

M.R.C. General Contractors, INC.

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CGC 023805

May 20, 2019

Mr. Bob Wojcik
Economic Reinvestment Coordinator - Planner III
City of Fort Lauderdale
Department of Sustainable Development
NWPF Community Redevelopment Agency
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

Re: Thrive Progresso Development - Proposed Redevelopment Budget
Confirmation of Estimated Projected Costs

Dear Mr. Wojcik:

This confirms that we were instrumental in the preparation of the attached Thrive Progresso Development -Proposed Redevelopment Budget. We believe the estimated unit costs (individual items, square feet, linear feet and AC tonnage) used in the preparation of the proposed budget are reasonable and consistent with the current market costs and that the total estimated budget average of approximately \$75.00 per square foot for the total 60,000 square foot project is reasonable given the anticipated scope of work to be performed.

Sincerely,



Ron E. Lunsford



Mr. Bob Wojcik
Economic Reinvestment Coordinator – Planner III
City of Fort Lauderdale, Department of Sustainable Development
NWPf Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, FL 33311

Re: Thrive Progresso Development –
Proposed Redevelopment Estimated Projected Costs

Dear Mr. Wojcik:

The past year my firm has prepared the preliminary site schematics and proposed redevelopment modifications of the project referenced above. I have reviewed the estimated costs used to prepare the attached Thrive Progresso Development – Proposed Redevelopment Budget prepared by Halliday Group Development. This letter is to inform you that, to the best of my knowledge and belief, the costs reasonably reflect current market conditions and that the total estimated budget average of approximately \$75.00 per square foot is appropriate given the age and condition of the buildings and the extensive amount of work that will be necessary to improve them to the level of finish the owners are planning on.

Sincerely yours,

Frank Perez,
President

3045 N. Federal Highway
Suite 46
Fort Lauderdale, FL 33306
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Reg. No. AA 26000661

THRIVE PROGRESSO DEVELOPMENT - PROPOSED REDEVELOPMENT BUDGET
SUMMARY - BLDGS A, B, C, D, E, F - 60,249 SF

TRADES DESCRIPTION	TRADES SUB-CATEGORY	ID #4942-34-07-0100 (BLDGS A & B)	ID #4942-34-06-9460 (BLDGS C & D)	ID #4942-34-07-0200 (BLDGS E & F)	ID #4942-34-07-0110 & ID #4942-34-07-0120 (VACANT LOTS)	TOTAL
AWNINGS	CANVAS & METAL	\$ 10,500.00	\$ 21,000.00	\$ 4,200.00	\$ -	\$ 35,700.00
DOORS	INTERIOR	\$ 13,200.00	\$ 28,800.00	\$ 7,600.00	\$ -	\$ 49,600.00
	EXTERIOR - SNGL	\$ 42,900.00	\$ 62,700.00	\$ 16,500.00	\$ -	\$ 122,100.00
	EXTERIOR - DBL	\$ 72,000.00	\$ 176,000.00	\$ 32,000.00	\$ -	\$ 280,000.00
	OVERHEAD	\$ 168,000.00	\$ 300,000.00	\$ 72,000.00	\$ -	\$ 540,000.00
DRYWALL	SINGLE-SIDE	\$ 48,230.00	\$ 102,410.00	\$ 32,900.00	\$ -	\$ 183,540.00
	DOUBLE-SIDE	\$ 91,826.00	\$ 126,224.00	\$ 9,506.00	\$ -	\$ 227,556.00
ELECTRICAL		\$ 57,750.00	\$ 101,500.00	\$ 22,750.00	\$ 25,000.00	\$ 207,000.00
ELEVATOR		\$ -	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00
FENCING		\$ -	\$ -	\$ -	\$ 71,250.00	\$ 71,250.00
FLOORS		\$ 51,831.00	\$ 96,606.00	\$ 32,310.00	\$ -	\$ 180,747.00
GLAZING		\$ 24,000.00	\$ 24,000.00	\$ 12,000.00	\$ -	\$ 60,000.00
HVAC	UNIT	\$ 58,500.00	\$ 104,000.00	\$ 35,100.00	\$ -	\$ 197,600.00
	ROOF CURB	\$ 45,000.00	\$ 80,000.00	\$ 27,500.00	\$ -	\$ 152,500.00
IRRIGATION		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00	\$ 22,500.00
LANDSCAPING		\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 45,000.00	\$ 100,000.00
LIGHTING	EXTERIOR	\$ 15,000.00	\$ 20,000.00	\$ 10,000.00	\$ 25,000.00	\$ 70,000.00
	INTERIOR	\$ 25,500.00	\$ 48,000.00	\$ 16,500.00	\$ -	\$ 90,000.00
MASONRY		\$ 7,000.00	\$ 10,000.00	\$ 2,000.00	\$ -	\$ 19,000.00
PAINTING	INTERIOR	\$ 36,318.00	\$ 52,507.00	\$ 9,296.00	\$ -	\$ 98,121.00
	EXTERIOR	\$ 15,205.00	\$ 17,301.00	\$ 9,698.00	\$ -	\$ 42,204.00
PAVERS	PARKING	\$ 14,655.60	\$ 35,995.00	\$ 10,520.20	\$ 4,738.00	\$ 65,908.80
	WALKING	\$ 15,676.80	\$ 14,421.00	\$ 4,250.40	\$ -	\$ 34,348.20
PLUMBING	RESTROOMS	\$ 140,000.00	\$ 259,000.00	\$ 49,000.00	\$ -	\$ 448,000.00
	FIRE SYSTEM	\$ -	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00
ROOFS	REPAIRS	\$ 24,187.80	\$ 45,082.80	\$ 6,617.40	\$ -	\$ 75,888.00
	INSULATE COAT	\$ 47,511.75	\$ 88,555.50	\$ 22,192.50	\$ -	\$ 158,259.75
ROOF GUTTERS		\$ 7,018.00	\$ 10,780.00	\$ 3,311.00	\$ -	\$ 21,109.00
SIGNAGE	PROJECT	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00
	TENANT	\$ 3,500.00	\$ 7,500.00	\$ 1,750.00	\$ -	\$ 12,750.00
SITWORK		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 190,000.00	\$ 340,000.00
STUCCO		\$ 91,230.00	\$ 103,806.00	\$ 58,188.00	\$ -	\$ 253,224.00
TELECOM/SECURITY		\$ 10,000.00	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00	\$ 35,000.00
CONSTRUCTION MGMT		\$ 60,577.00	\$ 102,809.42	\$ 32,384.48	\$ 18,924.40	\$ 214,695.29
TOTAL		\$ 1,272,116.95	\$ 2,158,997.72	\$ 680,073.98	\$ 397,412.40	\$ 4,508,601.04

THRIVE PROGRESSO DEVELOPMENT - PROPOSED REDEVELOPMENT BUDGET
ID #4942-34-07-0100 (BLDGS A & B - 17,277 SF)

TRADES DESCRIPTION	TRADES SUB-CATEGORY	QUANTITY OF UNITS		UNIT COST	ID #4942-34-07-0100 (BLDGS A & B)
AWNINGS	CANVAS & METAL	30	EA	\$ 350.00	\$ 10,500.00
DOORS	INTERIOR	33	EA	\$ 400.00	\$ 13,200.00
	EXTERIOR - SNGL	13	EA	\$ 3,300.00	\$ 42,900.00
	EXTERIOR - DBL	9	EA	\$ 8,000.00	\$ 72,000.00
	OVERHEAD	14	EA	\$ 12,000.00	\$ 168,000.00
DRYWALL	SINGLE-SIDE	689	LF	\$ 70.00	\$ 48,230.00
	DOUBLE-SIDE	937	LF	\$ 98.00	\$ 91,826.00
ELECTRICAL		33	EST	\$ 1,750.00	\$ 57,750.00
ELEVATOR	N/A				\$ -
FENCING	N/A				\$ -
FLOORS		17,277	SF	\$ 3.00	\$ 51,831.00
GLAZING	20 UNITS AT 16 SF EACH	320	SF	\$ 75.00	\$ 24,000.00
HVAC	UNIT	45	TON	\$ 1,300.00	\$ 58,500.00
	ROOF CURB	18	EA	\$ 2,500.00	\$ 45,000.00
IRRIGATION		1	EST	\$ 5,000.00	\$ 5,000.00
LANDSCAPING		1	EST	\$ 15,000.00	\$ 15,000.00
LIGHTING	EXTERIOR	1	EST	\$ 15,000.00	\$ 15,000.00
	INTERIOR	17	EST	\$ 1,500.00	\$ 25,500.00
MASONRY	EXTERIOR	700	SF	\$ 10.00	\$ 7,000.00
PAINTING	INTERIOR	36,318	SF	\$ 1.00	\$ 36,318.00
	EXTERIOR	15,205	SF	\$ 1.00	\$ 15,205.00
PAVERS	PARKING	3,186	SF	\$ 4.60	\$ 14,655.60
	WALKING	3,408	SF	\$ 4.60	\$ 15,676.80
PLUMBING	RESTROOMS	20	EA	\$ 7,000.00	\$ 140,000.00
	FIRE SYSTEM (N/A)				\$ -
ROOFS	REPAIRS	17,277	SF	\$ 1.40	\$ 24,187.80
	INSULATION COATING	17,277	SF	\$ 2.75	\$ 47,511.75
ROOF GUTTERS		1,276	LF	\$ 5.50	\$ 7,018.00
SIGNAGE	PROJECT	1	EA	\$ 5,000.00	\$ 5,000.00
	TENANT	14	EA	\$ 250.00	\$ 3,500.00
SITEWORK		1	EST	\$ 50,000.00	\$ 50,000.00
STUCCO		15,205	SF	\$ 6.00	\$ 91,230.00
TELECOM/SECURITY		1	EST	\$ 10,000.00	\$ 10,000.00
CONSTRUCTION MGMT				5%	\$ 60,577.00
TOTAL					\$ 1,272,116.95

THRIVE PROGRESSO DEVELOPMENT - PROPOSED REDEVELOPMENT BUDGET
ID #4942-34-06-9460 (BLDGS C & D - 32,202 SF)

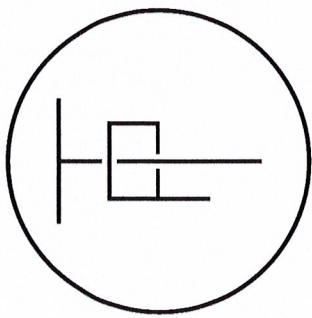
TRADES DESCRIPTION	TRADES SUB-CATEGORY	QUANTITY OF UNITS		UNIT COST		ID #4942-34-06-9460 (BLDGS C & D)
AWNINGS	CANVAS & METAL	60	EA	\$ 350.00	\$	21,000.00
DOORS	INTERIOR	72	EA	\$ 400.00	\$	28,800.00
	EXTERIOR - SNGL	19	EA	\$ 3,300.00	\$	62,700.00
	EXTERIOR - DBL	22	EA	\$ 8,000.00	\$	176,000.00
	OVERHEAD	25	EA	\$ 12,000.00	\$	300,000.00
DRYWALL	SINGLE-SIDE	1,463	LF	\$ 70.00	\$	102,410.00
	DOUBLE-SIDE	1,288	LF	\$ 98.00	\$	126,224.00
ELECTRICAL		58	EST	\$ 1,750.00	\$	101,500.00
ELEVATOR	N/A				\$	-
FENCING	N/A				\$	-
FLOORS		32,202	SF	\$ 3.00	\$	96,606.00
GLAZING	20 UNITS AT 16 SF EACH	320	SF	\$ 75.00	\$	24,000.00
HVAC	UNIT	80	TON	\$ 1,300.00	\$	104,000.00
	ROOF CURB	32	EA	\$ 2,500.00	\$	80,000.00
IRRIGATION		1	EST	\$ 5,000.00	\$	5,000.00
LANDSCAPING		1	EST	\$ 15,000.00	\$	15,000.00
LIGHTING	EXTERIOR	1	EST	\$ 20,000.00	\$	20,000.00
	INTERIOR	32	EST	\$ 1,500.00	\$	48,000.00
MASONRY	EXTERIOR	1000	SF	\$ 10.00	\$	10,000.00
PAINTING	INTERIOR	52,507	SF	\$ 1.00	\$	52,507.00
	EXTERIOR	17,301	SF	\$ 1.00	\$	17,301.00
PAVERS	PARKING	7,825	SF	\$ 4.60	\$	35,995.00
	WALKING	3,135	SF	\$ 4.60	\$	14,421.00
PLUMBING	RESTROOMS	37	EA	\$ 7,000.00	\$	259,000.00
	FIRE SYSTEM	1	EST	\$ 30,000.00	\$	30,000.00
ROOFS	REPAIRS	32,202	SF	\$ 1.40	\$	45,082.80
	INSULATE COATING	32,202	SF	\$ 2.75	\$	88,555.50
ROOF GUTTERS		1,960	LF	\$ 5.50	\$	10,780.00
SIGNAGE	PROJECT	1	EA	\$ 5,000.00	\$	5,000.00
	TENANT	30	EA	\$ 250.00	\$	7,500.00
SITEWORK		1	EST	\$ 50,000.00	\$	50,000.00
STUCCO		17,301	SF	\$ 6.00	\$	103,806.00
TELECOM/SECURITY		1	EST	\$ 15,000.00	\$	15,000.00
CONSTRUCTION MGMT				5%	\$	102,809.42
TOTAL					\$	2,158,997.72

THRIVE PROGRESSO DEVELOPMENT - PROPOSED REDEVELOPMENT BUDGET
ID #4942-34-07-0200 (BLDGS E & F - 10,770 SF)

TRADES DESCRIPTION	TRADES SUB-CATEGORY	QUANTITY OF UNITS		UNIT COST		ID #4942-34-07-0200 (BLDGS E & F)
AWNINGS	CANVAS & METAL	12	EA	\$ 350.00	\$	4,200.00
DOORS	INTERIOR	19	EA	\$ 400.00	\$	7,600.00
	EXTERIOR - SNGL	5	EA	\$ 3,300.00	\$	16,500.00
	EXTERIOR - DBL	4	EA	\$ 8,000.00	\$	32,000.00
	OVERHEAD	6	EA	\$ 12,000.00	\$	72,000.00
DRYWALL	SINGLE-SIDE	470	LF	\$ 70.00	\$	32,900.00
	DOUBLE-SIDE	97	LF	\$ 98.00	\$	9,506.00
ELECTRICAL		13	EST	\$ 1,750.00	\$	22,750.00
ELEVATOR		1	EST	\$ 50,000.00	\$	50,000.00
FENCING	N/A				\$	-
FLOORS		10,770	SF	\$ 3.00	\$	32,310.00
GLAZING	10 UNITS AT 16 SF EACH	160	SF	\$ 75.00	\$	12,000.00
HVAC	UNIT	27	TON	\$ 1,300.00	\$	35,100.00
	ROOF CURB	11	EA	\$ 2,500.00	\$	27,500.00
IRRIGATION		1	EST	\$ 5,000.00	\$	5,000.00
LANDSCAPING		1	EST	\$ 25,000.00	\$	25,000.00
LIGHTING	EXTERIOR	1	EST	\$ 10,000.00	\$	10,000.00
	INTERIOR	11	EST	\$ 1,500.00	\$	16,500.00
MASONRY	EXTERIOR	200	SF	\$ 10.00	\$	2,000.00
PAINTING	INTERIOR	9,296	SF	\$ 1.00	\$	9,296.00
	EXTERIOR	9,698	SF	\$ 1.00	\$	9,698.00
PAVERS	PARKING	2,287	SF	\$ 4.60	\$	10,520.20
	WALKING	924	SF	\$ 4.60	\$	4,250.40
PLUMBING	RESTROOMS	7	EA	\$ 7,000.00	\$	49,000.00
	FIRE SYSTEM (N/A)				\$	-
ROOFS	REPAIRS	8,070	SF	\$ 0.82	\$	6,617.40
	INSULATE COAT	8,070	SF	\$ 2.75	\$	22,192.50
ROOF GUTTERS		602	LF	\$ 5.50	\$	3,311.00
SIGNAGE	PROJECT	1	EA	\$ 5,000.00	\$	5,000.00
	TENANT	7	EA	\$ 250.00	\$	1,750.00
SITework		1	EST	\$ 50,000.00	\$	50,000.00
STUCCO		9,698	SF	\$ 6.00	\$	58,188.00
TELECOM/SECURITY		1	EST	\$ 5,000.00	\$	5,000.00
CONSTRUCTION MGMT				5%	\$	32,384.48
TOTAL					\$	680,073.98

THRIVE PROGRESSO DEVELOPMENT - PROPOSED REDEVELOPMENT BUDGET
ID #4942-34-07-0110 & ID #4942-34-07-0120 (VACANT LOTS)

TRADES DESCRIPTION	TRADES SUB-CATEGORY	QUANTITY OF UNITS		UNIT COST	ID #4942-34-07-0110 & ID #4942-34-07-0120 (VACANT LOTS)
AWNINGS	N/A				\$ -
DOORS	N/A				\$ -
	N/A				\$ -
	N/A				\$ -
	N/A				\$ -
DRYWALL	N/A				\$ -
	N/A				\$ -
ELECTRICAL		1	EST	\$ 25,000.00	\$ 25,000.00
ELEVATOR	N/A				\$ -
FENCING		950	LF	\$ 75.00	\$ 71,250.00
FLOORS	N/A				\$ -
GLAZING	N/A				\$ -
HVAC	N/A				\$ -
	N/A				\$ -
IRRIGATION		1	EST	\$ 7,500.00	\$ 7,500.00
LANDSCAPING		1	EST	\$ 45,000.00	\$ 45,000.00
LIGHTING	EXTERIOR	1	EST	\$ 25,000.00	\$ 25,000.00
	N/A				\$ -
MASONRY	N/A				\$ -
PAINTING	N/A				\$ -
	N/A				\$ -
PAVERS	PARKING	1,030	SF	\$ 4.60	\$ 4,738.00
	WALKING (N/A)				\$ -
PLUMBING	N/A				\$ -
	N/A				\$ -
ROOFS	N/A				\$ -
	N/A				\$ -
ROOF GUTTERS	N/A				\$ -
SIGNAGE	PROJECT	1	EA	\$ 5,000.00	\$ 5,000.00
	N/A				\$ -
SITework	(INCL HOUSES DEMO)	1	EST	\$ 190,000.00	\$ 190,000.00
STUCCO	N/A				
TELECOM/SECURITY		1	EST	\$ 5,000.00	\$ 5,000.00
CONSTRUCTION MGMT				5%	\$ 18,924.40
TOTAL					\$ 397,412.40



THRIVE

PROGRESSO™

