



SISTRUNK

PROPOSAL

Prepared for: Broward County CRA

Prepared by: CDH Management

Jul 6, 2020

July 6, 2020

The Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA)
914 NW Sistrunk Boulevard, Suite 200
Fort Lauderdale, Florida 33311
Attn. Clarence Woods III – CRA Manager

Dear Mr. Clarence Woods III,

CDH Housing, LLC is submitting the attached proposal in response to the invitation for Request for Proposals (RFP) issued by the NPF CRA. CDH has been working on the area revitalization for the last two years using private capital, and is thrilled to have the opportunity to partner with the NPF CRA in accomplishing the common vision of revitalizing the CRA area, creating neighborhoods where families can safely raise their children, work and have fun.

CDH has developed over 10 properties across the NPF CRA area, building the following high-quality workforce rental houses:

732 NW 15th Terr	731 NW 15th Ave	525 NW 12th Ave	428 NW 17th Ave
2920 NW 7th St	1308 NW 2nd St	1126 NW 8th Ave	2124 NW 8th St
721 NW 2nd Ave	824 NW 2nd Ave	629 NW 14 Way	

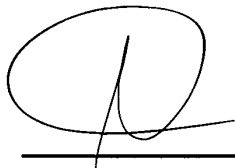
Furthermore, CDH is in the process of obtaining permits to develop approximately 77 additional workforce rental units.

Following is information about who we are:

CDH was created for the purpose of engaging in community revitalization initiatives by building sustainable high-efficient work-force housing. We have purchased land in several neighborhoods in Broward County because we want to be a catalyst in improving and increasing workforce housing in the most needed communities in the county; therefore, we want to partner with the NPF CRA to add this mix-used property using the land that is been offered in this RFP. Our attached proposal shares all details as per RFP, and if you need any additional information, please do not hesitate to connect with us.

We are excited to share our passion in creating high-quality workforce housing and look forward to the opportunity to working with the NPF CRA and achieve success together.

Sincerely,
CDH LLC
Juan Carlos Jurado



Alejandra De Osma



Executive Summary:

Our team is pleased to present our vision for the development of NW 10th Terrace in Fort Lauderdale. As entailed in the request for the proposal (RFP) issued by your department, we understand the importance and potential of the property, with deep significance to the community, and as such it requires a unique design solution that fulfills both the intent of the Sistrunk CRA's Redevelopment plan while also bringing life to the community.

Our main objective is to present a plan that provides a balance between equally important cultural, civil, recreational, retail, workforce housing and parking needs. All incorporated into a modern mixed-use residential and commercial building that promotes and contributes to the revitalization of Sistrunk's community. Increasing tourism through its artistic components and retail attractions while maintaining its compatibility with both the neighborhood and its historical heritage.

Our plan is also focused in creating a sustainable environment for both the residents and the community. Encouraging a car-free lifestyle, due to its centric location and close proximity to various stores, supermarkets, restaurants and schools.

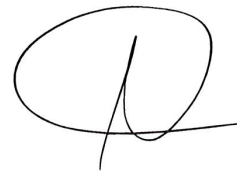
Finally, our long term goal is to continue to create an environment that attracts both, public and private sector investors, that share the same vision and devotion towards the revitalization of Sistrunk.

Land Purchase Offer: \$ 42,750 (\$3/SF)

Retail Units: 3 to 5

Workforce Housing Units: 18 Apartments

Site Area Development: 11,875 SF (80% of the site area)

A handwritten signature in black ink, consisting of a large, stylized capital letter 'P' followed by a horizontal line extending to the right.

Project Outline:

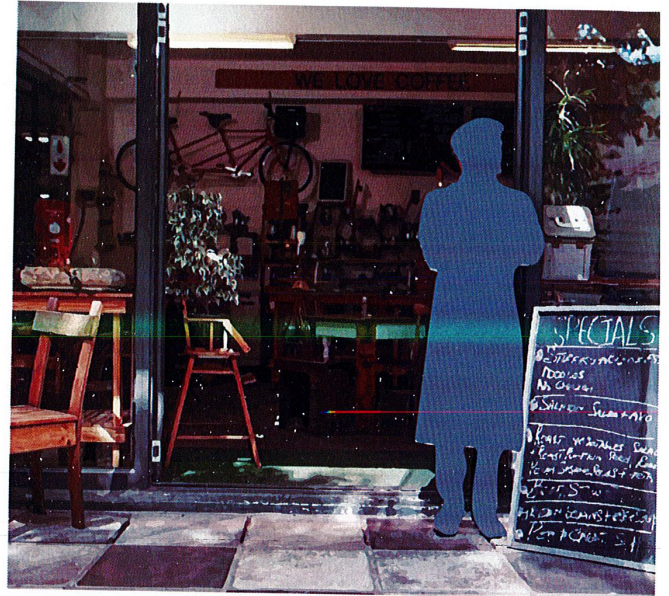
Cultural and Civil Needs:

- Our building was inspired by the city's devotion to the arts, the FAT Village, and the new constructions in the area. We wanted our building to have cohesive look with respect to its location and the CRA's Sistrunk vision.
- Assuring a retail space to an arts organization, will further promote the arts in the area while also giving local artists the opportunity to collaborate and create amazing murals throughout the building.
- Through the organizations' platform, artists will be invited to host educational workshops for children, engaging them with the arts and their creative side.



Recreational Needs:

- With the inclusion of a small local restaurant market, families will have the opportunity to enjoy a variety of both local and international cuisines, while also enjoying the art across the building and live music.
- Visitors and residents will also have the opportunity to enjoy local retail stores and the amenities offered by the building such as the Art shows as well as the fitness facility.



Retail:

- With the inclusion of retail stores in the building, residents will have easy and comfortable access to the stores and the products they offer. We are planning on including 3 to 5 commercial spaces, rented by the following businesses:
 - Family-Oriented restaurants
 - Fitness Facility
 - Creative art business/art studio
 - Coffee shop + Juice Bar
 - Space for Live performances
- Our main retail goal is to both attract customers and increase touristic movement throughout the area, while also creating jobs for local residents, helping to expand the workforce around the area.



Workforce Housing:

- This Eco-friendly property will consist of 18 two bedroom/two baths apartments with a ground floor that includes commercial retail stores. Community amenities include access to a fitness center, business center, and roof top garden this property a true urban oasis.

- Interior Amenities:

- Built to the highest standards with hurricane and sound resistant glass, low-flow toilets, tank-less water heaters and a host of features that will make these residences truly affordable by taking utility bills to a new low. Also includes the following interior amenities:

- Laundry machines included in every unit
- Window treatment
- Modern 3/4" wood cabinetry
- Porcelain flooring throughout unit
- Granite / Quartz countertops
- Subway tile kitchen backsplash
- Energy efficient appliances



- Community Amenities:

- Located in the heart of Fort Lauderdale with convenient access to I-95, public transportation and public amenities, and within walking distance to shopping, restaurants, art and entertainment venues the city has to offer.
- Rooftop garden with recreational area
- On site maintenance
- Business center

- Controlled access
- Access to the fitness facility + yoga studio
- Walking distance to the FAT Village
- Community space for resident use
- High speed internet and cable



Parking:

- 2 floor parking garage that is both comfortable for residents as well as visitors
- Equipped with electric charging stations
- 55 parking spaces (36 Residential, 19 Retail)
- 10 - 12 Additional parking spaces on the street

Environmental:

- Car-free lifestyle
- Environmentally friendly appliance



- Roof top elements (Fifth Façade) are as follows:
 - The 'Fifth Façade' / Roof will be incorporated into the total design of the proposed development providing a Green Roof / Recreational Sun Terrace for residents. Additionally, all relevant roof mounted equipment (HVAC equipment, exhaust fans, etc.) shall be shielded visually from the Primary Street (Sistrunk Boulevard) and the surrounding properties.
 - Reduced Parking Footprint
 - Charging Kiosks for Electrical Vehicles within Parking Garage Structure
 - Rainwater Management / Outdoor Water Use Reduction (Rainwater reuse for irrigation systems)
 - Indoor Water Use Reduction (Low Water Consumption Fixtures @ All Restrooms and Kitchen Areas)

- Renewable Energy / Green Power and Carbon Offsets (Integration of Solar / Photovoltaic Panels)
- Low E, Impact-Resistant Glazing and Window Wall Systems
- Low Emittance Building Materials
- Utilization of Daylighting Techniques (Retail Areas and Residential Units)
- Energy Efficient H.V.A.C. Equipment
- Programmable Thermostats, Dimmable Switches, LED Lighting, Low-consumption Fixtures
- Operations and Maintenance Optimization
- Pollution and Waste Reduction



