AREA - ROOF / PARAPET WORK								
63	0053	STRUCTURAL STEEL FRAMING	10	30-May-23	09-Jun-23				STRUCTURAL STEEL FRAMING								
64	0054	ROOF DECK	5	09-Jun-23	16-Jun-23				ROOF DECK								
65	0055	ROOF DRAIN ROUGH-IN	5	16-Jun-23	22-Jun-23				ROOF DRAIN ROUGH-IN								
66	0056	MECHANICAL CURBS / STANDS	5	16-Jun-23	22-Jun-23				MECHANICAL CURBS / STANDS								
67	0057	LIGHTWEIGHT CONCRETE	10	22-Jun-23	06-Jul-23				LIGHTWEIGHT CONCRETE								
68	0058	INSTALL ROOFING	10	06-Jul-23	19-Jul-23				INSTALL ROOFING								
69	0059	SET MECHANICAL EQUIPMENT	20	19-Jul-23	14-Aug-23				SET MECHANICAL EQUIPMENT								
70	0060	INSTALL PLANTERS	10	19-Jul-23	01-Aug-23				INSTALL PLANTERS								
71	<b>Wright Dynasty.8.6 BUILDING EXTERIOR IMPROVEMENTS</b>		<b>74</b>	<b>09-Jun-23</b>	<b>13-Sep-23</b>				13-Sep-23, Wright Dynasty.8.6 BUILDING EXTERIOR IMPROVEMENTS								
72	0061	INSTALL SWING STAGE	2	09-Jun-23	13-Jun-23				INSTALL SWING STAGE								
73	0062	ALUMINUM WINDOWS & STOREFRONTS	15	13-Jun-23	30-Jun-23				ALUMINUM WINDOWS & STOREFRONTS								
74	0063	STUCCO	20	03-Jul-23	27-Jul-23				STUCCO								
75	0064	EXTERIOR PAINTING	10	27-Jul-23	09-Aug-23				EXTERIOR PAINTING								
76	0065	ALUMINUM WALL PANELS / SPECIAL WALL FINISH / MULLIONS	15	09-Aug-23	28-Aug-23				ALUMINUM WALL PANELS / SPECIAL WALL FINISH / MULLIONS								
77	0066	TRELLIS PANEL SYSTEM	15	18-Aug-23	08-Sep-23				TRELLIS PANEL SYSTEM								
78	0067	ALUMINUM LOUVER SCREENING	15	24-Aug-23	13-Sep-23				ALUMINUM LOUVER SCREENING								
79	0068	EXTERIOR SIGNAGE	10	30-Aug-23	13-Sep-23				EXTERIOR SIGNAGE								
80	<b>Wright Dynasty.8.21 STAIRS</b>		<b>21</b>	<b>22-May-23</b>	<b>19-Jun-23</b>				19-Jun-23, Wright Dynasty.8.21 STAIRS								
81	0069	STAIRS & LANDINGS - STAIR #1	5	22-May-23	26-May-23				STAIRS & LANDINGS - STAIR #1								
82	0070	STAIRS & LANDINGS - STAIR #2	5	30-May-23	05-Jun-23				STAIRS & LANDINGS - STAIR #2								
83	0071	INSTALL RAILINGS	10	05-Jun-23	16-Jun-23				INSTALL RAILINGS								
84	0072	PAINT TOUCH UP / CLEAN UP	1	16-Jun-23	19-Jun-23				PAINT TOUCH UP / CLEAN UP								
85	<b>Wright Dynasty.8.1 PUBLIC ELEVATORS</b>		<b>26</b>	<b>22-May-23</b>	<b>23-Jun-23</b>				23-Jun-23, Wright Dynasty.8.1 PUBLIC ELEVATORS								
86	0073	ELEVATOR CAB INSTALL	15	22-May-23	09-Jun-23				ELEVATOR CAB INSTALL								
87	0074	ELEVATOR CAB FINISHES	10	09-Jun-23	22-Jun-23				ELEVATOR CAB FINISHES								
88	0075	CLEAN UP	1	22-Jun-23	23-Jun-23				CLEAN UP								
89	<b>Wright Dynasty.8.3 INFRASTRUCTURE</b>		<b>53</b>	<b>21-Apr-23</b>	<b>28-Jun-23</b>				28-Jun-23, Wright Dynasty.8.3 INFRASTRUCTURE								
90	0076	GENERATOR INSTALLATION	30	21-Apr-23	30-May-23				GENERATOR INSTALLATION								
91	0077	SWITCHGEAR INSTALLATION	20	03-May-23	26-May-23				SWITCHGEAR INSTALLATION								
92	0078	PERMANENT POWER	1	30-May-23	30-May-23				PERMANENT POWER								
93	0079	TESTING & INSPECTIONS & TEMP FOR TEST	23	30-May-23	28-Jun-23				TESTING & INSPECTIONS & TEMP FOR TEST								

- Actual Level of Effort
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22-Jul-22 3 of 9

