



Naranja Lakes Community Redevelopment Agency

April 23, 2007

Prepared by: Jill Thornton

EXHIBITS LIST

| NO. | DATE | ITEM # | DESCRIPTION |
|-----|-----------|---------|----------------------------------------------------------------|
| 1 | 4/23/2007 | | Meeting Agenda |
| 2 | 4/23/2007 | | Roll Call Sheet |
| 3 | 4/23/2007 | V-1 | Colored Photographs re: Sea Pines Community |
| 4 | 4/23/2007 | VI-1 | NLCRA-Initiative Monthly Progress Report dated April 17, 2007 |
| 5 | 4/23/2007 | VI-2 | Community Response Team – Monthly Productivity Report |
| 6 | 4/23/2007 | VI-3 | Flyer-advertising MDPD Neighborhood Resource Fair |
| 7 | 4/23/2007 | VI-4 | Chart - Heritage Completion Schedule |
| 8 | 4/23/2007 | VI-5 | SRS Engineering-Construction Mgmt Services Preliminary Report |
| 9 | 4/23/2007 | VI-6 | Draft – Residential Improvement Program FY2007 Application |
| 10 | 4/23/2007 | VI-7 | Proposed list of job qualifications for CRA Executive Director |
| 11 | 4/23/2007 | VII - 1 | Summary – Ritsema Consulting Invoices |
| 12 | | | |
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NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

MEETING OF THE BOARD OF COMMISSIONERS

LOCATION: SOUTH DADE GOVERNMENT CENTER – ROOM 203
10710 S.W. 211TH STREET, MIAMI, FL
Regular Meeting 6:00PM – 7:30PM
April 23, 2007

MEETING AGENDA

- | | | |
|--------------|-----------------------------------------------------------------|----------------------------|
| I. | Start of Regular Meeting Call to Order | Chair |
| II. | Roll Call | Chair |
| III. | Approval of the Minutes (3-26-07) | Board |
| IV. | Approval of Agenda | Board |
| V. | Open Forum for Public Comments (15-min) | |
| VI. | Old Business | |
| | Community Policing (5-minutes) | Miami-Dade Police Dept. |
| | Update on General Old Business | |
| | 2 nd Home Development Inc. - Mr. John Gadway (5-min) | Staff |
| | Heritage Village (5-min) | Staff |
| | Current re-zoning applications in CRA (5-min) | Staff |
| | Construction Consultant (10-min) | Staff |
| | Mandarin Lakes (5-minutes) | Paul Herman, D.R. Horton |
| | Infrastructure Construction (5-minutes) | Scott Hedge, Naranja Lakes |
| | Grants Program – CDBG (10-minutes) | Staff |
| | Executive Director (15-min) | Board |
| VII. | New Business | |
| | a. Ritsema Consulting Summary (10-min) | Staff |
| VIII. | Setting of next Meeting Date | |
| IX. | Adjournment | |

**NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY**

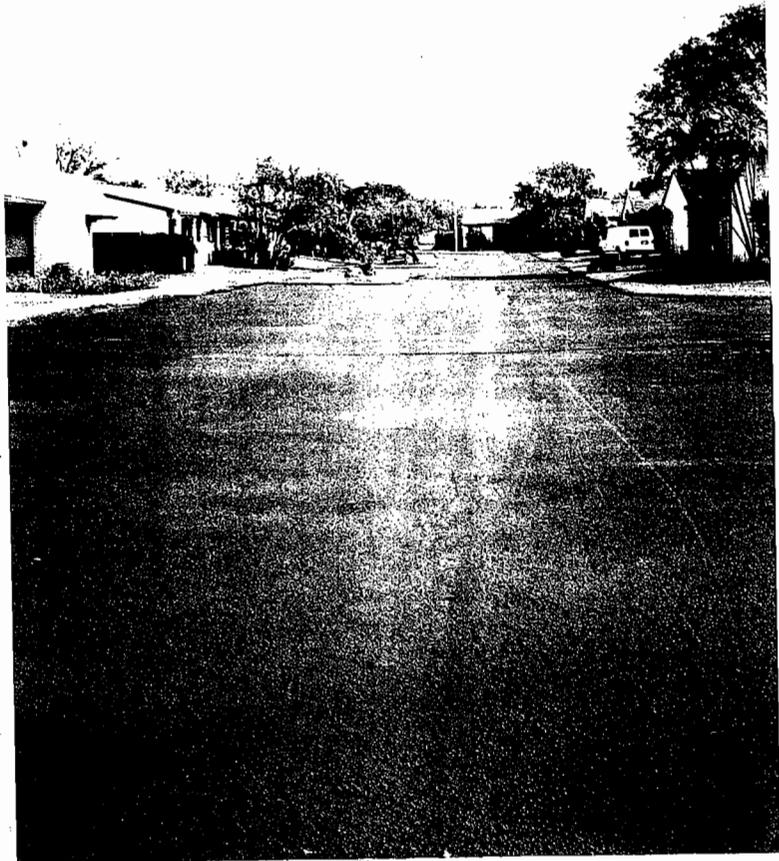
Roll Call Sheet for April 23rd, 2007

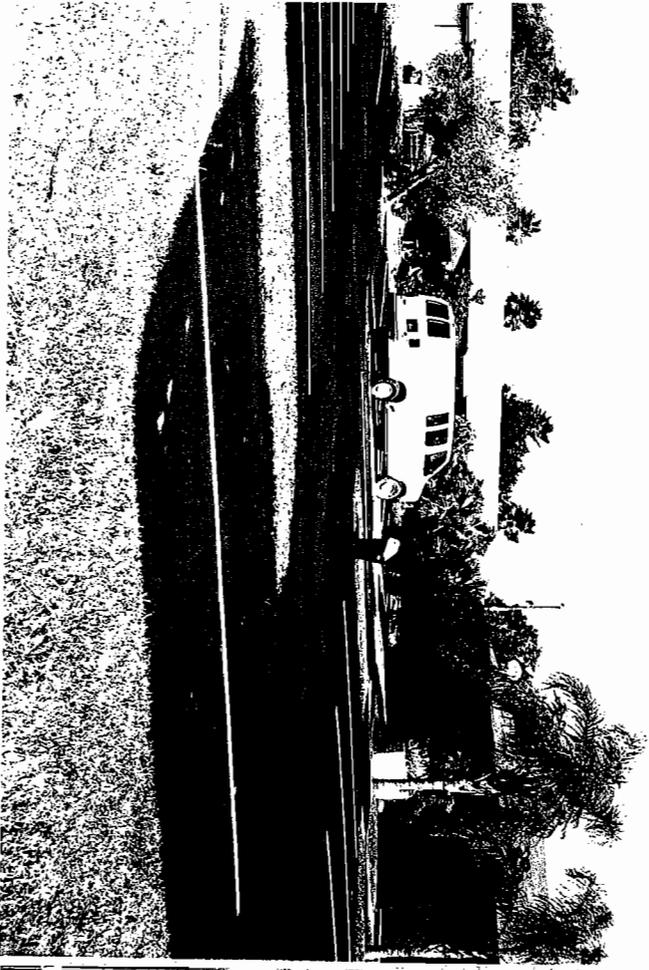
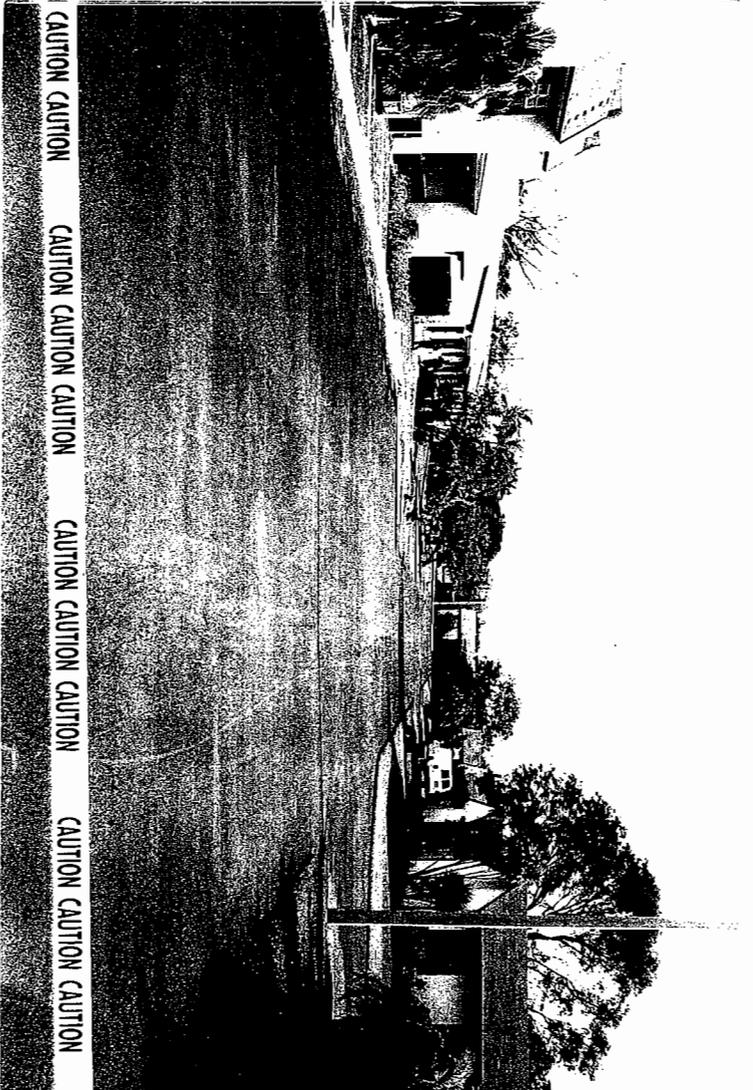
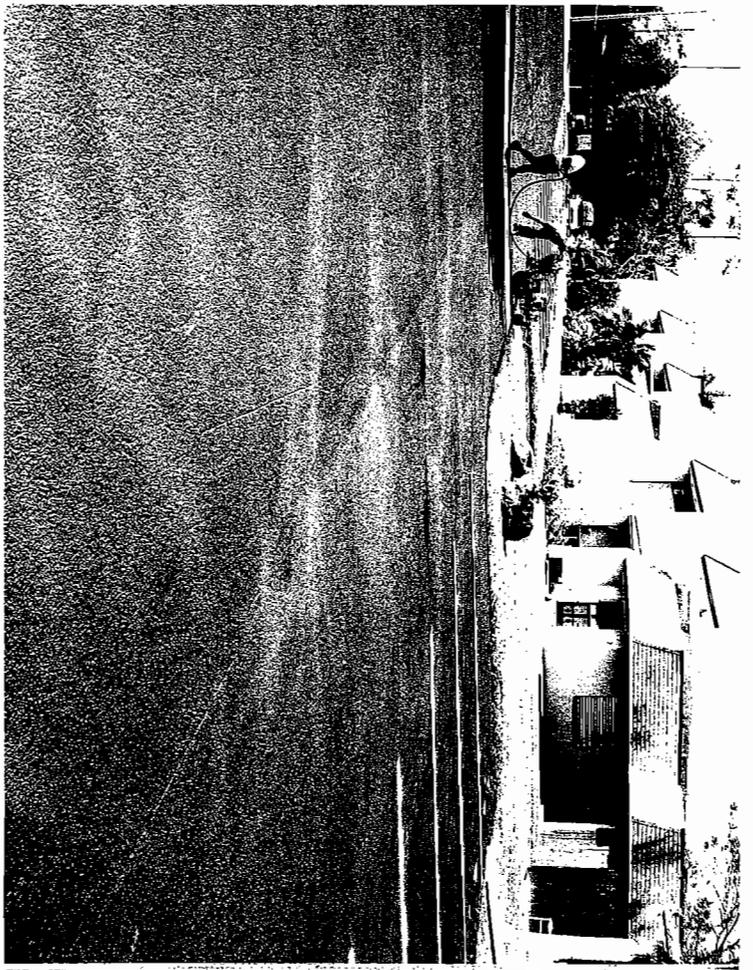
| MEMBER | PRESENT | LATE | ABSENT |
|-------------------------------|---------|------|--------|
| Archer, Stuart | ✓ | | |
| Betancourt, Nina, Chairperson | | ✓ | |
| Forbes, Kenneth | ✓ | | |
| Hakssa, Moe | ✓ | | |
| Infante, Rene | ✓ | | |
| Lipe, Daniel P. | | ✓ | |
| Ramkissoo, Parsuram | ✓ | | |
| Volkert, Marleen | | ✓ | |
| (One Vacant Seat) | | | |
| | | | |
| | | | |
| COMMISSION REPORTER | | | |
| START TIME | | | |
| END TIME | | | |
| | | | |