Renderings:



VIEW from Sistrunk Boulevard facing Northwest

Building Specifications :

- Building Footprint @ Grade: 11,875 GSF or 80% -.7997 of Site
- Number of Stories: Six (6) Stories in Total
- Retail Area @ Grade 4,750 SF (40% of Building Area)
- Parking Garage Area: +/- 23,000 GSF (on two-2 floors; 11,500 SF/ floor)
- Residential Tower Area: +/-23,100 GSF (on three-3 floors; 7,700 SF/ floor)

Budget & Financing:

Project Name: 1017 Sistrunk Boulevard and 606 NW 10th
Terrace Proposal

Time Frame: 24 months to complete

Developer: CDH

Budget: Sources and Uses :

Sources of funding	Comments
Sources	
CRA	To be determined
Non-CRA	Refer to attached letter
Total	

Uses	Cost	Comments
Use		
Land	\$42,750	
Site Work	\$558,354	
Construction Interim Costs	\$521,130	
Building (Units,Retail,Parcking,Common Area)	\$3,722,364	
Professional Fees	\$140,814	
Permanent Financing	\$234,690	
Soft Costs	\$371,212	
Developer Fee	\$600,231	
Project Reserves	\$469,380	
Total	\$6,618,178	

Credentials:

CONTINENTAL CONSTRUCTIONS



ABOUT US

Continental Construction USA, LLC is a General & Engineering contracting firm geared towards a large range of construction services for the public and private sector in South Florida.

Through involvement with local associations and groups, our company has gained exposure and recognition in the Broward County area. Therefore our team is ready to execute any job and can

manage projects with the skill and experience our clients need. We always stand behind our work, with customer satisfaction being our #1 priority.

We foster a culture of inclusion in which all employees contribute creative ideas, seek challenges, and have the opportunity to grow.

Our best work is done in teams made up of individuals with different backgrounds, skills, and passions.



Design and Build

Continental Construction Company delivers a group of qualified design, construction consultants and trade contractors under their management. Continental acts as the single point of contact for the Owner and has sole responsibility from concept to Owner occupancy.

Commercial

At Continental Construction we recognize that each project is unique and has the potential to impact the community in a positive way. We offer design and construction services in areas that are not limited to; schools, offices, hospitals, or communities. Our full service capabilities will turn ideas to completion, in the most innovative and responsible way.

CDH HOUSING



ABOUT CDH HOUSING:

CDH was created for the purpose of engaging in community revitalization initiatives by building sustainable high quality work-force housing.

We have purchased land in several neighborhoods in Broward and Miami-Dade counties, with the intention of expanding to Palm Beach County. We are building and keeping the assets, because we aim at becoming part of the fabric of the community while contributing to its improvements.

WHAT WE DO:

CDH wants to be a catalyst in improving neighborhoods in south florida and we are currently focusing in the Sistrunk Community.

KEY FEATURES:

- Thoughtfully designed single family homes, duplex homes, town houses and apartment communities
- Multiple finished styles including stone counter tops, stainless steel appliances, porcelain floor tiles and wood cabinets
- In-unit dish washer and double sinks
- Energy-efficient appliances
- High Ceilings
- Hurricane impact and sound proof windows and doors
- Carefree landscaping
- Low water and energy consumption fixtures



July 6, 2020

TO: THE NORTHWEST-PROGRESSO-FLAGLER-HEIGHTS COMMUNITY
REDEVELOPMENT AREA

RE: CONTINENTAL DEVELOPMENT HOLDING LLC

To Whom it May Concern,

Please note the above referenced client and its owner has the funds available to develop the project that was previously detailed. Additionally, the client has a long standing relationship with the Bank and is in good standing on its current projects with the Bank.

We thank you for your assistance concerning this business matter with our client relationships and with your company. If you have any questions or comments regarding this matter, please do not hesitate to call me directly at 305-213-8191.

Best Regards,

Vince Fernandez

Vince Fernandez
Vice President
City National Bank

Commercial Banking Division
2855 So. Lejeune Rd
Coral Gables, FL 33134
Member FDIC | Equal Housing Lender