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						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
94	Wright Dynasty.8.GARAGE PARKING GARAGE FLOORS 2-3		38	03-Apr-23	18-May-23											
95	Wright Dynasty.8.GARAGE RAMP VEHICULAR RAMP		13	03-Apr-23	18-Apr-23											
96	0080 F/R/P VEHICULAR RAMP		13	03-Apr-23	18-Apr-23											
97	Wright Dynasty.8.GARAGE 2ND FLOOR 2ND FLOOR GARAGE		13	18-Apr-23	03-May-23											
98	0081 F/R/P 2ND FLOOR PARKING GARAGE SLAB		13	18-Apr-23	03-May-23											
99	Wright Dynasty.8.GARAGE 3RD FLOOR 3RD FLOOR GARAGE		13	03-May-23	18-May-23											
100	0082 F/R/P 3RD FLOOR PARKING GARAGE SLAB		13	03-May-23	18-May-23											
101	Wright Dynasty.8.2 GROUND FLOOR/RETAIL AREA		136	03-Apr-23	21-Sep-23											
102	Wright Dynasty.8.2.1 MEP EQUIPMENT ROOMS/FPL VAULT		115	03-Apr-23	25-Aug-23											
103	0083 HVAC DUCTWORK - MEP		15	03-Apr-23	20-Apr-23											
104	0084 FIRE SPRINKLER ROUGH-IN & EQUIPMENT - MEP		2	03-Apr-23	05-Apr-23											
105	0085 ELECTRICAL ROUGH-IN - MEP		2	05-Apr-23	07-Apr-23											
106	0086 PLUMBING ROUGH-IN - MEP		2	07-Apr-23	11-Apr-23											
107	0087 FIRE ALARM ROUGH-IN - MEP		2	07-Apr-23	11-Apr-23											
108	0088 TELECOMMUNICATION / LOW VOLTAGE ROUGH-IN - MEP		2	10-Apr-23	12-Apr-23											
109	0089 ELECTRICAL PANELS & EQUIPMENT - MEP		5	18-Apr-23	24-Apr-23											
110	0090 HVAC CONTROL WIRE ROUGH-IN - MEP		5	20-Apr-23	26-Apr-23											
111	0091 HVAC PIPING - MEP		5	20-Apr-23	26-Apr-23											
112	0092 INSULATE DUCTWORK - MEP		5	20-Apr-23	26-Apr-23											
113	0093 INSULATE HVAC PIPING - MEP		1	21-Apr-23	24-Apr-23											
114	0094 MEP ROUGH INSPECTIONS - MEP		5	26-Apr-23	03-May-23											
115	0095 MECHANICAL EQUIPMENT STARTUP - MEP		5	14-Aug-23	18-Aug-23											
116	0096 PAINT TOUCH UP/CLEAN-UP - MEP		5	18-Aug-23	25-Aug-23											
117	Wright Dynasty.8.2.6 LOBBY / BATHROOMS / OFFICE		99	18-May-23	21-Sep-23											
118	0097 INTERIOR METAL FRAMING - LBY		5	18-May-23	24-May-23											
119	0098 FIRE SPRINKLER ROUGH-IN - LBY		5	24-May-23	01-Jun-23											
120	0099 HVAC DUCTWORK - LBY		5	24-May-23	01-Jun-23											
121	0100 SET DOOR FRAMES - LBY		2	24-May-23	26-May-23											
122	0101 ELECTRICAL ROUGH-IN - LBY		10	26-May-23	09-Jun-23											
123	0102 PLUMBING ROUGH-IN - LBY		10	31-May-23	13-Jun-23											
124	0103 FIRE ALARM ROUGH-IN - LBY		10	31-May-23	13-Jun-23											
125	0104 TELECOMMUNICATION / LOW VOLTAGE ROUGH-IN - LBY		5	01-Jun-23	07-Jun-23											
126	0105 INSULATE DUCTWORK - LBY		2	01-Jun-23	02-Jun-23											
127	0106 SOFFIT FRAMING - LBY		3	01-Jun-23	05-Jun-23											
128	0107 MEP ROUGH INSPECTIONS - LBY		5	13-Jun-23	19-Jun-23											
129	0108 WALL INSULATION - LBY		5	13-Jun-23	19-Jun-23											
130	0109 HANG DRYWALL - LBY		5	20-Jun-23	26-Jun-23											
131	0110 FINISH DRYWALL - LBY		15	03-Jul-23	21-Jul-23											
132	0111 PRIME PAINT - LBY		5	13-Jul-23	19-Jul-23											
133	0112 FINISH FLOORING & BASE - LBY		10	19-Jul-23	01-Aug-23											
134	0113 FINISH PAINT - LBY		5	01-Aug-23	07-Aug-23											
135	0114 MILLWORK / CABINETS & COUNTERTOPS - LBY		10	01-Aug-23	14-Aug-23											
136	0115 TILING - LBY		10	07-Aug-23	18-Aug-23											
137	0116 PLUMBING FIXTURES - LBY		5	18-Aug-23	25-Aug-23											
138	0117 DOORS & HARDWARE - LBY		5	18-Aug-23	25-Aug-23											
139	0118 TOILET PARTITIONS		3	18-Aug-23	23-Aug-23											
140	0119 ELECTRICAL FIXTURES - LBY		5	23-Aug-23	29-Aug-23											



■ Actual Level of Effort  
■ Actual Work  
■ Remaining Work  
■ Critical Remaining Work  
◆ Milestone  
▬ summary

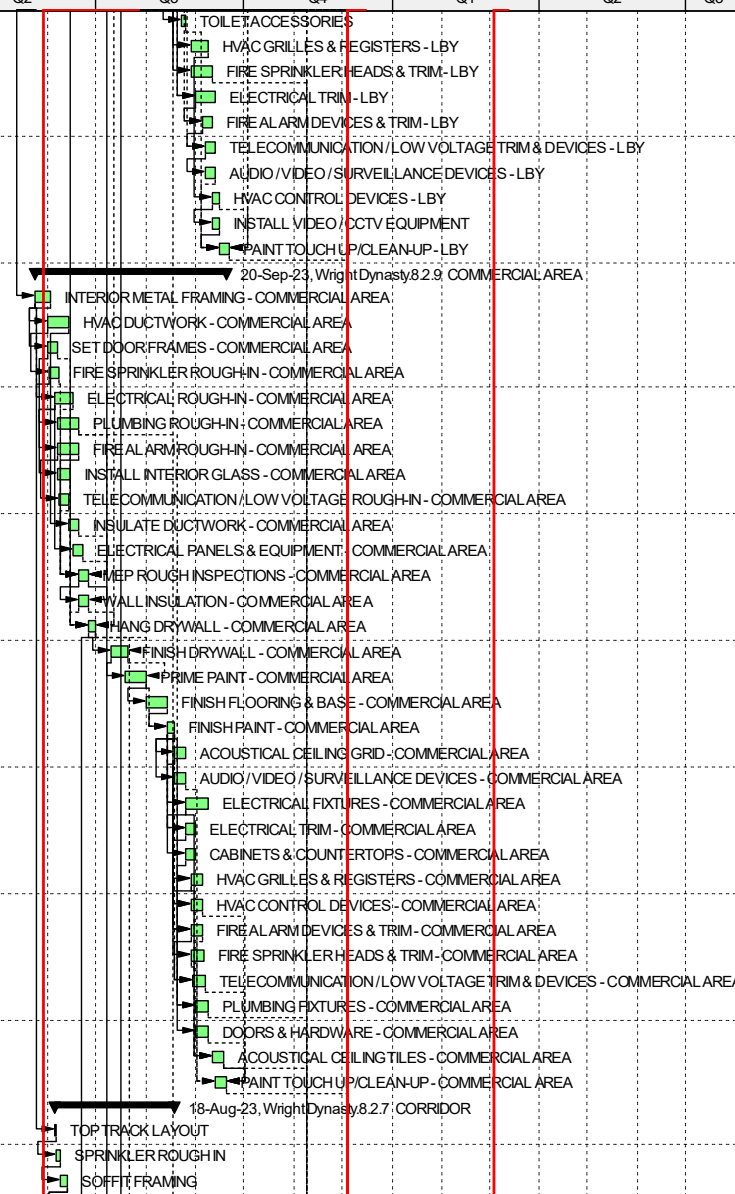
**THE WRIGHT DYNASTY**  
 1217-1223 N.W. 6TH STREET FORT LAUDERDALE, FL. 33311  
**THE HARDMON COMPANY**

**ALL CONSTRUCTION DURATIONS ARE IN WORK DAYS UNLESS OTHERWISE NOTED**  
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**THE WRIGHT DYNASTY PROJECT  
PRELIMINARY SCHEDULE**