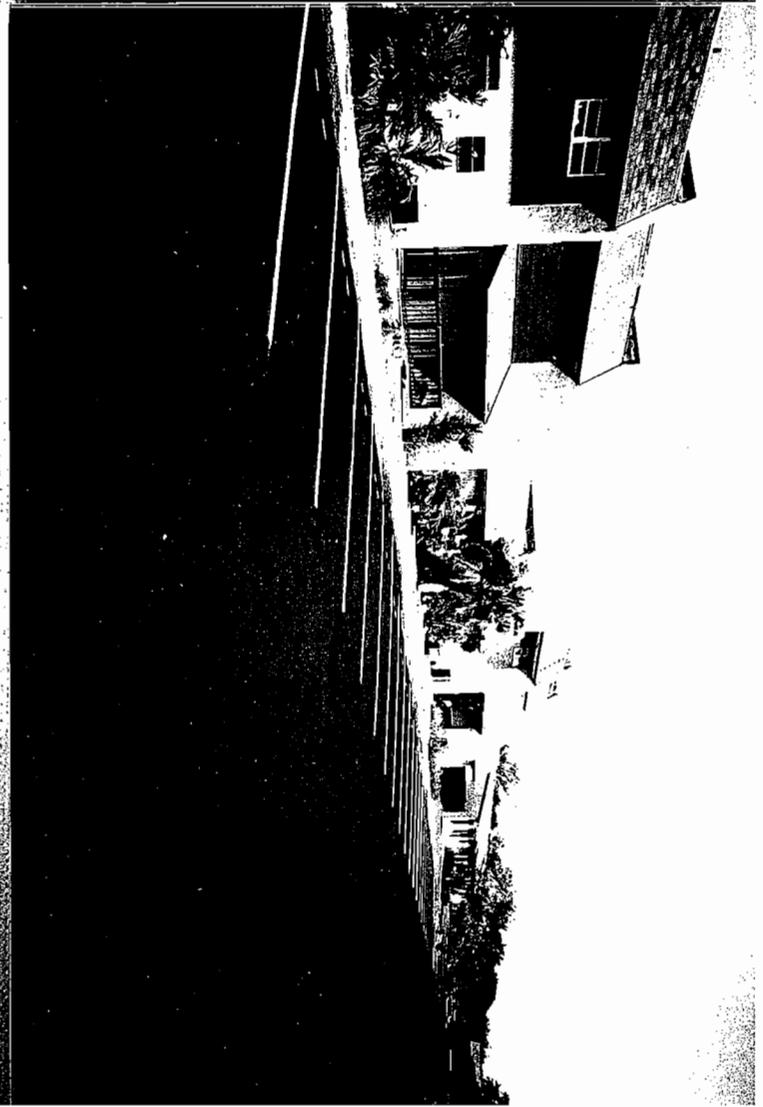
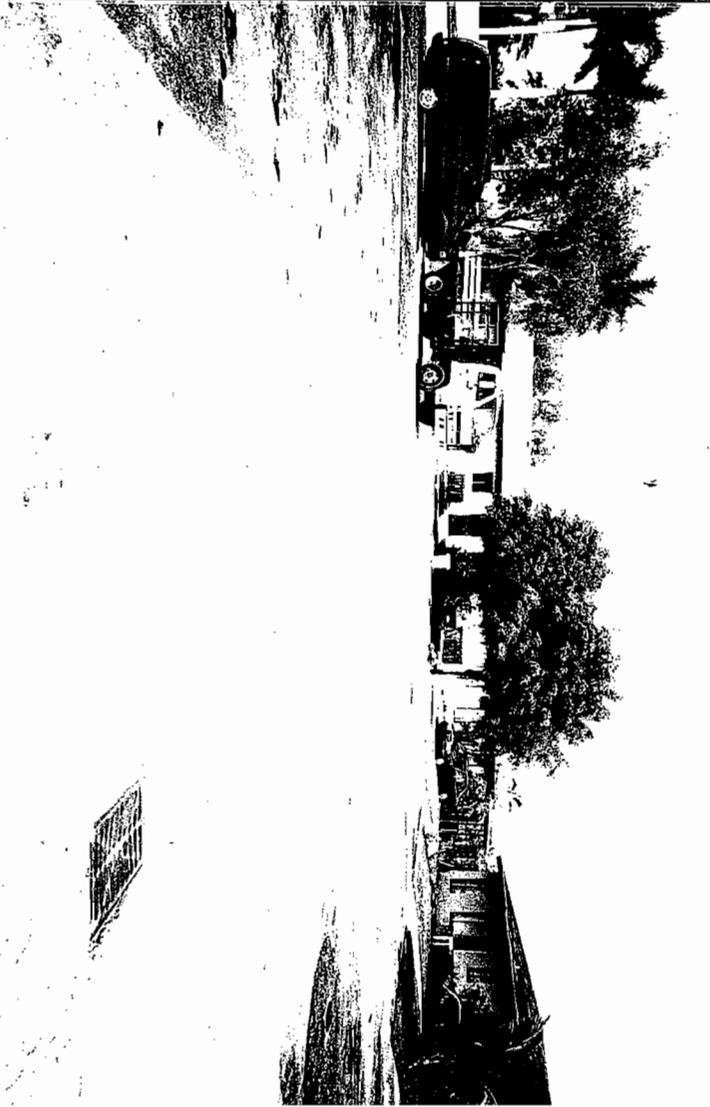
NOTE: Five (5) members constitute a quorum

