

# City of Fort Lauderdale

## Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



### APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge <b>Steven Dapuzzo</b>		Tel. No. <b>954-270-5953</b>		E-Mail Address <b>2755east@gmail.com</b>	
Primary Contact for this CRA Request		Tel. No.		E-Mail Address	
Name of Business <b>North West 6th Investments, LLC</b>		Tax I.D. No. <b>81530162</b>		Company Website	
Business Address		Tel. No.		Fax No.	
City		State		Zip Code	
Commencement Date to Begin Project: <u>ASAP</u>				<b>JOB INFORMATION</b> Full Time Equivalent (FTE) Jobs to be created _____ Existing Jobs _____ Total FTE Jobs _____	
Completion Date for Project: <u>Q4 2019</u>					
Check Appropriate Description <input type="checkbox"/> Existing Business <input checked="" type="checkbox"/> New Business		Project Type <input type="checkbox"/> Expansion <input type="checkbox"/> Relocation		Facility Description Existing Space <u>20,000</u> sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation <b>2/6/17</b>		State where the business was incorporated <b>FL</b>	
Proposed Project Location/City <b>Fort Lauderdale</b>		Proposed Address <b>616 NW 2nd Ave</b>			
Property Control Number(s)		Property Owner <b>North West 6th Investments, LLC</b>			
Owner Tel. No. (include Area Code) <b>954-270-5953</b>		Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Yes</b>			
<b>TYPE OF BUSINESS</b> Sole Proprietor _____ Partnership _____ Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company <input checked="" type="checkbox"/> <b>X</b> _____ Non-Profit Org. _____ Other: _____					
Bank(s) Where Business Accounts for Projects Are Held					
1. _____ 2. _____					
Name of Participating Bank/Lender <b>Valley National Bank</b>					
Amount \$		Contact Person		Tel. No. (include Area Code) <b>954-524-2265</b>	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Project Purpose and Economic Impact					

**NOTE 1:** If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

**NOTE 2:** If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

**Management:** Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
Steven D'Apruzzo	2755 E. Collier Rd. Hialeah, FL 33306	75%		
Name	Complete Address	% Owned	From	To
Landa's Family Trust	7284 W. Palmetto Ave. Hialeah, FL 33433	25%		
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 2,750,000
2. Please state the overall project costs related to the CRA's assisted activity?	\$
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	350,000		
Company's current cash assets	400,000		
Owner equity (specify)	2,000,000		
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Sources</b>	<b>2,750,000</b>		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds ( Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition		2,000,000	
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings		750,000	
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Uses</b>		<b>2,750,000</b>	

**NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees**

**BUSINESS INDEBTEDNESS:** Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: <u>Valley Bank</u>	\$ <u>2,500,000</u>	<u>7/14/19</u>	\$ <u>2,500,000</u>	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

**THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION**

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History* and *Credit Check Release* (as attached).

**The following items are also needed, if your funding request is \$500,000 or more**

14. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
15. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
16. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
17. Ten year revenue and expense projection for the project
18. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).



26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
29. Copy of Appraisal Report (*if applicable*).

**THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS**

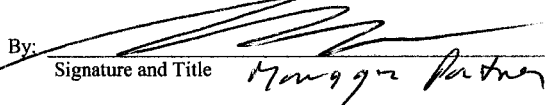
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

**APPLICANTS CERTIFICATION**

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: North West 6th Investments, LLC

By:  6/10/19  
 Signature and Title Manager Partner Date

**Guarantors:**

Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date



## Northwest-Progresso-Flagler Heights Community Redevelopment Agency

### APPLICATION REQUEST SUPPLEMENTAL INFORMATION

#### CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

<input checked="" type="checkbox"/> <b>COMMERCIAL FAÇADE IMPROVEMENT PROGRAM</b>	\$ <u>125,000.</u>
<input checked="" type="checkbox"/> <b>PROPERTY AND BUSINESS IMPROVEMENT PROGRAM</b>	\$ <u>225,000.</u>
<input type="checkbox"/> <b>STREETSCAPE ENHANCEMENT PROGRAM</b>	\$ _____
<input type="checkbox"/> <b>DEVELOPMENT INCENTIVE PROGRAM</b>	\$ _____
<input type="checkbox"/> <b>PROPERTY TAX REIMBURSEMENT PROGRAM</b>	\$ _____

**Please provide a supplement sheet responding to the following numbered questions:**

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
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 use of the property to only those uses for which CRA funding was provided.
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.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it 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 an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
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 work must commence within 90 days of CRA funding approval.
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.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and 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.
19. Have you previously received funding from the CRA? Explain.

**If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:**

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade 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.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I **Steven Dapuzzo** attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Signature of

Property Owner or Business Owner

**Steven Dapuzzo**

Print Name



**Please provide a supplement sheet responding to the following numbered questions:**

1. Please describe your project.

Retail, Light Industrial, and mixed office space to act as an annex to Sistrunk Marketplace.

2. What is the address, folio number and legal description of the property.

SEE SECTION 5

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 use of the property to only those uses for which CRA funding was provided.

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

5. What is the zoning of the property?

Light Commercial, Retail, Restaurant Mixed Use

6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.

SEE SECTION 5

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 an eligible CRA expense, it may be included in your total capital investment)

Property \$2,000,000.

Construction \$750,000

Equipment \$0.00

Soft Costs \$20,000. (excluding mortgage payments)

**TOTAL: \$2,750,000**

9. What is the current Broward County Assessed Value of the property?

SEE SECTION 5

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

YES - Valley National Bank & Sellers Note.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

NONE

12. Are there any code violations on the property? Identify.

NONE

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

NOT LISTED FOR SALE

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

SEE SECTION 4

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 work must commence within 90 days of CRA funding approval.

ASAP

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.

December 2019

17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.

OWNERS EQUITY

18. Do you have general liability and fire and 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.

YES WILL PROVIDE AS REQUIRED

19. Have you previously received funding from the CRA? Explain.  
Yes on an adjacent property 115 NW 6th Street

**If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:**

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.  
SEE SECTION 10

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.  
SEE SECTION 10


22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.  
PARTIAL SUBMISSION

23. Do you have detailed, written contractor cost estimates? If so, please provide.  
SEE SECTION 7

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.  
SEE SECTION 7 contractor TBD

25. If you are applying for the Facade 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.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

 attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property

owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Signature of Property Owner

Steven Dapuzzo

Print Name

01/10/19



# A DIFFERENT KIND OF WORKPLACE



# SISTRUNK STATION

FORT LAUDERDALE

Co-Work Space | Art Suites  
Technology Hub | Retail Lofts



# Sistrunk Station Workspace & Retail Hub

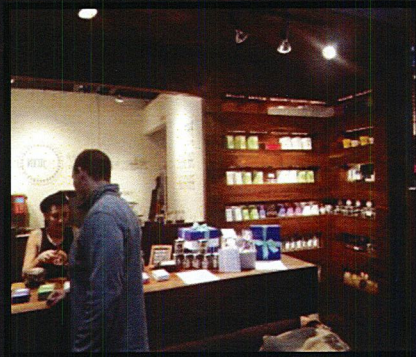
The creation of South Florida's newest WORK & SOCIALIZE space will create a big impact on the local area offering a truly unique business model by creating a communal culture promoting spaces to work and socialize. The connection and evolution from play time to work time is driving demand in lifestyle workspace that is flexible, communal & affordable. The design of the space embraces' current trends reclaimed spaces that are rustic yet modern. The industrial design will embrace the character of the building bringing a sense of culture to the tenants experience.

**COMPLEX OVERVIEW**  
**Co-Working Space & Office Suites**  
**Event & Culture Space**  
**Retail & Art Stalls**  
**Food Hall Access**



# RETAIL

Utilizing the high ceilings with the light industrial look and feel, the inside space flows within the buildings' open floor plan to create a unique shopping experience.



## ECLECTIC & UNIQUE

Open Ceiling Design | Retail & Art Stalls | Flexible Space



# Co-Work Space

Offering private, group and individual spaces that create flexible options for both established and new companies to operate within a social business community.

Workspace where companies and people grow together. We transform spaces into dynamic environments for creativity, focus, and connection. More than just the best place to work, though, this is a movement toward humanizing work. We believe that CEOs can help each other, offices can use the comforts of home, and we can all look forward to Monday.

## Included Amenities

- Super-Fast Internet
- Business-Class Services
- Unique Common areas
- Bike Racks
- Private Phone Booths
- Daily Cleaning
- Fresh fruit water
- Outdoor Seating
- Food Hall & Brewery Access
- Card Access Building Security
- Professional, Networking & Social Events
- Mail & Package handling
- Flex Meeting & Event Space

## Communal Work Space



## Private Desk Work Space



## Private Office Space





# Direct Access to Sistrunk Marketplace

SISTRUNK  
MARKETPLACE  
& BREWERY

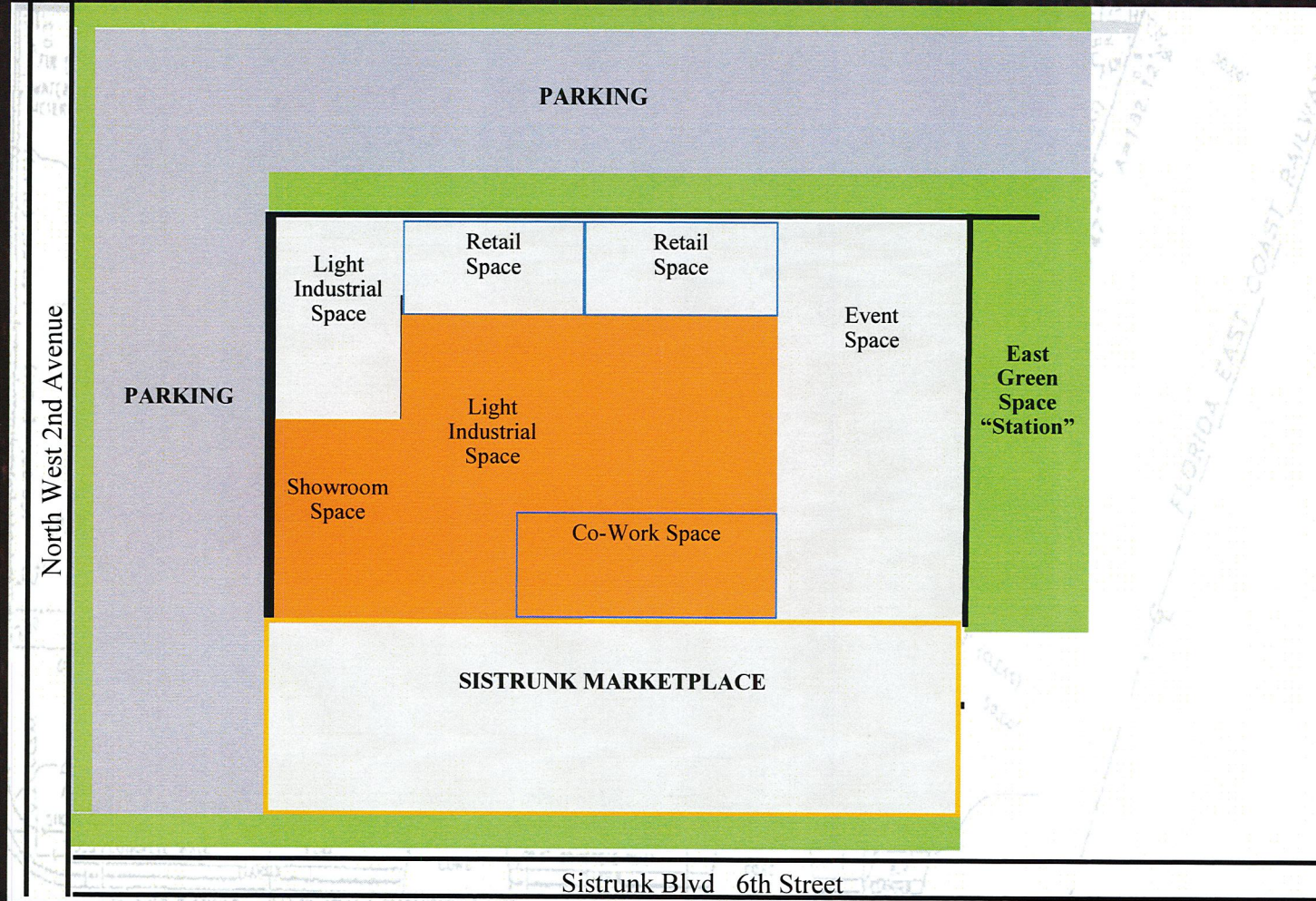
FORT LAUDERDALE, FL

12 Unique Food & Beverage Options  
Business & Social Event Spaces





# COMPLEX SITE PLAN

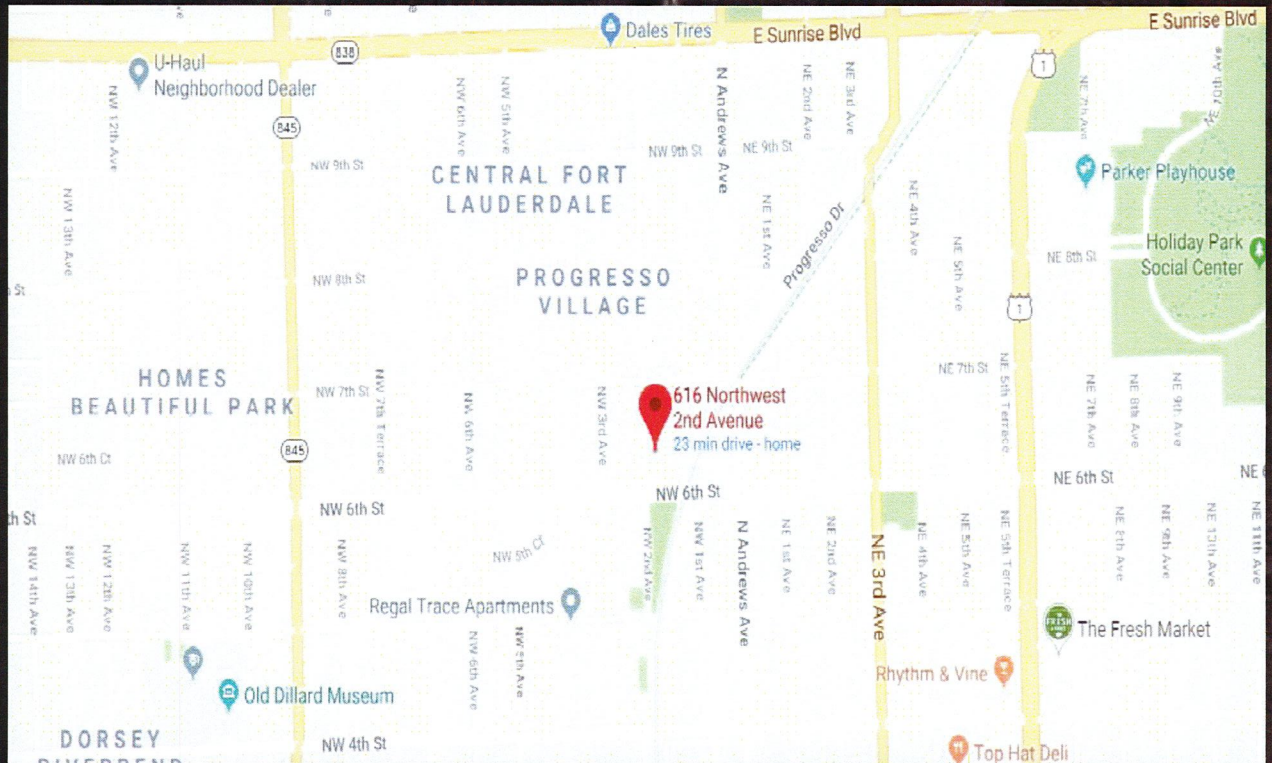


## "Complex Areas"

Co-Work Space   Retail Stalls   Communal Seating   Lounge/Sofa Seating  
 Sistrunk Marketplace Access   Art Pods  
 Parking Lot



## MAP VIEW



## AERIAL VIEW





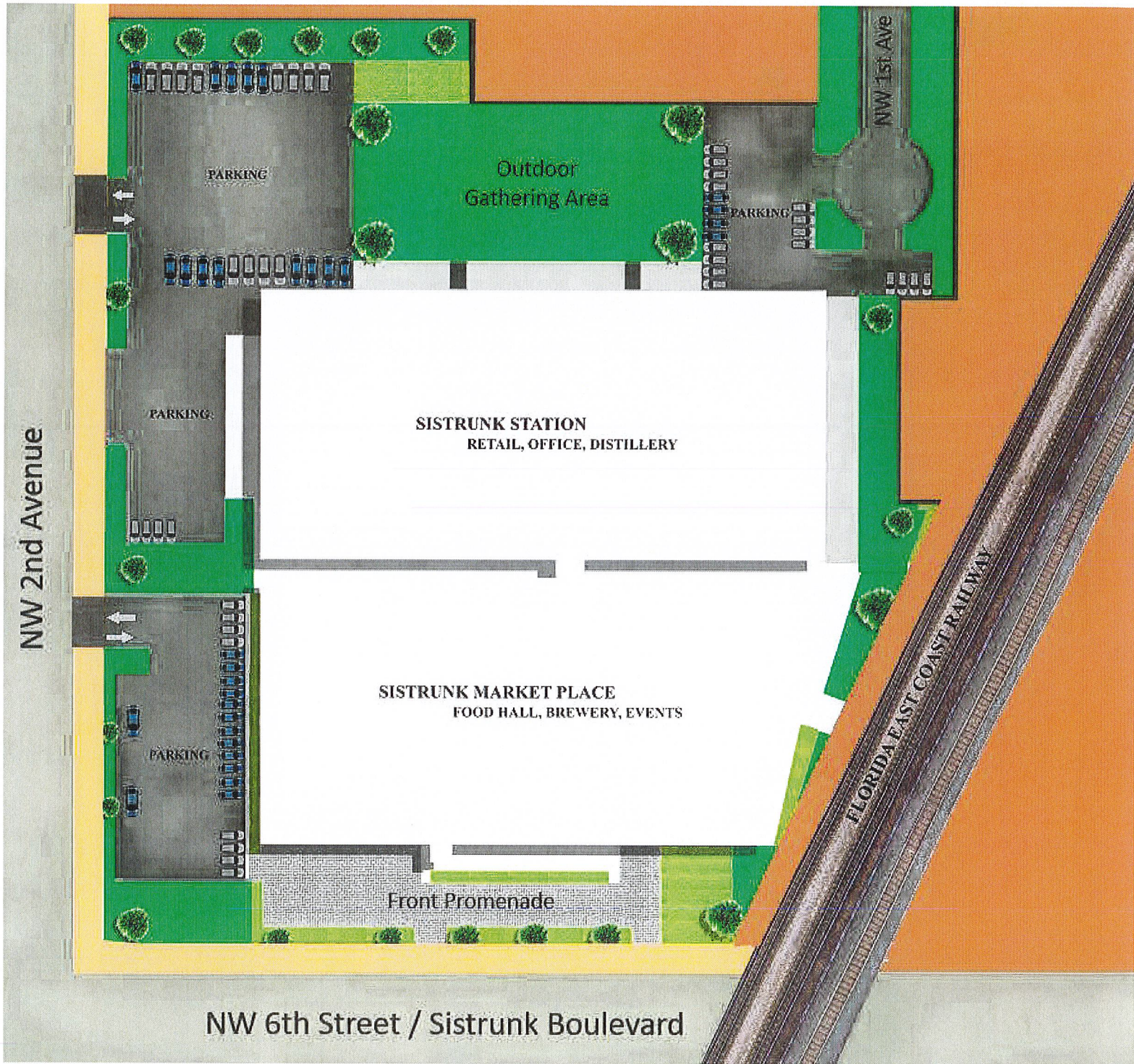






Image for illustration purposes only.



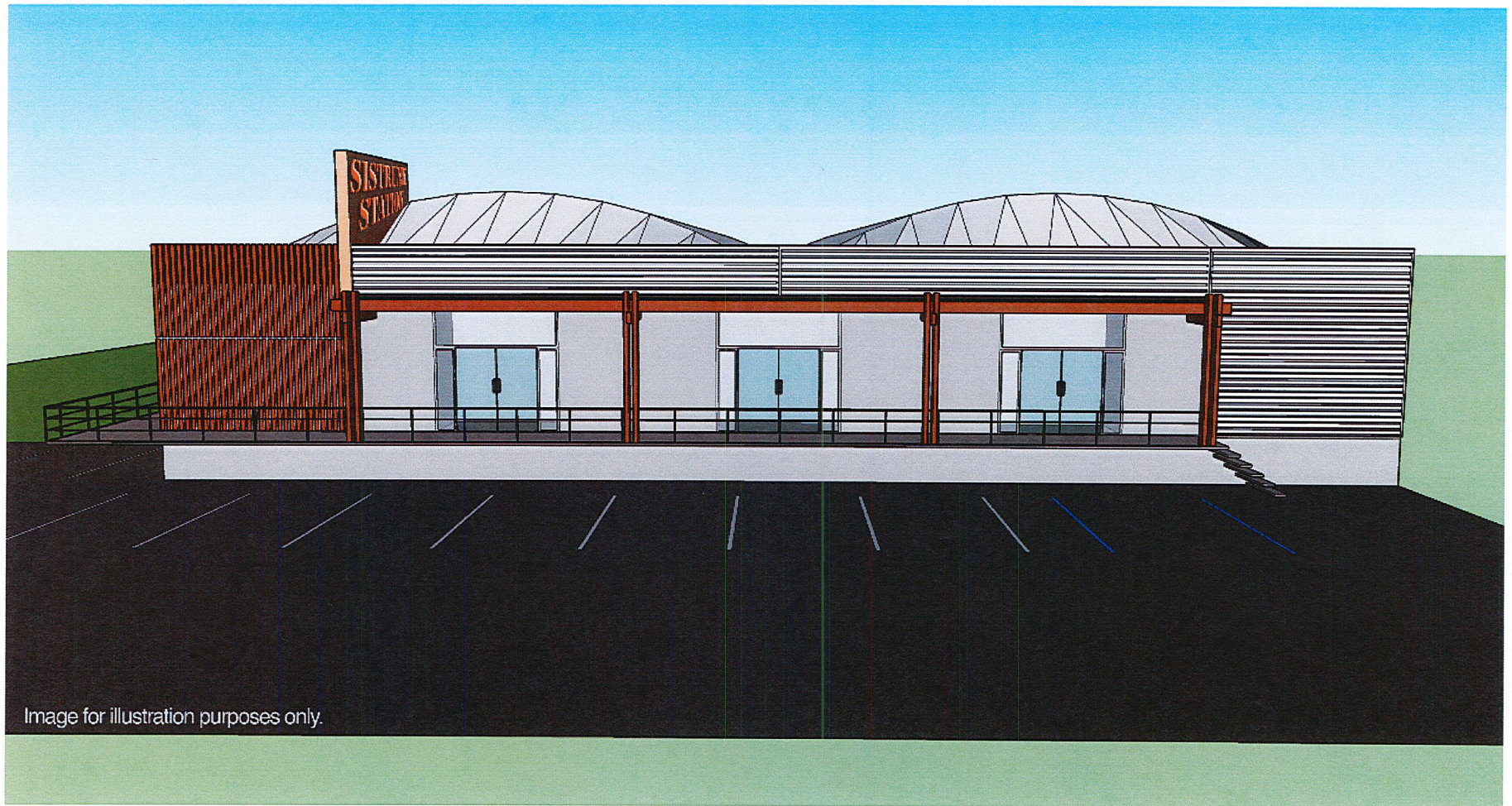


Image for illustration purposes only.



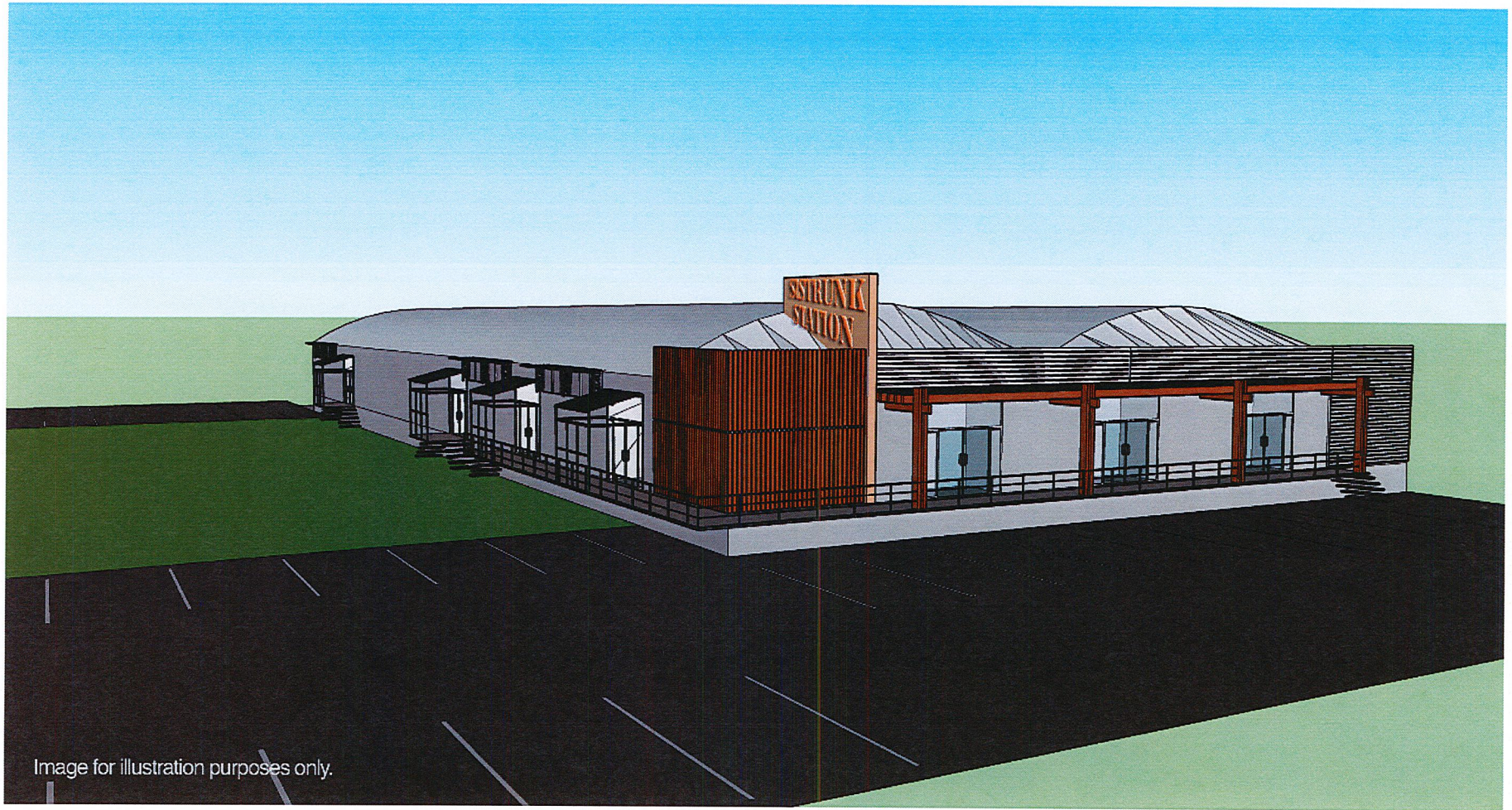


Image for illustration purposes only.



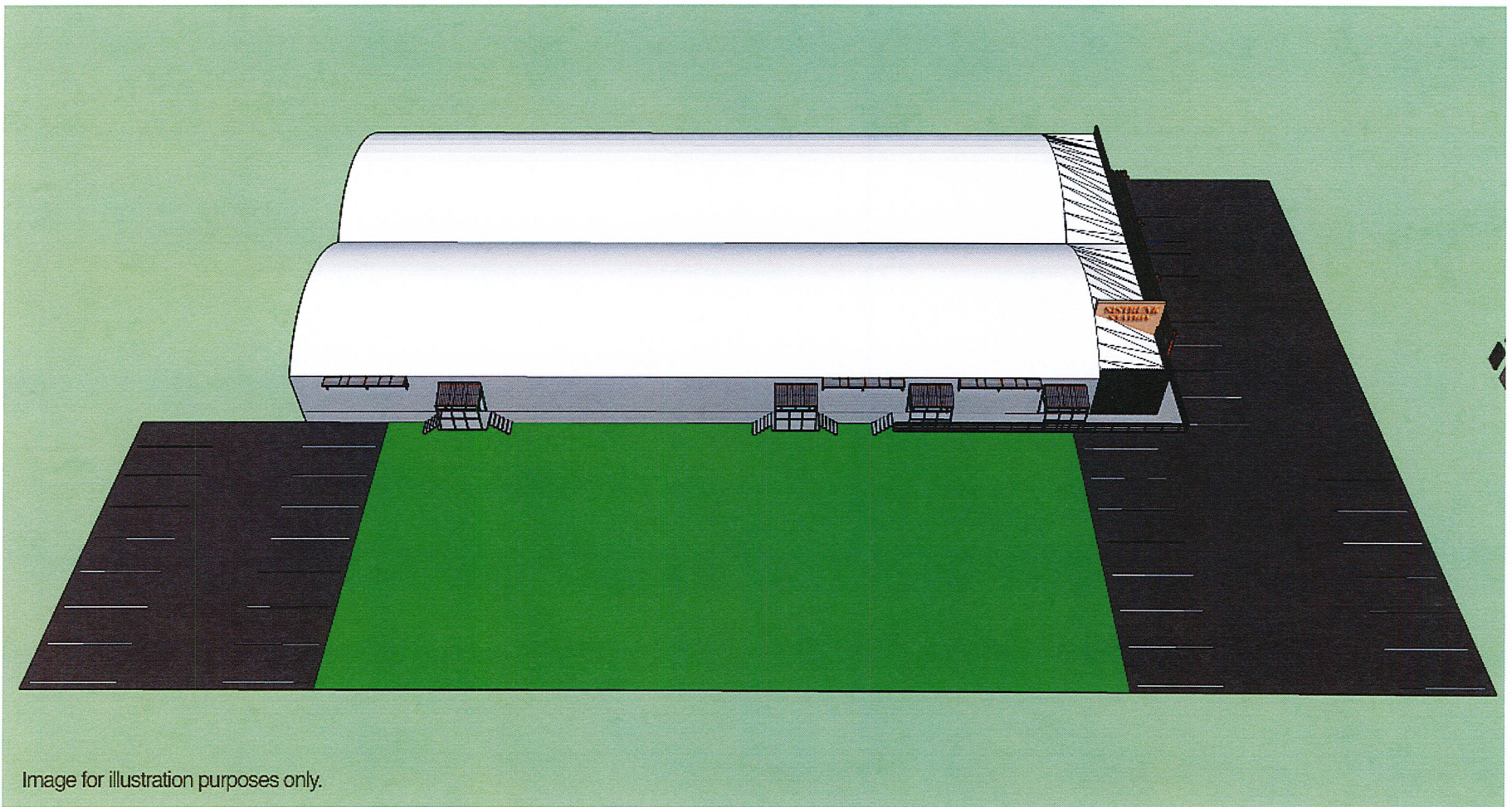


Image for illustration purposes only.

# Proposed Community Benefits

## Sistrunk Station

616 NW 2nd Avenue, Fort Lauderdale FL 33311

Objective to convert current blighted warehouse property into a renovated mixed use facility to meet the demands of the local residents and business community.

- 1 **Curb Appeal / Visual Improvement to Community**
  - Clean up of frontage to include cohesive landscaping design
  - New entrance and parking lot
  - Additional lighting for community/pedestrian/parking safety
  - Building facade to create updated look to building and curb appeal
- 2 **Community Friendly Building Use**
  - Restructure interior space to allow for less industrial uses
  - Tech office space with communal common area
  - Smaller open air office suites for artist, fitness and retail use
- 3 **Outdoor Courtyard (North Side)**
  - Monthly Farmers Market
  - Outdoor art installation
  - Monthly complimentary meditation / stretch / yoga classes
- 4 **Direct Community Benefits**
  - Complimentary meeting spaces for local NFP organizations
  - Subsidized cost (20% off) for district residents for start up office/retail space
  - Special event subsidized booth pricing
  - Additional off-street parking to ease demand



**SISTRUNK STATION**

HSD- High School Diploma

<b>Job Title</b>	<b>#</b>	<b>Brief Job Description</b>	<b>Annual Average Salary</b>	<b>Experience/Education/Skills Required</b>
General Manger	1	Oversight of Operation	\$70,000.00	5yrs Manager Exp / HSD
Warehouse Mgr	1	Oversite of warehouse staff	\$40,000.00	1 yr Manager Exp / HSD
Receptions	2	Counter & Service Staff	\$30,000.00	No Exp / HS
Office Positions	20	Various office positions	\$35,000.00	2 yr Experience / Min 2 yr College
Porter	1	General Cleanliness	\$19,000.00	No Exp / No Education
Packaging	2	Pack & Ship	\$19,000.00	No Exp / No Education
Admin	1	General Administration	\$35,000.00	2 yr Experience / Min 2 yr College
Maintenance	1	Building Upkeep	\$25,000.00	1 Yr Exp / HSD

**Projected Income**

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant 1	Industrial	\$4.00	15,000.00	\$ 60,000.00
Tenant 2	Industrial	\$0.00	5,000.00	\$ -
Potential Rental Income				\$ 60,000.00
Less Vacancy @	0			\$ -

**Total Income** **\$60,000.00**

**Projected Expenses\*\***

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ -
Electric			\$ -
Trash			\$ -
Security / Fire			\$ -
Maintenance Personnel Wages			\$ 4,800.00
General Administrative			\$ -
Insurance			\$ 16,000.00
Other			\$ -

**Total Expenses** **\$61,846.00**

Sellers Note			\$ -
Mortgage Payments			\$ 52,956.00

**Total Expenses and Reserves** **\$114,802.00**

**Free Cash Flow** **-54,802.00**

**Investment**

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Construction Infrastructure	\$ -

**Total Investment** **\$2,100,000.00**

Mortgage	\$ 1,300,000.00
Sellers Note	\$ -
Owners Equity	\$800,000.00
<b>Return on Owners Equity</b>	<b>-6.85%</b>

**Projected Income**

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant 1	Industrial	\$10.00	15,000.00	\$ 150,000.00
Tenant 2	Industrial	\$10.00	5,000.00	\$ 50,000.00
Potential Rental Income				\$ 200,000.00
Less Vacancy @	5%			\$ 10,000.00

**Total Income** **\$190,000.00**

**Projected Expenses\*\***

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 4,800.00
Trash			\$ 4,800.00
Security / Fire			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 16,000.00
Other			\$ 8,900.00

**Total Expenses** **\$126,746.00**

Sellers Note			\$ -
Mortgagee Payments			\$ 52,956.00

**Total Expenses and Reserves** **\$179,702.00**

**Free Cash Flow** **10,298.00**

**Investment**

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Construction Infrastructure	\$ -

**Total Investment** **\$2,100,000.00**

Mortgage	\$ 1,300,000.00
Sellers Note	\$ -
Owners Equity	\$800,000.00
<b>Return on Owners Equity</b>	<b>1.29%</b>

**Projected Income**

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant Suite A	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite B	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite C	Whse	\$20.00	2,000.00	\$ 40,000.00
Tenant Suite D	Whse	\$25.00	2,000.00	\$ 50,000.00
Tenant Suite E	Whse	\$25.00	2,000.00	\$ 50,000.00
Potential Rental Income				\$ 390,000.00
Less Vacancy @	-5%			\$ (19,500.00)

**Total Income****\$370,500.00****Projected Expenses\*\***

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 4,800.00
Trash			\$ 4,800.00
Security / Fire / Life Safety			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 16,000.00
Other			\$ 8,900.00

**Total Expenses****\$126,746.00**

Sellers Note			\$ -
Mortgagee Payments			\$ 52,956.00

**Total Expenses and Reserves****\$179,702.00****Free Cash Flow****190,798.00****Investment**

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Improvements	\$ 750,000.00
	\$0.00
Equipment, Furniture & Fixtures	\$0.00

**Total Investment****\$2,850,000.00**

Mortgage	\$ (1,300,000.00)
Sellers Note	\$ -
Owners Equity	\$1,550,000.00
	\$ -
Revised Owner Equity	\$1,550,000.00
<b>Return on Owners Equity</b>	<b>12.31%</b>

**Projected Income**

Name	Use	Rate per foot	Rentable Sq. Ft.	Annual Potential Income
Tenant Suite A	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite B	Office	\$25.00	5,000.00	\$ 125,000.00
Tenant Suite C	Whse	\$20.00	2,000.00	\$ 40,000.00
Tenant Suite D	Whse	\$25.00	2,000.00	\$ 50,000.00
Tenant Suite E	Whse	\$25.00	2,000.00	\$ 50,000.00
Potential Rental Income				\$ 390,000.00
Less Vacancy @	-5%			\$ (19,500.00)

**Total Income****\$370,500.00****Projected Expenses\*\***

Real Estate Taxes			\$ 31,446.00
Exterior Building Maintenance			\$ 6,000.00
Grounds/Landscaping/Exterior			\$ 3,600.00
Water & Sewer			\$ 3,800.00
Electric			\$ 4,800.00
Trash			\$ 4,800.00
Security / Fire / Life Safety			\$ 2,400.00
Maintenance Personnel Wages			\$ 25,000.00
General Administrative			\$ 20,000.00
Insurance			\$ 16,000.00
Other			\$ 8,900.00

**Total Expenses****\$126,746.00**

Sellers Note			\$ -
Mortgagee Payments			\$ 52,956.00

**Total Expenses and Reserves****\$179,702.00****Free Cash Flow****190,798.00****Investment**

Building Purchase	\$ 2,000,000.00
Closing & Carry	\$ 100,000.00
Improvements	\$ 750,000.00
	\$0.00
Equipment, Furniture & Fixtures	\$0.00

**Total Investment****\$2,850,000.00**

Mortgage	\$ (1,300,000.00)
Sellers Note	\$ -
Owners Equity	\$1,550,000.00
Requested CRA Investment	\$ (350,000.00)
Revised Owner Equity	\$1,200,000.00
<b>Return on Owners Equity</b>	<b>15.90%</b>

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

**L17000029291  
FILED 8:00 AM  
February 06, 2017  
Sec. Of State  
dlokeefe**

**Article I**

The name of the Limited Liability Company is:  
NORTH WEST 6TH INVESTMENTS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:  
2755 EAST OAKLAND PARK BLVD  
# 304  
FORT LAUDERDALE, FL. US 33306

The mailing address of the Limited Liability Company is:  
2755 EAST OAKLAND PARK BLVD  
# 304  
FORT LAUDERDALE, FL. US 33306

**Article III**

Other provisions, if any:  
ANY AND ALL LAWFUL BUSINESS

**Article IV**

The name and Florida street address of the registered agent is:  
STEVE J D'APUZZO SR.  
2755 EAST OAKLAND PARK BLVD  
# 304  
FORT LAUDERDALE, FL. 33306

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: STEVE D'APUZZO



### **Article V**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
STEVE J D'APUZZO SR.  
2755 EAST OAKLAND PARK BLVD # 304  
FORT LAUDERDALE, FL. 33306

**L17000029291**  
**FILED 8:00 AM**  
**February 06, 2017**  
**Sec. Of State**  
**dlokeefe**

### **Article VI**

The effective date for this Limited Liability Company shall be:

02/07/2017

Signature of member or an authorized representative

Electronic Signature: STEVE D'APUZZO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Prepared by:

Stephen V. Hoffman, Esq.  
Hackleman, Olive & Judd, P.A.  
2426 East Las Olas Boulevard  
Fort Lauderdale, FL 33301  
954-334-2250

File Number: 18-11980

Return to:

Daniel M. Landis, Esq.  
7284 W. Palmetto Park Road  
Suite 302  
Boca Raton, FL 33433  
561-391-5506

[Space Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made this 23<sup>rd</sup> day of April, 2018 between Flagler Property of Broward County LLC, a Florida limited liability company whose post office address is 3333 Port Royale Drive, Suite 521, Fort Lauderdale, FL 33308, grantor, and NORTH WEST 6TH INVESTMENTS LLC, a Florida limited liability company whose post office address is 2755 East Oakland Park Blvd., Suite 304, Fort Lauderdale, FL 33306, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

**Tract "A" and vac alley lying North and adjacent to Tract "A" and lying South and adjacent to Lot 33, Block 320 of PROGRESSO and that portion of W 1/2 of South 15' vac alley in Block 320 of PROGRESSO lying East and adjacent to Previously mentioned vac alley per Quit Claim Deed recorded in O.R. Book 39078, Page 1785 and per per Ordinance No. C-04-7 in O.R. Book 37116, Page 980, of S&R INVESTMENT CO. PLAT, according to the map or plat thereof as recorded in Plat Book 76, Page 26, Public Records of Broward County, Florida.**

**Parcel Identification Number: 5042 03 17 0010**

**AKA: 616-620 NW 2 Avenue, Fort Lauderdale, FL 33311**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

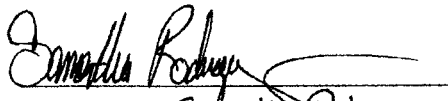
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.


**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

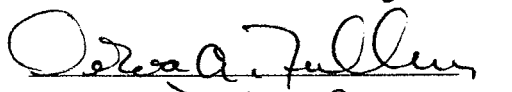


Signed, sealed and delivered in our presence:

Flagler Property of Broward County LLC, a Florida limited liability company

  
Witness Name: Samantha Rodriguez

By:   
Francis R. Margaglione, Manager

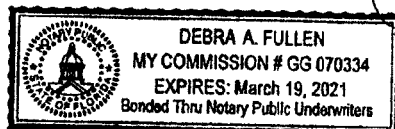
  
Witness Name: Debra A. Fullen

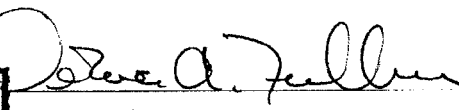
State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 25 day of April, 2018 by Francis R. Margaglione as Manager of Flagler Property of Broward County LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_







**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	616-620 NW 2 AVENUE, FORT LAUDERDALE FL 33311	<b>ID #</b>	5042 03 17 0010
<b>Property Owner</b>	NORTH WEST 6TH INVESTMENTS LLC	<b>Millage</b>	0312
<b>Mailing Address</b>	2755 E OAKLAND PARK BLVD #304 FORT LAUDERDALE FL 33306	<b>Use</b>	48
<b>Abbr Legal Description</b>	S & R INVESTMENT CO PLAT 76-26 B TR A & VAC ALLEY LYING N & ADJ TO TR A & LYING S & ADJ TO LOT 33 BLK 320 OF PROGRESSO & THAT POR OF W1/2 OF 15' VAC ALLEY IN BLK 320 OF PROGRESSO LYING E & ADJ TO PREVIOUSLY MENTIONED VAC ALLEY PER QCD 39078/1785 & PER ORD C-04-7 (OR 37116/980)		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$411,120	\$1,390,820	\$1,801,940	\$1,801,940	
2018	\$411,120	\$718,200	\$1,129,320	\$1,096,070	\$21,333.49
2017	\$411,120	\$622,420	\$1,033,540	\$996,430	\$19,874.01

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,801,940	\$1,801,940	\$1,801,940	\$1,801,940

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/25/2018	SWD-Q	\$2,000,000	115083831	\$8.00	51,390	SF
6/30/2010	WD*-D	\$1,500,000	47189 / 1201			
3/31/2005	WD	\$1,400,000	39362 / 644			
2/1/2005	QCD	\$100	39078 / 1785			
12/17/2002	WD	\$700,000	34392 / 1016			
				Adj. Bldg. S.F. (Card, Sketch)		20891
				Eff./Act. Year Built: 1950/1945		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
20891								





Proposed Sistrunk Station – Existing Conditions







Proposed Sistrunk Station – Existing Conditions





# Bottom Line Construction Management, Inc

340 Sunset Drive  
Fort Lauderdale, FL 33301  
954-2749275  
Lic # CBC1250501

## Project Estimate

Date	Invoice	Project Name
8/21/2019	Proposal	Sistrunk Station

**Customer**  
**Steve Dapuzzo**

2755 East Oakland Park  
Fort Lauderdale, FL 3330  
954-205-2731  
2755east@gmail.com

**Job Address**

Sistrunk Station  
616 NW 2nd Avenue  
Fort Lauderdale, FL 33306

Area #	Description	Total price
Building	Roofing- Materials & Labor	\$185,000.00
Building	Air Conditioning 4 units @ 10 Tons	\$65,000.00
Building	Air Conditioning Ducts	\$15,000.00
Building	Cleaning/ Rough & Final	\$2,500.00
Building	Concrete/ Floor Joists	\$5,000.00
Building	Concrete Foundation Labor	\$1,200.00
Building	Concrete	\$10,000.00
Building	Demolition	\$1,500.00
Building	Drywall Framing & Finishing	\$23,450.00
Building	Electrical Work	\$25,000.00
Building	Electric Fixture Allowance	\$10,000.00
Building	Equipment Rental	\$3,500.00
Building	Fire Sprinkler Control	\$2,500.00
Building	Fire Sprinkler System head & fitting Update	\$10,000.00
Building	Floor Finishing	\$10,000.00
Building	Furniture - Tables & Chairs	\$0.00

Building	Interior Finishes	\$0.00
Building	Restroom Flooring/Tile	\$6,600.00
Building	Masonry Labor	\$1,200.00
Building	Masonry Materials	\$2,200.00
Building	Millwork Labor	\$6,000.00
Building	Millwork Materials	\$5,500.00
Building	Plumbing Work	\$20,000.00
Building	Plumbing Fixtures/ Sinks	\$9,500.00
Building	Punchout Labor	\$1,500.00
Building	Painting Interior	\$4,500.00
	<i>Building Subtotal</i>	<i>\$426,650.00</i>
Exterior	Deck & Patio	\$30,000.00
Exterior	Parking lot	\$40,000.00
Exterior	Exterior Fence	\$8,600.00
Exterior	Landscape Irrigation	\$5,500.00
Exterior	Landscape Design	\$1,500.00
Exterior	Landscaping & Sod	\$23,500.00
Exterior	Stucco Repair	\$2,500.00
Exterior	Ortamental Metal Work (Railings)	\$5,300.00
Exterior	Planters - Front	\$3,000.00
Exterior	Security Camera System	\$1,500.00
Exterior	Signage	\$8,600.00
Exterior	Site Clean	\$1,500.00
Exterior	Windows & Exterior Doors	\$25,000.00
Exterior	Glass -	\$10,000.00
Exterior	Entry Doors	\$10,138.00
Exterior	Overhead Garage Doors	\$24,000.00
Exterior	Painting Exterior	\$10,000.00
	<i>Exterior Subtotal</i>	<i>\$210,638.00</i>
Site	Architectural Fees	\$5,500.00
Site	Builders Risk Insurance	\$2,000.00
site	Contingencies	\$5,000.00
Site	Engeneering Fees	\$2,000.00
Site	On Site Sanitation- Dumpsters	\$1,600.00
Site	Permit Fees	\$5,500.00
Site	Permit Processing	\$2,000.00



Site	Surveys	\$1,500.00
Site	Temporary Electric	\$500.00
Site	Temporary Water	\$500.00
	<i>Site Subtotal</i>	<i>\$26,100.00</i>

Subtotal **\$663,388.00**

Outlined expenses are based on preliminary plans by customer  
and estimates from site visits. current design, and onsite conditions  
conditions will affect final estimate and invoice.

**\$663,388.00**



**Florida's Premiere Commercial Roofing Contractor**  
Committed to Quality

**To:**

Mr. Steve D'Apuzzo Sr.  
North West 6<sup>th</sup> Investments, LLC  
2755 E. Oakland Park Blvd., Ste. 304  
Fort Lauderdale, FL 33306  
(954) 270-5953

**Job Name:**

616 - 620 NW 2<sup>nd</sup> Ave.

**Address:**

616 - 620 NW 2<sup>nd</sup> Ave.  
Fort Lauderdale, FL 33311

**Date:**

August 13, 2019

**Reference:**

Re-Roof Proposal - Carlisle Single Ply Roof System

Page 1 of 4

We are pleased to submit the following proposal for your consideration on the above referenced premises as follows. We agree to provide all labor, material, tools, equipment and proper insurance with excess liability of twenty-six (26) million dollars.

**PERMITTING AND TESTING**

Permitting and testing that is required to secure a roofing permit is included in our bid proposal. The following test will be completed in order to pull your permit:

- Engineered signed and sealed design wind pressure calculation.
- Miami Dade Product Approval NOA for the proposed system.
- Roof plan with elevations of deck and parapet walls.
- Perform drainage survey to verify capacity of existing primary and overflow drains/scuppers in accordance with 2017 Florida Building Code 6th Edition - Section .1503, 1511.6, 1604.62, Plumbing Section 1105, 1106, 1107, ASCE 7-10, Section 8.0 and HVAC Section 1514.4 & 1616.
- Provide roof attachment and engineered fastening pattern in accordance with ASCE 7-10 and 2017 Florida Building Code 6th Edition Roof Application Standard RAS 117.
- Notice of Commencement filing with the county and fees before the start of the project.

**WORK SCOPE**

**PREPARATORY WORK**

1. Cut and remove all existing roofing down to the plywood deck. Existing roofing is approx. 1" thick. Remove only as much roofing in one working day period that can be replaced. Water cut off to be installed at the end of each working day to assure a watertight condition.
2. Remove all base flashing, curb flashing, and cant strip from along the roof to walls. Prepare areas to receive new base and/or curb flashings.
3. Broom clean the entire roof. Remove all dust and dirt and thoroughly clean with a power air blower.
4. Remove roofing debris and cart away to the local dump site or landfill.

**RIGID ROOF INSULATION**

Furnish and install 1.5" inch Poly-Iso rigid roof insulation with an aged R-Value of 8.6. Each board to be mechanically fastened utilizing coated fasteners and plates.



**OVERLAY HARD BOARD INSULATION**

Furnish and install ¼" Densdeck roof deck insulation to entire deck. All boards to be mechanically fastened utilizing coated fasteners and plates.

**TAPERED CRICKETS AND SADDLES**

Furnish and install tapered insulation between scuppers or drains at central troughs only with an ¼" inch per foot slope.

**SINGLE PLY ROOF SYSTEM - WOOD DECK (22,038 SF)**

1. Renail existing wood deck in accordance with Florida Building Codes.
2. Simultaneously mechanically attach 1.5" insulation and ¼" DensDeck into the wood deck in accordance with manufacturer specifications and local building code utilizing fasteners and plates.
3. Mechanically attach Carlisle 60 mil single ply TPO roof system through the insulation and hard board and into the wood deck.
4. All detail work including vent pipes, roof drains, roof vents, and other miscellaneous roof projections to be done in accordance with Carlisle standard details

Advanced Roofing, Inc. is an approved applicator of Single Ply Roof Systems for Carlisle.

**MISCELLANEOUS INSTALLATIONS**

1. All base flashings to be Carlisle 60 mil TPO installed in accordance with Carlisle standard details and adhered in Carlisle Cav Grip.
2. Install new retrofit drains.
3. Shop fabricate and install new TPO clad metal drip edge. Set same in sealant and flash per manufacturer's recommendations.
4. Shop fabricate and install new 24-gauge galvanized coping cap metal (Kynar finish). Exterior face to be hemmed and cleated with a continuous clip. Interior face to be mechanically fastened and sealed with rubber grommets or sealant.
5. City or county roofing permit, crane and sales tax are included.
6. Digitized roof drawing and photographs depicting work areas and details for this work scope are attached.

**CLARIFICATIONS & EXCLUSIONS**

- All decking and rafter repairs will be done at an hourly rate of \$75/Man Hour.
- We are not responsible for replacing the vinyl covered batt insulation.
- Interior protection is excluded.

**GUARANTEE**

Twenty (20) year No Dollar Limit (N.D.L.) guarantee on materials and labor by Carlisle.

**WARRANTY**

Two (2) year standard warranty on materials and labor by ARI Insurance, Inc. year

**QUOTATION**

FOR THE SUM OF:.....\$232,377.00  
(Two Hundred Thirty-Two Thousand Three Hundred Seventy-Seven Dollars)

**ALTERNATE ADD #1 - TPO ROOF WARRANTY UPGRADE**

Provide 25-year Carlisle NDL warranty in lieu of 20-year NDL warranty included in base bid.

*\*This alternate requires execution of separately provided three (3) year preventative maintenance program contract with Advanced Roofing.*

**QUOTATION**

FOR THE SUM OF:.....\$1,763.00  
(One Thousand Seven Hundred Sixty-Three Dollars)

**ALTERNATE ADD #2 - GUTTERS & DOWNSPOUTS**

- Shop fabricate and install new 5" x 6" galvanized 24-gauge (Kynar finish) box gutter on flat and standing seam metal roofs. Reinforcing straps to be pre-installed at 3' o.c.
- Shop fabricate and install new 5" x 6" galvanized 24-gauge (Kynar finish) box downspout on flat and standing seam metal roofs. All braces to be mechanically fastened with Zamac nails.

**QUOTATION**

FOR THE SUM OF:.....\$25,410.00  
(Twenty-Five Thousand Four Hundred Ten Dollars)

**ALTERNATE ADD #3 - 3" POLY-ISO INSULATION**

Furnish and install 3" Poly-Iso rigid roof insulation with an aged R-Value of 17.4 in lieu of the 1.5" Poly-Iso insulation with an aged R-Value of 8.6 in the base bid.

**QUOTATION**

FOR THE SUM OF:.....\$17,207.00  
(Seventeen Thousand Two Hundred Seven Dollars)

**UNIT PRICES**

Wood Deck & Rafter Repairs	\$75.00 per HR
Replacement of Missing or Deteriorated Wood Nailers	\$3.00 per LF
Furnish & Install TPO Walkway Pads at Owners Desired Location	\$20.00 per LF

**OVERFLOW SCUPPERS**

Any additional overflow scuppers required to be installed will be provided at a cost of \$1,250.00 each.  
Any additional overflow scuppers required to be enlarged will be performed at a cost of \$750.00 each.

We have financing partners that can provide financing for any size job. Please let us know if you are interested and we can provide the information upon request.

Please be advised that the amount quoted in this proposal has been reduced by the amount of any applicable rebates. The contractor shall receive all rebates, in which Owner agrees to execute any documents necessary for the contractor to recover payment for same.

Extended guarantees are available with a maintenance program.



# Your Pavement Contractor

## Company Info



Atlantic Southern Paving and Sealcoating  
6301 W Sunrise Blvd  
Sunrise, FL, 33313

P: 954-581-5805

F: 954-581-0465

<http://www.atlanticsouthernpaving.com>

## Contact Person

Marcel Archer  
Account Manager  
[marcel@atlanticsouthernpaving.com](mailto:marcel@atlanticsouthernpaving.com)  
Cell: 954-405-2929  
Office 954-581-5805 Ext 212

## About Us

### We Solve Problems and Make Complicated Simple!

We understand that as a manager, owner or investor of properties all over the United States, you need a partner to develop a strategic plan that will preserve your investment for the long term for the least amount of money.

**Atlantic Southern Paving & Sealcoating** provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets throughout the United States.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Watch a Video About Us: [CLICK HERE](#)

**FDOT** Certified Contractor

## New Parking Lot | Excavation

1. **\*\*\*CONTRACTORS NOTE\*\*\*** Please be advised that plans provided do not show proper excavation of asphalt which is needed prior to paving. Plans also dont call for proper rock install and or paving over exsisting dock high loading area. Please be advised that this is just a budget number and may change based on submittle of proper plans calling for what has been actually requested from owner.
2. **\*\*\*CONTRACTORS NOTE\*\*\*** This price includes installing limerock and paving the current dock high loading area.
3. The area under consideration for a new asphalt surface comprises approx. 8,567 square feet.
4. Excavate only 2,000 square feet composed of 3 areas to a depth of 2 inches below finished elevation.
5. Our firm will compact the existing sub-base prior to paving using a steel drum vibratory roller.
6. Install inches of stabilized subgrade and compact with a steel drum vibratory roller.
7. **Limerock Base:** Install 2 inches limerock and compact with vibratory roller.
8. Apply DOT approved prime coat to promote adhesion between existing limerock base and new hot mix asphalt.
9. **New Pavement Installation:** Apply S-III hot mix asphalt compacted to an average of 1 inches.
10. **Compaction:** Rolling of entire new asphalt pavement with Rubber Tire Traffic Roller.
11. **Compaction:** Rolling and compaction of asphalt using 3-5 ton Vibratory Roller.
12. **Barricading:** All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
13. **Mobilization(s):** This project includes 4 mobilization(s).

Total Price for this item: \$33,139.00

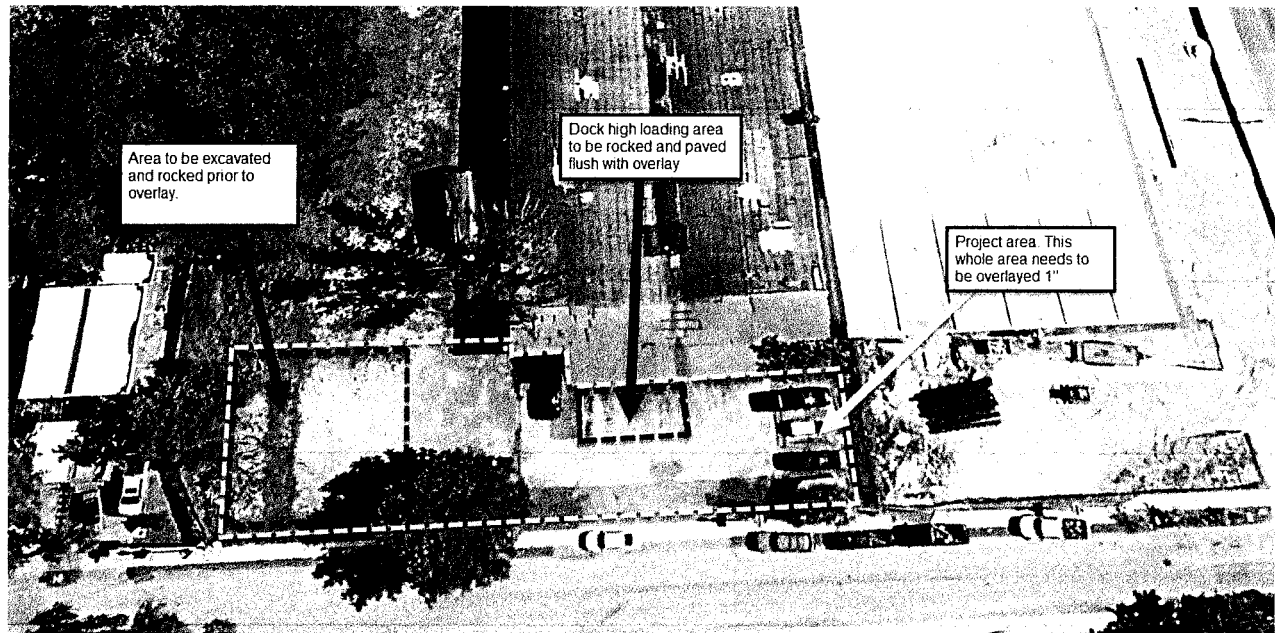
## Line Striping

1. **STRIPING:** Apply DOT approved latex paint, restriping the parking lot area as per the existing layout.
2. All work will be performed so that there is minimal interruption to your facility.
3. If sealcoating, we will stripe the parking area after the sealcoating material has cured.

Total Price for this item: \$1,503.00



## Site Plan



## Notes:

# Price Breakdown: Warehouse

Please find the following breakdown of all services we have provided in this proposal. This proposal originated on August 26, 2019.

Item	Description	Cost
1	New Parking Lot   Excavation	\$33,139.00
2	Line Striping	\$1,503.00
Total:		\$34,642.00

## Authorization to Proceed & Contract

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. When signed, this document becomes a contract. E&OE

We understand that if any additional work is required different than what is stated in this proposal/contract, it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

*This proposal is good for a period of up to 90 days from the date of the proposal.*

## Payment Terms

We agree to pay the total sum or balance in full upon completion of this project.

40% deposit upon contract.

**(A signed proposal and deposit are required prior to scheduling of the work)**

Date: \_\_\_\_\_

Steven Dapuzzo | Owner  
Society 8 Hospitality Group  
616 NW 2nd Ave  
Fort Lauderdale, FL, 33311  
[steven@society8.com](mailto:steven@society8.com)  
C: 9542052731  
O: 954-205-2731



Marcel Archer | Account Manager  
Atlantic Southern Paving and Sealcoating  
6301 W Sunrise Blvd  
Sunrise, FL, 33313  
E: [marcel@atlanticsouthernpaving.com](mailto:marcel@atlanticsouthernpaving.com)  
C: 954-405-2929  
P: 954-581-5805 Ext 212  
F: 954-581-0465  
<http://www.atlanticsouthernpaving.com>



# Pavement Maintenance Proposal

---

## **Society 8 Hospitality Group**

**Steven Dapuzzo**

### **Project:**

#### **Paving Roundabout**

616 NW 2nd Ave  
Fort Lauderdale, FL 33311

**ATLANTICSOUTHERN**  
PAVING AND SEALCOATING

Marcel Archer  
Account Manager

# Your Pavement Contractor

## Company Info

**ATLANTICSOUTHERN**  
PAVING AND SEALCOATING

Atlantic Southern Paving and Sealcoating  
6301 W Sunrise Blvd  
Sunrise, FL, 33313

P: 954-581-5805

F: 954-581-0465

<http://www.atlanticsouthernpaving.com>

## Contact Person

Marcel Archer  
Account Manager  
[marcel@atlanticsouthernpaving.com](mailto:marcel@atlanticsouthernpaving.com)  
Cell: 954-405-2929  
Office 954-581-5805 Ext 212

## About Us

### We Solve Problems and Make Complicated Simple!

We understand that as a manager, owner or investor of properties all over the United States, you need a partner to develop a strategic plan that will preserve your investment for the long term for the least amount of money.

**Atlantic Southern Paving & Sealcoating** provides pavement design, maintenance & construction services to the residential, commercial, recreational and industrial markets throughout the United States.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Watch a Video About Us: [CLICK HERE](#)

**FDOT** Certified Contractor

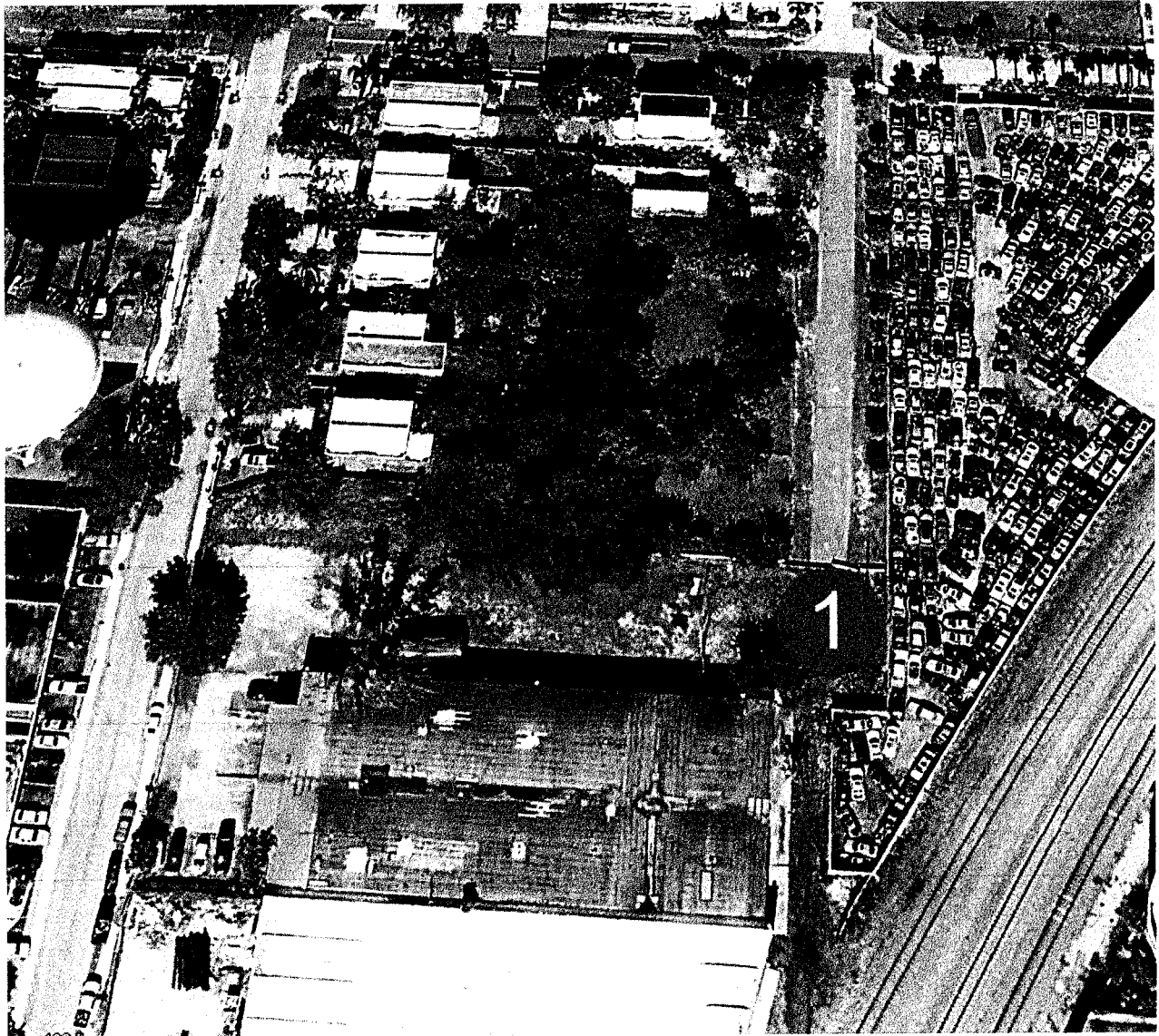


## New Parking Lot | Excavation

1. **\*\*\*CONTRACTORS NOTE\*\*\*** Please be advised that plans provided do not show proper excavation of asphalt which is needed prior to paving. Please be advised that this is just a budget number and price may change based on submittal of proper plans.
2. The area under consideration for a new asphalt surface comprises approx. 4,000 square feet.
3. Excavate 4000 square feet composed of 1 area to a depth of 8 inches below finished elevation.
4. Our firm will compact the existing sub-base prior to paving using a steel drum vibratory roller.
5. Install inches of stabilized subgrade and compact with a steel drum vibratory roller.
6. **Limerock Base:** Install 6 inches limerock and compact with vibratory roller.
7. Apply DOT approved prime coat to promote adhesion between existing limerock base and new hot mix asphalt.
8. **New Pavement Installation:** Apply S-III hot mix asphalt compacted to an average of 1 inches.
9. **Compaction:** Rolling of entire new asphalt pavement with Rubber Tire Traffic Roller.
10. **Compaction:** Rolling and compaction of asphalt using 3-5 ton Vibratory Roller.
11. **Barricading:** All areas will be barricaded before, during and after the project. It is the owner's responsibility to make sure all barricades remain effective after our crews leave the jobsite.
12. **Mobilization(s):** This project includes 3 mobilization(s).

Total Price for this item: \$25,500.00

## Site Plan



Notes:



# Price Breakdown: Paving Roundabout

ATLANTICSOUTHERN  
PAVING AND SEALCOATING

Please find the following breakdown of all services we have provided in this proposal. This proposal originated on August 26, 2019.

Item	Description	Cost
1	New Parking Lot   Excavation	\$25,500.00
Total:		\$25,500.00

## Authorization to Proceed & Contract

**The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined. When signed, this document becomes a contract. E&OE**

We understand that if any additional work is required different than what is stated in this proposal/contract, it must be in a new contract or added to this contract.

Please see all attachments for special conditions that may pertain to aspects of this project.

***This proposal is good for a period of up to 90 days from the date of the proposal.***

## Payment Terms

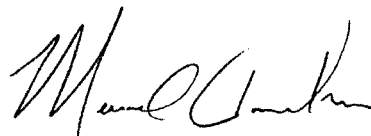
We agree to pay the total sum or balance in full upon completion of this project.

40% deposit upon contract.

**(A signed proposal and deposit are required prior to scheduling of the work)**

Date: \_\_\_\_\_

\_\_\_\_\_  
Steven Dapuzzo | Owner  
Society 8 Hospitality Group  
616 NW 2nd Ave  
Fort Lauderdale, FL, 33311  
[steven@society8.com](mailto:steven@society8.com)  
C: 9542052731  
O: 954-205-2731



\_\_\_\_\_  
Marcel Archer | Account Manager  
Atlantic Southern Paving and Sealcoating  
6301 W Sunrise Blvd  
Sunrise, FL, 33313  
E: [marcel@atlanticsouthernpaving.com](mailto:marcel@atlanticsouthernpaving.com)  
C: 954-405-2929  
P: 954-581-5805 Ext 212  
F: 954-581-0465  
<http://www.atlanticsouthernpaving.com>



October 7, 2019

CGC 1506110  
10871 NW 52<sup>nd</sup> St. Suite 1  
Sunrise, FL 33351  
Office: 954.474.3557 – Fax: 954.474.3558  
email: [info@HurricaneShuttersFlorida.com](mailto:info@HurricaneShuttersFlorida.com)

### **Warehouse Property Renovation Estimate**

Aprox 20,000 sqft existing building  
616 NW 2nd Ave, Fort Lauderdale, FL 33311

Dear Steven:

Per your request, please find for your review our proposed costs for the items requested. If the proposal meets with your approval, please forward final plans from your architect for a formal quote.

#### **BACKGROUND:**

Client requests estimates for the above mentioned project site for property and building improvements. Client has provided general overview of scope of work, survey and marked aerial photos/renderings. For final pricing client must provide architectural plans and engineering.

#### **SCOPE OF WORK / ESTIMATES:**

##### Exterior

- 2 Parking Lots inclusive of removal and repair as needed with replacement asphalt of 2 lifts, striping, signs and stops. Parking lot lighting. \$65,000
- Exterior property fencing per plan \$12,500
- General Landscaping, trees, sod and foliage around perimeter, north side outdoor gathering area and outdoor rest area on the east side. Drainage areas per engineer's report and update to irrigation system. \$25,000
- Building facade repair and paint, install new design elements, new roll down doors, exterior windows and storefronts. \$145,000
- Design element structure from fabrication \$50,000



## Building

- Dividing walls for large suites per layout provided \$25,000
- Interior doors and glass windows \$15,000
- New construction of restrooms \$35,000
- 45 Tons of Air conditioning including spiral exposed ductwork \$110,000
- Upgrade of electrical system \$30,000 - \$45,000
- Upgrade of existing fire sprinkler system and monitoring \$17,000
- Remove & replace existing roof with min 2" insulated roofing \$195,000
- Paint interior walls and ceiling \$18,000
- Repair front loading dock and convert to patio connecting multiple entrances \$15,000

Estimate reflects mobilization & equipment set up fees, general conditions and supervision.

## OPTIONAL ITEMS

- Finish Tile & Flooring Restrooms estimate \$15,000
- Electrical & Plumbing Fixture estimate \$25,000
- Cement Floor Finishing estimate \$60,000 - \$80,000

Client must have utilities located prior to commencement of all testing. Testing locations must be cleared and must have a minimum clearance of fifteen feet for truck mounted equipment. If needed, contractor can drill/core through asphalt or concrete to gain access to perform the test, an additional fee will be assessed at the above referenced rates. As applicable, the contractor is not responsible for any changes to plans and a final proposal and contract will be provided upon client presenting final plans for bid. The figures contained in this estimate are based on square footage, conceptual drawings and client's requests for services.

Please feel free to contact as you progress with this project we await your final plans to provide you with a final detailed quote and contract.

Thank you for the opportunity.



Michael Joiner  
President, Empire Construction