22-Jul-22 4 of 9

#	Activity ID	Activity Name	Original Duration	Start	Finish	2022			2023				2024			
						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
141	0120	TOILET ACCESSORIES	2	23-Aug-23	25-Aug-23											
142	0121	HVAC GRILLES & REGISTERS - LBY	9	29-Aug-23	08-Sep-23											
143	0122	FIRE SPRINKLER HEADS & TRIM - LBY	9	29-Aug-23	11-Sep-23											
144	0123	ELECTRICAL TRIM - LBY	9	31-Aug-23	13-Sep-23											
145	0124	FIRE ALARM DEVICES & TRIM - LBY	5	05-Sep-23	11-Sep-23											
146	0125	TELECOMMUNICATION/LOW VOLTAGE TRIM & DEVICES - LBY	5	07-Sep-23	13-Sep-23											
147	0126	AUDIO/VIDEO/SURVEILLANCE DEVICES - LBY	5	07-Sep-23	13-Sep-23											
148	0127	HVAC CONTROL DEVICES - LBY	5	11-Sep-23	15-Sep-23											
149	0128	INSTALL VIDEO/CCTV EQUIPMENT	5	11-Sep-23	15-Sep-23											
150	0129	PAINT TOUCH UP/CLEAN-UP - LBY	5	15-Sep-23	21-Sep-23											
151	<b>Wright Dynasty 8.2.9 COMMERCIAL AREA</b>		<b>92</b>	<b>24-May-23</b>	<b>20-Sep-23</b>											
152	0130	INTERIOR METAL FRAMING - COMMERCIAL AREA	7	24-May-23	02-Jun-23											
153	0131	HVAC DUCTWORK - COMMERCIAL AREA	10	01-Jun-23	14-Jun-23											
154	0132	SET DOOR FRAMES - COMMERCIAL AREA	5	01-Jun-23	07-Jun-23											
155	0133	FIRE SPRINKLER ROUGH-IN - COMMERCIAL AREA	5	02-Jun-23	08-Jun-23											
156	0134	ELECTRICAL ROUGH-IN - COMMERCIAL AREA	10	05-Jun-23	16-Jun-23											
157	0135	PLUMBING ROUGH-IN - COMMERCIAL AREA	10	07-Jun-23	20-Jun-23											
158	0136	FIRE ALARM ROUGH-IN - COMMERCIAL AREA	10	07-Jun-23	20-Jun-23											
159	0137	INSTALL INTERIOR GLASS - COMMERCIAL AREA	7	07-Jun-23	15-Jun-23											
160	0138	TELECOMMUNICATION/LOW VOLTAGE ROUGH-IN - COMMERCIAL AREA	5	08-Jun-23	14-Jun-23											
161	0139	INSULATE DUCTWORK - COMMERCIAL AREA	5	14-Jun-23	20-Jun-23											
162	0140	ELECTRICAL PANELS & EQUIPMENT - COMMERCIAL AREA	5	16-Jun-23	23-Jun-23											
163	0141	MEP ROUGH INSPECTIONS - COMMERCIAL AREA	5	20-Jun-23	26-Jun-23											
164	0142	WALL INSULATION - COMMERCIAL AREA	5	20-Jun-23	26-Jun-23											
165	0143	HANG DRYWALL - COMMERCIAL AREA	5	26-Jun-23	30-Jun-23											
166	0144	FINISH DRYWALL - COMMERCIAL AREA	10	10-Jul-23	21-Jul-23											
167	0145	PRIME PAINT - COMMERCIAL AREA	10	19-Jul-23	01-Aug-23											
168	0146	FINISH FLOORING & BASE - COMMERCIAL AREA	10	01-Aug-23	14-Aug-23											
169	0147	FINISH PAINT - COMMERCIAL AREA	5	14-Aug-23	18-Aug-23											
170	0148	ACOUSTICAL CEILING GRID - COMMERCIAL AREA	5	18-Aug-23	25-Aug-23											
171	0149	AUDIO/VIDEO/SURVEILLANCE DEVICES - COMMERCIAL AREA	5	18-Aug-23	25-Aug-23											
172	0150	ELECTRICAL FIXTURES - COMMERCIAL AREA	10	25-Aug-23	08-Sep-23											
173	0151	ELECTRICAL TRIM - COMMERCIAL AREA	5	25-Aug-23	31-Aug-23											
174	0152	CABINETS & COUNTERTOPS - COMMERCIAL AREA	5	25-Aug-23	31-Aug-23											
175	0153	HVAC GRILLES & REGISTERS - COMMERCIAL AREA	5	29-Aug-23	05-Sep-23											
176	0154	HVAC CONTROL DEVICES - COMMERCIAL AREA	5	29-Aug-23	05-Sep-23											
177	0155	FIRE ALARM DEVICES & TRIM - COMMERCIAL AREA	5	29-Aug-23	05-Sep-23											
178	0156	FIRE SPRINKLER HEADS & TRIM - COMMERCIAL AREA	5	29-Aug-23	06-Sep-23											
179	0157	TELECOMMUNICATION/LOW VOLTAGE TRIM & DEVICES - COMMERCIAL AREA	5	30-Aug-23	07-Sep-23											
180	0158	PLUMBING FIXTURES - COMMERCIAL AREA	5	31-Aug-23	08-Sep-23											
181	0159	DOORS & HARDWARE - COMMERCIAL AREA	5	31-Aug-23	08-Sep-23											
182	0160	ACOUSTICAL CEILING TILES - COMMERCIAL AREA	5	11-Sep-23	18-Sep-23											
183	0161	PAINT TOUCH UP/CLEAN-UP - COMMERCIAL AREA	5	13-Sep-23	20-Sep-23											
184	<b>Wright Dynasty 8.2.7 CORRIDOR</b>		<b>61</b>	<b>05-Jun-23</b>	<b>18-Aug-23</b>											
185	0162	TOP TRACK LAYOUT	2	05-Jun-23	06-Jun-23											
186	0163	SPRINKLER ROUGH IN	3	06-Jun-23	09-Jun-23											
187	0164	SOFFIT FRAMING	2	09-Jun-23	13-Jun-23											



█ Actual Level of Effort  
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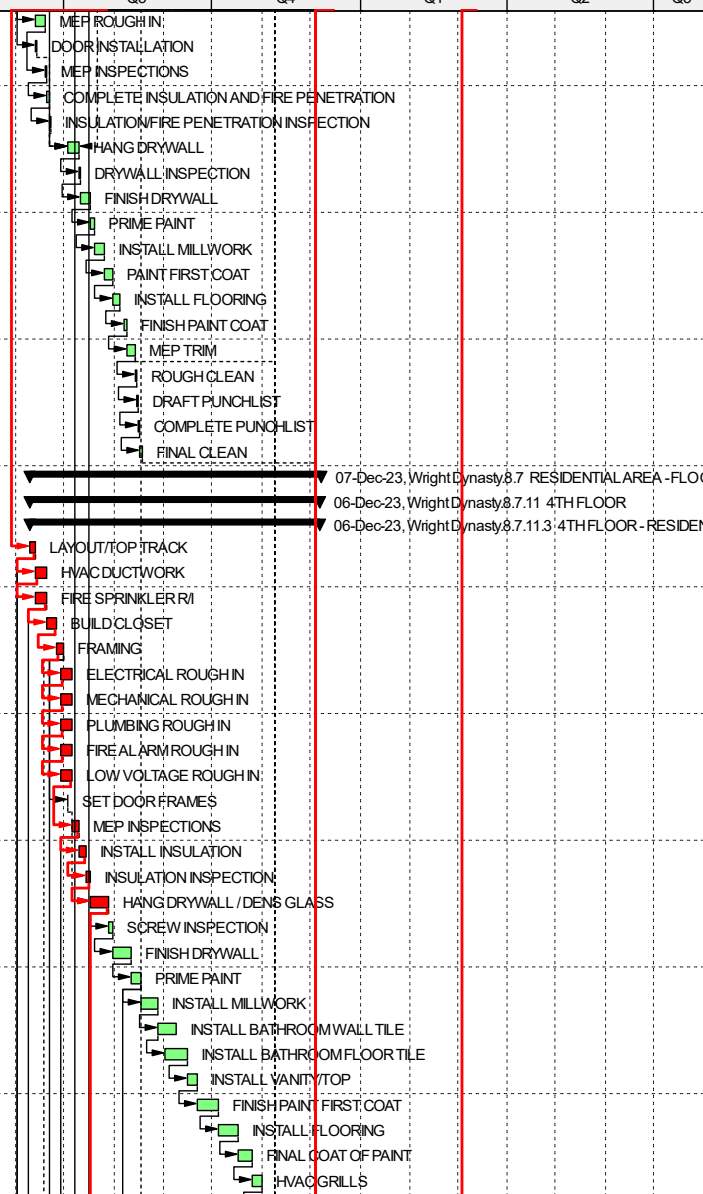
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PRELIMINARY SCHEDULE**