Revised on 6/14/2006

Mike Hume
Alberto Gonzalez
Steve Zeekowitz







Naranja Lakes CRA Initiative
Monthly Progress Report

Reported by: Sgt. Ozzie Hernandez

Date of report: April 17, 2007

The following is a synopsis of the police enforcement and community policing actions provided to the Naranja Lakes CRA boundaries from Saturday, March 17, 2007 to Sunday, April 15, 2007:

- At the onset of the initiative an up to date analysis was conducted of the areas of concern to determine the most active days and hours of the week to provide the most efficient coverage.
- A total of 37 four hour roving patrols were conducted during this month period and 8 four hour sweep squad details. Their enforcement efforts produced the following:
 1. A total of 14 arrests were initiated of which 9 were Bench Warrant arrests, 1 felony arrest, 1 misdemeanor arrest, and 2 PTA arrests conducted through investigative stops of individuals. One felony arrest was the apprehension of a strong armed juvenile robbery subject. One warrant was a fugitive apprehension from Pinellas County.
 2. A total of 28 traffic citations were issued and 3 parking violations.
 3. A total of 9 message recoveries were affected.
 4. A total of 229 Field Interview Reports were written by officers who conducted a stop of an individual who warranted concerns to document his information for future reference.
 5. A total of 19 career criminals were stopped and documented.
 6. A total of 380 citizen contacts were initiative and 93 business contacts.

To address narcotics activity within the Hidden Groves Apartment, CRA officers initiated a request for enforcement within this community. As a result, Miami-Dade Police Department's Tactical Narcotics Team conducted an operation on March 26, 2007 which produced the arrests of 5 drug sellers and the closure of their operation.

In regards to the Neighborhood Resource Fair, the event continues to grow with the new addition of two Sprint race cars and the appearance of Race Car Driver Tina Creswell who will provide a singing session. We will also have CHI Health Center and the Blood Mobile along with other organizations. The event will have media coverage.



COMMUNITY RESPONSE TEAM

Naranja Lakes CRA Initiative

Monthly Productivity Report

Week Of: 03/17/07 to 04/15/07

Date: 04/17/07

Hours: Various
Start-Finish

Areas of Concern: SW 268St to 288 St Old Dixie Hwy to the Fl. Turnpike (CRA Boundaries)

Submitted By: Sergeant Oswaldo Hernandez

Weekly Totals

CASES

1. Assigned 14
2. No Reported 0

CLASS I ARREST (Adults) (Juveniles)

| | | |
|-------------------|--|---|
| 1. Homicide | | |
| 2. Sexual Assault | | |
| 3. Robbery | | 1 |
| 4. Assault | | |
| 5. Burglary | | |
| 6. Larceny | | |
| 7. Auto Theft | | |

ARRESTS

| | (Adults) | (Juveniles) |
|----------------|----------|-------------|
| 1. Felony | | 1 |
| 2. Misdemeanor | 1 | |
| 3. Traffic | | |
| 4. Warrant | 9 | |
| 5. PTA | 2 | |
| 6. DUI | | |

SUBJECT CONTACTS

1. FI Cards 229
2. Career Criminals 31
3. Curfew Violations _____
4. Truants _____

COMMUNITY ACTIVITIES

1. Citizen Contact 380
2. