

EXHIBIT 4

UPDATED PROJECT BUDGET AND EXPENSES

Construction Hard Cost

Lowest Responsible Bid #12694-923	\$	640,000.00
Additional Project Hard Project Cost (Millwork- Fixtures -Finishes-Paint)	\$	100,000.00
SUB TOTAL	\$	740,000.00

Construction Soft Cost

Architectural Phase I - DRC Submittal	\$	33,230.00
Architectural Phase II - Construction Documents/Permitting	\$	35,470.00
Architectural Phase III - Construction Administration	\$	3,200.00
SUB TOTAL	\$	71,900.00

TOTAL COST	\$	811,900.00
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Approved Funding - August 20, 2019

Community Redevelopment Agency		
Façade Program Program	\$	125,000.00
Property and Business Improvement Program Funding	\$	225,000.00
American Legion Contribution	\$	25,000.00
TOTAL	\$	375,000.00

Additional Funding Required	\$	436,900.00
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Proposed Sources

Community Redevelopment Agency (95.4%)	\$	416,900.00
American Legion (4.6%)	\$	20,000.00

Expenditures to Date

American Legion (Architectural)	\$	26,773.00
Community Redevelopment Agency (Architectural)	\$	41,927.00



September 18, 2019

For: Robert Bethel American Legion Post 220
Attention: Mr. Curtis Hodge

Project: American Legion
1455 NW 6th Street
Fort Lauderdale, FL 33311

Dear Mr. Curtis Hodge:

CFM ARCHITECTS is pleased to present this proposal to provide Architectural / Engineering as per owner's request. This letter will serve as our proposal and upon acceptance will become our agreement.

This agreement will not be valid in part of or in its entirety after 90 days of the proposal date. If there are any parts of this agreement that deviates from the original Scope of Work or Scope of Services a new agreement will be executed for the portion of the work thereof.

SCOPE OF WORK

To complete architectural and engineering drawings for DRC submittal and Construction Documents for an approximately two thousand square feet building.

SCOPE OF SERVICES

PHASE I

DRC PRESENTATION/ SUBMITTAL

- ARCHITECTURE
- LANDSCAPING
- CIVIL
- MEETING WITH CITY OFFICIALS

PHASE II

CONSTRUCTION DOCUMENTS & PERMITTING

- DEMOLITION PLAN
- ARCHITECTURE
- MECHANICAL/ ELECTRICAL/ PLUMBING
- STRUCTURAL

9950 SW 107TH AVE. SUITE 200. MIAMI, FL. 33176
TEL.: 786.502.4384 | FAX.: 786.536.9783
WWW.CFMARCHITECTS.COM
AR 0014682



TIME SCHEDULE

We clearly understand the importance of time in design and construction. Submittal deadlines shall be established between owner and CFM Architects in a **reasonable** manner.

Time not accountable for in the Construction Document for Permit processing for which Architect is not liable will be any time delays occur due to the following circumstances:

1. Owner/ Architect time taken for the Architectural Design Phase.
2. Time the Municipality takes to review the plans.
3. Time required for any information required by the architect from the owner.

REVISIONS

Client requested revisions, after signoff of Design Development (signoff of the design development will be understood at the time of second payment of this proposal) would be performed on a time and material basis. The hourly rate shall be \$140.00 per hour.

Plan review comment revisions will be done at no cost to the owner. **CFM ARCHITECTS** will not be responsible for any review fees during review process.

TERMINATION

This agreement may be terminated by either part, for whatever reason, with five (5) days written notice. Owner will remain responsible for outstanding charges. Termination of this agreement does not release Owner from any duty to pay for work performed and he will be required to pay for all services rendered up till the termination date. Late payment penalty fees will apply. **CFM ARCHITECTS** is responsible to fulfill all work paid for up-to-date still to be completed per architect under the percentages stipulated under the Fee Proposal. However, no further work will be performed per the Architect for this project after the percentage of payment: work is fulfilled.

If the terms and conditions of this proposal are acceptable, please sign and return one original signed copy for our files two originals should be printed for your convenience. Please submit along with the original signed agreement the retainer check and we will start on your project immediately.

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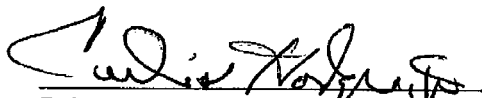


Best Regards,

CFM ARCHITECTS, INC
Cristina Fandino, AIA
Registered Architect

cc File

Approved as to form and content this 19th day
of September, 2019.


Robert Bethel American Legion Post 220
Attention: Mr. Curtis Hodge

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**PHASE III
CONSTRUCTION ADMINISTRATION**

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING:

- Drawings for any permits or requirements for any other Municipality having jurisdiction other than the Municipality for which project is being designed and executed; Broward County
- Any component that is not part of this contract and is not within the Scope of Work or Scope of Services.
- Owner will be responsible for the following:
 1. All reproducible (prints)
 2. Geotechnical Studies
 3. Percolation Test
 4. Survey
 5. Tree Surveys
 6. Traveling Expenses

CFM ARCHITECTS IS NOT RESPONSIBLE FOR THE FOLLOWING:

- Any delays caused by the owner due to information not furnished to the architect or the permit runner on a timely manner (ex. Lease Agreement required for the commencement of the permitting process)
- **CFM ARCHITECTS** is not responsible for the time a Municipality, or any other Government Agency that will have jurisdiction over the project will take to review the project. For example: HRS, DERM.
- **CFM ARCHITECTS and its consultants will execute reasonable care and skill in preparation and execution of the documents according to this Agreement and warrants that set designs will follow all applicable building and trade codes but does not guarantee perfects documents.**

PHASE I – DRC PRESENTATION/ SUBMITTAL

The fee required for the **Architectural/ Engineering** will be (\$ 33,230.00) thirty-three thousand two hundred thirty dollars plus reimbursable, payable as follows:

• (20%) Retainer	\$ 6,646.00
• (30%) First Meeting with Planning and Zoning	\$ 9,969.00
• (30%) DRC Submittal – signed and sealed drawings	\$ 9,969.00
• (10%) First DRC Review	\$ 3,323.00
• (10%) DRC Packaged Approved	\$ 3,323.00

Total	\$ 33,230.00
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PHASE II – CONSTRUCTION DOCUMENTS & PERMITTING

The fee required for the **Architectural/ Engineering** will be (\$ 35,470.00) thirty-five thousand four hundred seventy dollars plus reimbursable, payable as follows:

- | | |
|--|--------------|
| • (40%) Commencement of Construction Documents | \$ 14,188.00 |
| • (40%) 100% Construction Documents – Signed and Sealed | \$ 14,188.00 |
| • (10%) First Submittal Review Comments | \$ 3,547.00 |
| • (10%) All disciplines under this contract have been approved | \$ 3,547.00 |

Total	\$ 35,470.00
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PHASE III – CONSTRUCTION ADMINISTRATION

The fee required for the **Construction Administration** will be (\$ 3,200.00) three thousand two hundred dollars plus reimbursable, payable as follows:

- | | |
|---|-------------|
| • (60%) Commencement of Construction | \$ 1,920.00 |
| • (40%) When the construction is finished | \$ 1,280.00 |
- *PM visits once a month for the time of construction*

Total	\$ 3,200.00
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**** Note:** Invoices must be paid within 5 days from the date the invoice is received by Mr. Curtis Hodge. Invoice will be emailed to Mr. Curtis Hodge. The emailing date will serve as the invoiced received. Late penalty fees will be charged if invoices are not timely paid. Penalty fee is 5% of invoiced amount, and it will increase to 10% if invoice is not paid within 20 days from the Received or Emailed Date. Penalty fee will increase to 15% of invoiced amount if invoice is not paid within 30 days from Received or Emailed Date. Penalty fees must be included with the payment. If payment is not received after 30 calendar days, the Owner will be in breach of this agreement and no further work will be performed for this project. Reinstatement of the contract will be at the sole discretion of the architect.

REIMBURSABLE AND ADDITIONAL EXPENSE

Additional consultants or additional services by consultants, photocopies, any type of reproducible (printing) postage, express mail and other miscellaneous costs will be reimbursable with a 10% handling fee.

LIMITATION OF LIABILITY

CFM ARCHITECTS carries Liability Insurance. Available upon request.

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