22-Jul-22 5 of 9

#	Activity ID	Activity Name	Original Duration	Start	Finish	2022			2023				2024			
						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
188	0165	MEP ROUGH IN	5	13-Jun-23	19-Jun-23											
189	0166	DOOR INSTALLATION	1	13-Jun-23	14-Jun-23											
190	0167	MEP INSPECTIONS	1	19-Jun-23	20-Jun-23											
191	0168	COMPLETE INSULATION AND FIRE PENETRATION	2	20-Jun-23	22-Jun-23											
192	0169	INSULATION/FIRE PENETRATION INSPECTION	1	22-Jun-23	23-Jun-23											
193	0170	HANG DRYWALL	5	03-Jul-23	10-Jul-23											
194	0171	DRYWALL INSPECTION	1	10-Jul-23	11-Jul-23											
195	0172	FINISH DRYWALL	5	11-Jul-23	17-Jul-23											
196	0173	PRIME PAINT	3	17-Jul-23	20-Jul-23											
197	0174	INSTALL MILLWORK	5	20-Jul-23	26-Jul-23											
198	0175	PAINT FIRST COAT	3	26-Jul-23	31-Jul-23											
199	0176	INSTALL FLOORING	5	31-Jul-23	04-Aug-23											
200	0177	FINISH PAINT COAT	3	07-Aug-23	09-Aug-23											
201	0178	MEP TRIM	3	09-Aug-23	14-Aug-23											
202	0179	ROUGH CLEAN	1	14-Aug-23	15-Aug-23											
203	0180	DRAFT PUNCHLIST	1	15-Aug-23	16-Aug-23											
204	0181	COMPLETE PUNCHLIST	1	16-Aug-23	16-Aug-23											
205	0182	FINAL CLEAN	2	17-Aug-23	18-Aug-23											
206	Wright Dynasty 8.7 RESIDENTIAL AREA - FLOORS 4 - 6		140	09-Jun-23	07-Dec-23											
207	Wright Dynasty 8.7.11 4TH FLOOR		139	09-Jun-23	06-Dec-23											
208	Wright Dynasty 8.7.11.3 4TH FLOOR - RESIDENTIAL UNITS		139	09-Jun-23	06-Dec-23											
209	0183	LAYOUT/TOP TRACK	2	09-Jun-23	13-Jun-23											
210	0184	HVAC DUCTWORK	5	13-Jun-23	20-Jun-23											
211	0185	FIRE SPRINKLER RI	5	13-Jun-23	20-Jun-23											
212	0186	BUILD CLOSET	5	20-Jun-23	26-Jun-23											
213	0187	FRAMING	5	26-Jun-23	30-Jun-23											
214	0188	ELECTRICAL ROUGH IN	5	29-Jun-23	06-Jul-23											
215	0189	MECHANICAL ROUGH IN	5	29-Jun-23	06-Jul-23											
216	0190	PLUMBING ROUGH IN	5	29-Jun-23	06-Jul-23											
217	0191	FIRE ALARM ROUGH IN	5	29-Jun-23	06-Jul-23											
218	0192	LOW VOLTAGE ROUGH IN	5	29-Jun-23	06-Jul-23											
219	0193	SET DOOR FRAMES	1	03-Jul-23	03-Jul-23											
220	0194	MEP INSPECTIONS	2	06-Jul-23	10-Jul-23											
221	0195	INSTALL INSULATION	5	10-Jul-23	14-Jul-23											
222	0196	INSULATION INSPECTION	1	14-Jul-23	17-Jul-23											
223	0197	HANG DRYWALL / DENS GLASS	10	17-Jul-23	28-Jul-23											
224	0198	SCREW INSPECTION	1	28-Jul-23	31-Jul-23											
225	0199	FINISH DRYWALL	10	31-Jul-23	11-Aug-23											
226	0200	PRIME PAINT	5	11-Aug-23	17-Aug-23											
227	0201	INSTALL MILLWORK	7	17-Aug-23	28-Aug-23											
228	0202	INSTALL BATHROOM WALL TILE	10	28-Aug-23	08-Sep-23											
229	0203	INSTALL BATHROOM FLOOR TILE	10	01-Sep-23	15-Sep-23											
230	0204	INSTALL VANITY/TOP	5	15-Sep-23	21-Sep-23											
231	0205	FINISH PAINT FIRST COAT	10	21-Sep-23	04-Oct-23											
232	0206	INSTALL FLOORING	10	04-Oct-23	17-Oct-23											
233	0207	FINAL COAT OF PAINT	7	17-Oct-23	25-Oct-23											
234	0208	HVAC GRILLS	5	25-Oct-23	01-Nov-23											



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22-Jul-22 6 of 9

#	Activity ID	Activity Name	Original Duration	Start	Finish	2022			2023				2024				
						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
235	0209	ELECTRICAL TRIM/FIXTURES	5	01-Nov-23	07-Nov-23												
236	0210	PLUMBING TRIM	5	01-Nov-23	07-Nov-23												
237	0211	INSTALL HARDWARE	5	07-Nov-23	14-Nov-23												
238	0212	TOILET ACCESSORIES AND MIRRORS	2	14-Nov-23	15-Nov-23												
239	0213	COMPLETE MEP TRIM	2	16-Nov-23	17-Nov-23												
240	0214	ROUGH CLEAN	5	17-Nov-23	28-Nov-23												
241	0215	DRAFT PUNCHLIST	2	21-Nov-23	27-Nov-23												
242	0216	COMPLETE PUNCHLIST	3	27-Nov-23	29-Nov-23												
243	0217	FINAL CLEAN	5	30-Nov-23	06-Dec-23												
244	<b>Wright Dynasty 8.7.11.7 4TH FLOOR - RESIDENTIAL CORRIDOR</b>			<b>79</b>	<b>13-Jun-23</b>	<b>21-Sep-23</b>											
245	0218	TOP TRACK LAYOUT	2	13-Jun-23	15-Jun-23												
246	0219	SPRINKLER ROUGH IN	3	20-Jun-23	22-Jun-23												
247	0220	SOFFIT FRAMING	2	03-Jul-23	05-Jul-23												
248	0221	DOOR INSTALLATION	1	05-Jul-23	06-Jul-23												
249	0222	MEP ROUGH IN	5	10-Jul-23	14-Jul-23												
250	0223	MEP INSPECTIONS	1	14-Jul-23	17-Jul-23												
251	0224	COMPLETE INSULATION AND FIRE PENETRATION	2	17-Jul-23	19-Jul-23												
252	0225	INSULATION/FIRE PENETRATION INSPECTION	1	19-Jul-23	20-Jul-23												
253	0226	HANG DRYWALL	5	27-Jul-23	03-Aug-23												
254	0227	DRYWALL INSPECTION	1	03-Aug-23	04-Aug-23												
255	0228	FINISH DRYWALL	5	04-Aug-23	10-Aug-23												
256	0229	PRIME PAINT	3	17-Aug-23	22-Aug-23												
257	0230	INSTALL MILLWORK	5	22-Aug-23	28-Aug-23												
258	0231	PAINT FIRST COAT	3	29-Aug-23	31-Aug-23												
259	0232	INSTALL FLOORING	5	31-Aug-23	08-Sep-23												
260	0233	FINISH PAINT COAT	3	08-Sep-23	12-Sep-23												
261	0234	MEP TRIM	3	12-Sep-23	15-Sep-23												
262	0235	ROUGH CLEAN	1	15-Sep-23	18-Sep-23												
263	0236	DRAFT PUNCHLIST	1	18-Sep-23	19-Sep-23												
264	0237	COMPLETE PUNCHLIST	1	19-Sep-23	20-Sep-23												
265	0238	FINAL CLEAN	2	20-Sep-23	21-Sep-23												
266	<b>Wright Dynasty 8.7.10 5TH FLOOR</b>			<b>137</b>	<b>13-Jun-23</b>	<b>06-Dec-23</b>											
267	<b>Wright Dynasty 8.7.10.3 5TH FLOOR - RESIDENTIAL UNITS</b>			<b>137</b>	<b>13-Jun-23</b>	<b>06-Dec-23</b>											
268	0239	LAYOUT/TOP TRACK	2	13-Jun-23	15-Jun-23												
269	0240	WON COAT CEILINGS	2	15-Jun-23	19-Jun-23												
270	0241	HVAC DUCTWORK	5	19-Jun-23	23-Jun-23												
271	0242	FIRE SPRINKLER RM	5	19-Jun-23	23-Jun-23												
272	0243	BUILD CLOSET	5	23-Jun-23	30-Jun-23												
273	0244	FRAMING	5	30-Jun-23	07-Jul-23												
274	0245	ELECTRICAL ROUGH IN	5	05-Jul-23	12-Jul-23												
275	0246	MECHANICAL ROUGH IN	5	05-Jul-23	12-Jul-23												
276	0247	PLUMBING ROUGH IN	5	05-Jul-23	12-Jul-23												
277	0248	FIRE ALARM ROUGH IN	5	05-Jul-23	12-Jul-23												
278	0249	LOW VOLTAGE ROUGH IN	5	05-Jul-23	12-Jul-23												
279	0250	SET DOOR FRAMES	1	07-Jul-23	10-Jul-23												
280	0251	MEP INSPECTIONS	2	12-Jul-23	13-Jul-23												
281	0252	INSTALL INSULATION	5	14-Jul-23	20-Jul-23												



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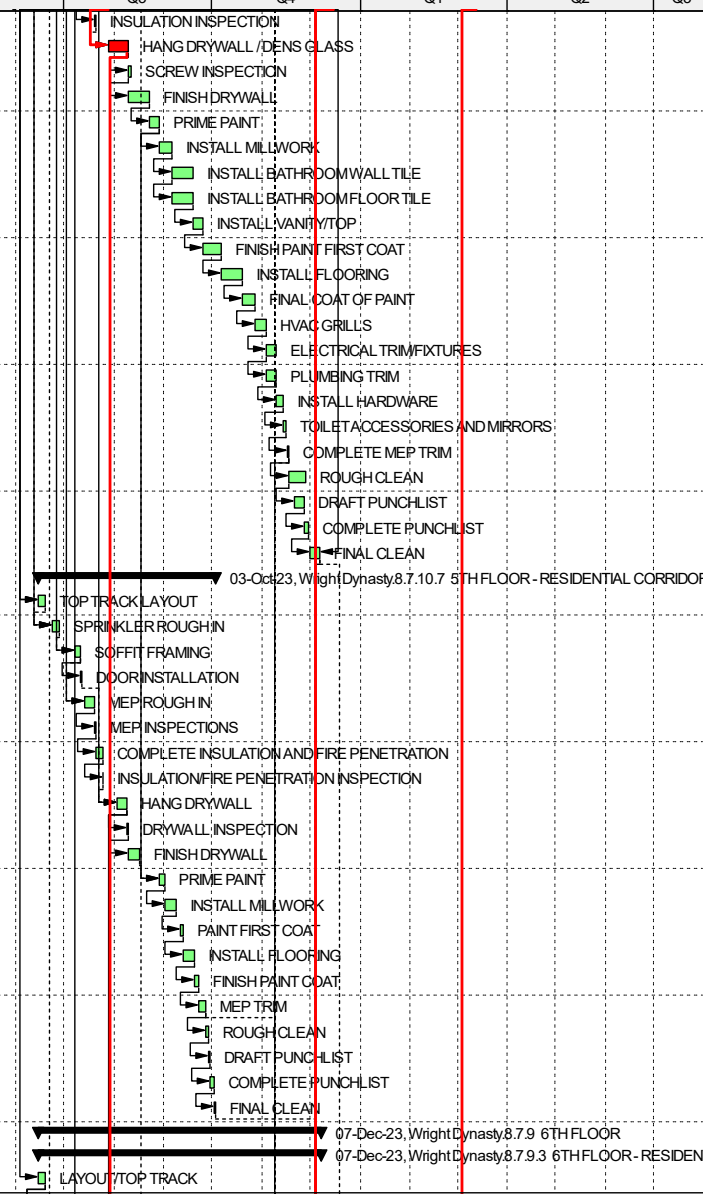
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						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
282	0253	INSULATION INSPECTION	1	20-Jul-23	21-Jul-23											
283	0254	HANG DRYWALL / DENS GLASS	10	28-Jul-23	10-Aug-23											
284	0255	SCREW INSPECTION	1	10-Aug-23	11-Aug-23											
285	0256	FINISH DRYWALL	10	10-Aug-23	23-Aug-23											
286	0257	PRIME PAINT	5	23-Aug-23	29-Aug-23											
287	0258	INSTALL MILLWORK	5	29-Aug-23	06-Sep-23											
288	0259	INSTALL BATHROOM WALL TILE	10	06-Sep-23	19-Sep-23											
289	0260	INSTALL BATHROOM FLOOR TILE	10	06-Sep-23	19-Sep-23											
290	0261	INSTALL VANITY/TOP	5	19-Sep-23	25-Sep-23											
291	0262	FINISH PAINT FIRST COAT	10	25-Sep-23	06-Oct-23											
292	0263	INSTALL FLOORING	10	06-Oct-23	19-Oct-23											
293	0264	FINAL COAT OF PAINT	7	19-Oct-23	27-Oct-23											
294	0265	HVAC GRILLS	5	27-Oct-23	03-Nov-23											
295	0266	ELECTRICAL TRIM/FIXTURES	5	03-Nov-23	09-Nov-23											
296	0267	PLUMBING TRIM	5	03-Nov-23	09-Nov-23											
297	0268	INSTALL HARDWARE	3	09-Nov-23	14-Nov-23											
298	0269	TOILET ACCESSORIES AND MIRRORS	2	14-Nov-23	15-Nov-23											
299	0270	COMPLETE MEP TRIM	2	16-Nov-23	17-Nov-23											
300	0271	ROUGH CLEAN	5	17-Nov-23	28-Nov-23											
301	0272	DRAFT PUNCHLIST	2	21-Nov-23	27-Nov-23											
302	0273	COMPLETE PUNCHLIST	3	27-Nov-23	29-Nov-23											
303	0274	FINAL CLEAN	5	30-Nov-23	06-Dec-23											
304	Wright Dynasty 8.7.10.7 5TH FLOOR - RESIDENTIAL CORRIDOR		86	15-Jun-23	03-Oct-23											
305	0275	TOP TRACK LAYOUT	2	15-Jun-23	19-Jun-23											
306	0276	SPRINKLER ROUGH IN	3	23-Jun-23	28-Jun-23											
307	0277	SOFFIT FRAMING	2	07-Jul-23	11-Jul-23											
308	0278	DOOR INSTALLATION	1	11-Jul-23	12-Jul-23											
309	0279	MEP ROUGH IN	5	14-Jul-23	20-Jul-23											
310	0280	MEP INSPECTIONS	1	20-Jul-23	21-Jul-23											
311	0281	COMPLETE INSULATION AND FIRE PENETRATION	2	21-Jul-23	25-Jul-23											
312	0282	INSULATION/FIRE PENETRATION INSPECTION	1	25-Jul-23	25-Jul-23											
313	0283	HANG DRYWALL	5	03-Aug-23	09-Aug-23											
314	0284	DRYWALL INSPECTION	1	09-Aug-23	10-Aug-23											
315	0285	FINISH DRYWALL	5	10-Aug-23	16-Aug-23											
316	0286	PRIME PAINT	3	29-Aug-23	01-Sep-23											
317	0287	INSTALL MILLWORK	5	01-Sep-23	08-Sep-23											
318	0288	PAINT FIRST COAT	3	11-Sep-23	13-Sep-23											
319	0289	INSTALL FLOORING	5	13-Sep-23	20-Sep-23											
320	0290	FINISH PAINT COAT	3	20-Sep-23	22-Sep-23											
321	0291	MEP TRIM	3	22-Sep-23	27-Sep-23											
322	0292	ROUGH CLEAN	1	27-Sep-23	28-Sep-23											
323	0293	DRAFT PUNCHLIST	1	28-Sep-23	29-Sep-23											
324	0294	COMPLETE PUNCHLIST	1	29-Sep-23	02-Oct-23											
325	0295	FINAL CLEAN	2	02-Oct-23	03-Oct-23											
326	Wright Dynasty 8.7.9 6TH FLOOR		136	15-Jun-23	07-Dec-23											
327	Wright Dynasty 8.7.9.3 6TH FLOOR - RESIDENTIAL UNITS		136	15-Jun-23	07-Dec-23											
328	0296	LAYOUT/TOP TRACK	2	15-Jun-23	19-Jun-23											



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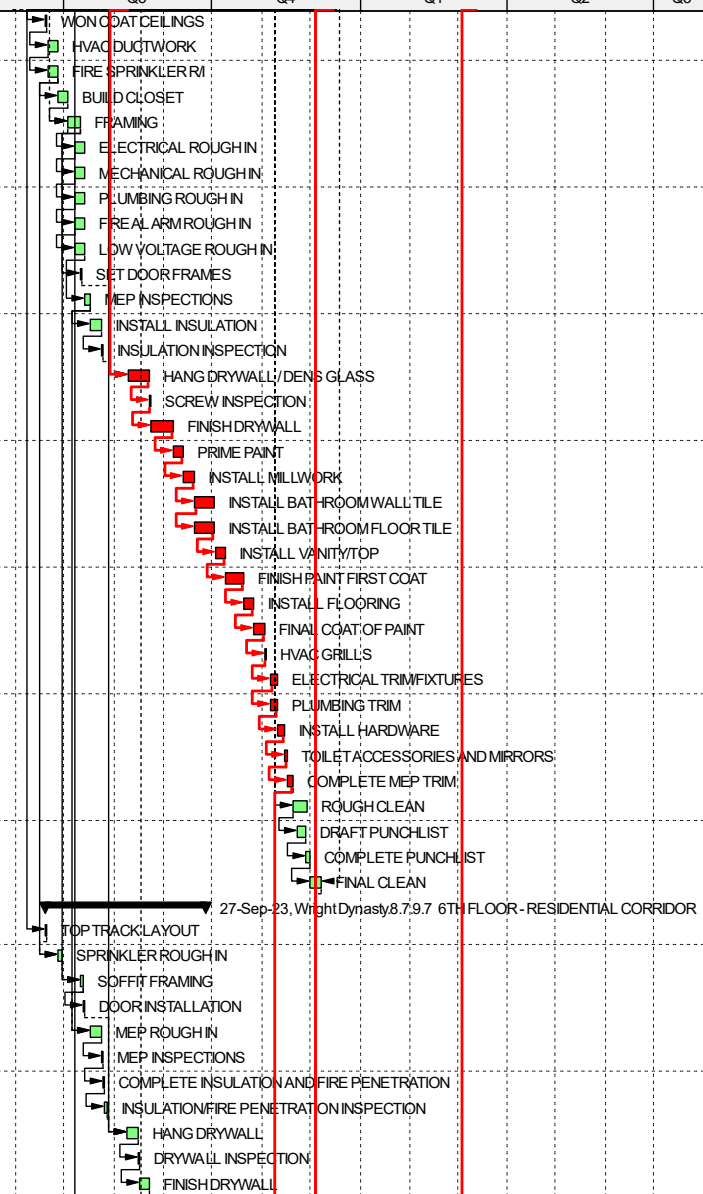
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22-Jul-22 8 of 9

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						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
329	0297	WON COAT CEILINGS	2	19-Jun-23	20-Jun-23												
330	0298	HVAC DUCTWORK	5	21-Jun-23	27-Jun-23												
331	0299	FIRE SPRINKLER RI	5	21-Jun-23	27-Jun-23												
332	0300	BUILD CLOSET	5	27-Jun-23	03-Jul-23												
333	0301	FRAMING	5	03-Jul-23	11-Jul-23												
334	0302	ELECTRICAL ROUGH IN	5	07-Jul-23	13-Jul-23												
335	0303	MECHANICAL ROUGH IN	5	07-Jul-23	13-Jul-23												
336	0304	PLUMBING ROUGH IN	5	07-Jul-23	13-Jul-23												
337	0305	FIRE ALARM ROUGH IN	5	07-Jul-23	13-Jul-23												
338	0306	LOW VOLTAGE ROUGH IN	5	07-Jul-23	13-Jul-23												
339	0307	SET DOOR FRAMES	1	11-Jul-23	12-Jul-23												
340	0308	MEP INSPECTIONS	2	14-Jul-23	17-Jul-23												
341	0309	INSTALL INSULATION	5	17-Jul-23	24-Jul-23												
342	0310	INSULATION INSPECTION	1	24-Jul-23	25-Jul-23												
343	0311	HANG DRYWALL / DENS GLASS	10	10-Aug-23	23-Aug-23												
344	0312	SCREW INSPECTION	1	23-Aug-23	24-Aug-23												
345	0313	FINISH DRYWALL	10	24-Aug-23	07-Sep-23												
346	0314	PRIME PAINT	5	07-Sep-23	13-Sep-23												
347	0315	INSTALL MILLWORK	5	13-Sep-23	20-Sep-23												
348	0316	INSTALL BATHROOM WALL TILE	10	20-Sep-23	02-Oct-23												
349	0317	INSTALL BATHROOM FLOOR TILE	10	20-Sep-23	02-Oct-23												
350	0318	INSTALL VANITY/TOP	5	03-Oct-23	09-Oct-23												
351	0319	FINISH PAINT FIRST COAT	10	09-Oct-23	20-Oct-23												
352	0320	INSTALL FLOORING	5	20-Oct-23	26-Oct-23												
353	0321	FINAL COAT OF PAINT	5	26-Oct-23	02-Nov-23												
354	0322	HVAC GRILLS	2	02-Nov-23	03-Nov-23												
355	0323	ELECTRICAL TRIM/FIXTURES	5	06-Nov-23	10-Nov-23												
356	0324	PLUMBING TRIM	5	06-Nov-23	10-Nov-23												
357	0325	INSTALL HARDWARE	3	10-Nov-23	15-Nov-23												
358	0326	TOILET ACCESSORIES AND MIRRORS	2	15-Nov-23	16-Nov-23												
359	0327	COMPLETE MEP TRIM	2	16-Nov-23	20-Nov-23												
360	0328	ROUGH CLEAN	5	20-Nov-23	29-Nov-23												
361	0329	DRAFT PUNCHLIST	2	22-Nov-23	28-Nov-23												
362	0330	COMPLETE PUNCHLIST	3	28-Nov-23	30-Nov-23												
363	0331	FINAL CLEAN	5	30-Nov-23	07-Dec-23												
364	<b>Wright Dynasty 8.7.9.7 6TH FLOOR - RESIDENTIAL CORRIDOR</b>			<b>79</b>	<b>19-Jun-23</b>	<b>27-Sep-23</b>											
365	0332	TOP TRACK LAYOUT	2	19-Jun-23	20-Jun-23												
366	0333	SPRINKLER ROUGH IN	3	27-Jun-23	30-Jun-23												
367	0334	SOFFIT FRAMING	2	11-Jul-23	13-Jul-23												
368	0335	DOOR INSTALLATION	1	13-Jul-23	13-Jul-23												
369	0336	MEP ROUGH IN	5	17-Jul-23	24-Jul-23												
370	0337	MEP INSPECTIONS	1	24-Jul-23	25-Jul-23												
371	0338	COMPLETE INSULATION AND FIRE PENETRATION	2	25-Jul-23	26-Jul-23												
372	0339	INSULATION/FIRE PENETRATION INSPECTION	1	26-Jul-23	27-Jul-23												
373	0340	HANG DRYWALL	5	09-Aug-23	16-Aug-23												
374	0341	DRYWALL INSPECTION	1	16-Aug-23	16-Aug-23												
375	0342	FINISH DRYWALL	5	17-Aug-23	23-Aug-23												



█ Actual Level of Effort  
█ Actual Work  
█ Remaining Work  
█ Critical Remaining Work  
◆ Milestone  
▬ summary

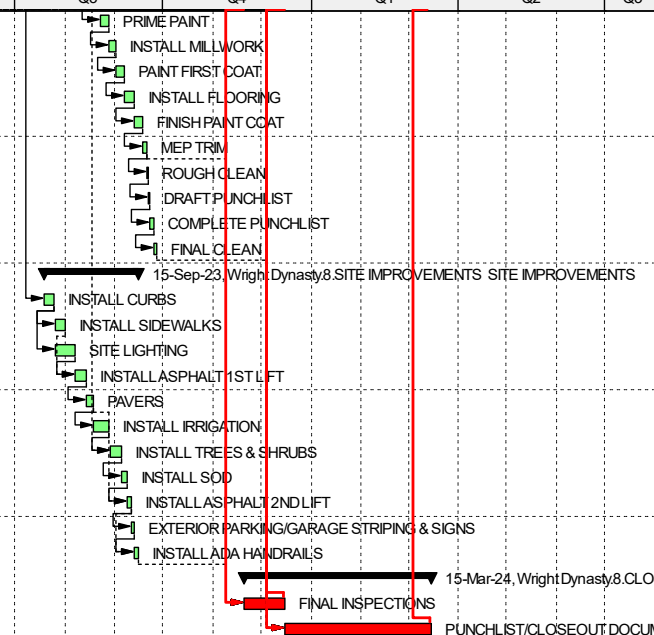
**THE WRIGHT DYNASTY**  
 1217-1223 N.W. 6TH STREET FORT LAUDERDALE, FL. 33311  
**THE HARDMON COMPANY**

**ALL CONSTRUCTION DURATIONS ARE IN WORK DAYS UNLESS OTHERWISE NOTED**  
 Data Date: 01-Jun-22  
 Final Completion Date: 15-Mar-24

**THE WRIGHT DYNASTY PROJECT  
PRELIMINARY SCHEDULE**

22-Jul-22 9 of 9

#	Activity ID	Activity Name	Original Duration	Start	Finish	2022			2023			2024				
						Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
376	0343	PRIME PAINT	3	23-Aug-23	28-Aug-23											
377	0344	INSTALL MILLWORK	5	28-Aug-23	01-Sep-23											
378	0345	PAINT FIRST COAT	3	01-Sep-23	07-Sep-23											
379	0346	INSTALL FLOORING	5	07-Sep-23	13-Sep-23											
380	0347	FINISH PAINT COAT	3	13-Sep-23	18-Sep-23											
381	0348	MEP TRIM	3	18-Sep-23	20-Sep-23											
382	0349	ROUGH CLEAN	1	21-Sep-23	21-Sep-23											
383	0350	DRAFT PUNCHLIST	1	21-Sep-23	22-Sep-23											
384	0351	COMPLETE PUNCHLIST	1	22-Sep-23	25-Sep-23											
385	0352	FINAL CLEAN	2	25-Sep-23	27-Sep-23											
386	Wright Dynasty.8.SITE IMPROVEMENTS SITE IMPROVEMENTS		46	19-Jul-23	15-Sep-23											
387	0353	INSTALL CURBS	5	19-Jul-23	25-Jul-23											
388	0354	INSTALL SIDEWALKS	5	26-Jul-23	01-Aug-23											
389	0355	SITE LIGHTING	10	26-Jul-23	07-Aug-23											
390	0356	INSTALL ASPHALT 1ST LIFT	5	07-Aug-23	14-Aug-23											
391	0357	PAVERS	5	14-Aug-23	18-Aug-23											
392	0358	INSTALL IRRIGATION	7	18-Aug-23	28-Aug-23											
393	0359	INSTALL TREES & SHRUBS	5	29-Aug-23	05-Sep-23											
394	0360	INSTALL SOD	3	05-Sep-23	08-Sep-23											
395	0361	INSTALL ASPHALT 2ND LIFT	2	08-Sep-23	11-Sep-23											
396	0362	EXTERIOR PARKING/GARAGE STRIPING & SIGNS	2	11-Sep-23	13-Sep-23											
397	0363	INSTALL ADA HANDRAILS	2	13-Sep-23	15-Sep-23											
398	Wright Dynasty.8.CLOSEOUT CLOSEOUT		91	20-Nov-23	15-Mar-24											
399	0364	FINAL INSPECTIONS	19	20-Nov-23	15-Dec-23											
400	0365	PUNCHLIST/CLOSEOUT DOCUMENTS/FINAL CLEAN	72	15-Dec-23	15-Mar-24											



- █ Actual Level of Effort
- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone
- ▾ summary

**THE WRIGHT DYNASTY**  
 1217-1223 N.W. 6TH STREET FORT LAUDERDALE, FL. 33311  
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**FINAL DEVELOPMENT REVIEW COMMITTEE (DRC) CERTIFICATE OF COMPLIANCE**

(Site Plan Level II, DRC)

This notification is to provide confirmation that the development described below has been approved for site plan review purposes consistent with Unified Land Development Regulations (ULDR) Section 47-24.2.

**Case Number:** UDP-S21022  
**Project Name:** Wright Dynasty  
**Project Description:** New six story, 65 foot high, mixed-use building containing 24 affordable housing units, consisting of 3 affordable housing units to be deed restricted no less than 30 years from C.O. date and 21 market rate residential units. In addition to 3,790 square feet of commercial use space.

**General Location:** 1223 NW 6<sup>th</sup> Street  
**Zoning District:** Northwest Regional Activity Center Mixed-Use east (NWRAC-MUw)  
**Land Use:** Northwest Regional Activity Center (NWRAC)

**Determination:** The Development Review Committee reviewed the project on June 8, 2021. Staff recommended approval as per the revised plans and narratives submitted with this application on February 28, 2022. On May 03, 2022, the City Commission reviewed and approved an additional height request from 45 feet to 65 feet in height per Section 47-13.52.-NWRAC-MU Special Regulations, in exchange for setting aside 10 percent of units as affordable. The City Commission additionally approved an alternative design deviating from the minimum tower setback requirements. The requested deviation permits a setback of 14 feet, 4 inches along the west elevation and 15 feet, 2 inches along the east elevation.

**Conditions:** This approval is subject to the following conditions:

Adam Schnell – Urban Design and Planning

1. Prior to issuance of building permit, applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Sec. 47-38A.
2. The developer shall comply with the Affordable Housing Agreement, recorded on August 03, 2022, between the City of Fort Lauderdale and Wright Dynasty LLC, Instrument # 118316051. The agreement restricts two 1 bedroom units for 30 years to be rented or sold to households making at or below 80 percent of the median family income as defined by HUD for Broward County, and one 2 bedroom unit for 30 years to a household with income no less than 80 percent of the median family income as defined by HUD for Broward County.

Karl Lauridsen – Landscaping

3. Provide root-barriers along the edge of the street trees.
4. Increase size of street trees to 20 feet, per the design standards of the NWRAC Master Plan.
5. Tree canopy within a sight triangle shall have a minimum 8 feet of canopy clearance when installed, update plans at time of permit submittal.
6. Perimeter wall depicted in plans appears to have a continuous footer system. Indicate on Civil and Landscape plans that no trench and poured footer will be within 10 feet of the existing trees on the neighboring property. Provide a detail of the proposed perimeter wall at the time of permit submittal.

**Comments:**

This approval has the following notes:

Noel Zamora – Building

1. Note that during the permitting phase the interior stairways will need to be modified to comply with the means of egress requirements of Chapter 10 of the 2020 FBC. The applicant must also show that the openings in the exterior walls for the proposed building comply with section 705.8 of the 2020 FBC.

**Approval Date: (May 03, 2022)**

**Expiration:** Submit Building Permit Application by November 3, 2023.  
Building Permit Issued by **May 03, 2024.**

If you need more information on a particular use or any additional information, please contact me at [Aschnell@fortlauderdale.gov](mailto:Aschnell@fortlauderdale.gov) or 954-828-4798.

Sincerely,

*Adam Schnell*

Adam Schnell  
Urban Planner III

General Contractor RFP Responses

Contractor Name	Type / Size	Status	Bid
Kibler Construction	Large Construction	Submitted	16M
Moss Construction	Large Construction	No Response	
Gulf Construction	Large Construction	No Response	
LandAmerica	Small to Medium	Submitted	12.1M
Stiles Construction	Large Construction	No Response	
Miller Construction	Large Construction	No Response	
Sagoma Construction	Small to Medium	Submitted	11.5M
Shiff Construction	Large Construction	No Response	
Maddox Group	Small to Medium	Submitted	11.6M

Costs / Fees	Construction	Non Construction	Project Total Cost
Land Purchase	\$ -	\$ 275,000.00	
Development Fee	\$ -	\$ -	
Construction Cost	\$11,500,000.00		
Construction Management	\$ -	\$ 150,000.00	
Architectural Cost	\$ 400,000.00		
Permits	\$ 100,000.00		
Interest Reserve & Closing	\$ -	\$ 395,000.00	
<b>Total Project Cost</b>	<b>\$12,000,000.00</b>	<b>\$ 820,000.00</b>	<b>\$ 12,820,000.00</b>

Sources	
LISC	\$ 6,000,000.00
FCLF	\$ 2,500,000.00
CRA Financing	\$ 3,500,000.00
Owner Contribution	\$ 820,000.00
<b>Total Source of Funds</b>	<b>\$12,820,000.00</b>

**Project Status:** The Wright Dynasty Development project has completed with approval the DRT/DRC process. The project has completed the bid process and a contractor has been selected. All architectural designs are at 90 percent completion, awaiting the final value engineering efforts with the contractor. All costs to this point have been funded by the owner.

**Financial Summary:** The information below provides the total cost of the Wright Dynasty development project broken out by construction and non-construction cost. The total cost of the project is \$12,820,000. Also included are the funding sources for the project to include the CRA grant, financial lending institutions and owner contribution.

**Challenge:** The increase in construction cost; approximately 30% has challenged the financial viability of the project.

**Opportunity:**

1. Increase the CRA contribution
2. Requesting financial partners to adjust their bank financing to the amount displayed in Sources

**The Wright Dynasty Team is actively taking the following steps:**

1. Value engineering effort with the architectural team and the construction team for opportunities to reduce cost
2. Detail review of each construction bid to validate all cost

Dennis Wright  
 Owner / Developer  
 Wright Dynasty Development

Mr. Dennis Wright  
1217-1233 N.W 6<sup>th</sup> Street  
Fort Lauderdale Florida 33311

September 15, 2022

**Subject:** Value Engineering Effort for  
Wright Dynasty Mixed Use Development Project  
1217-1233 N.W 6<sup>th</sup> Street  
Fort Lauderdale, Florida 33311

We plan to take efforts to maximize cost savings to the project without compromising the aesthetics, Intent, and value of the project. Methods of industry standard and common practices from historical performances will be used inclusive but not limited to the following:

- We will work with a local general contractor during the final drawings preparation that understands the priority of the value engineering effort needed and does not have the most overhead and conditions.
- We will review the floor plan for feasible options of spacing of the 2 bedroom units for practical over all savings.
- We will work on alternative materials to reduce the cost of the metals decorations and light deterrent walls.
- We will work an air conditioning system for the best feasible results (i.e) individual units
- We will leave the ceilings minimally finished with plaster/paint ilo drywall
- We will work to select finish materials that are aesthetically pleasing but discounted with various local distributers
- We will reduce the roof top amenities area to the base roofing for amenities to be provided at a later date.
- We will select a light fixture package and other large material purchases directly from material vendors to save on the mark up.
- We will provide smaller subcontractor scopes of work/packages with smaller contractors to maximize cost savings in minimal risk scopes of work such as finishes.

By maximizing the above methods working with the local subcontracting market, we will be able to render substantial cost savings.

Feel free to advise should you have questions or need additional information.

Sincerely

*Terry Hardmon*

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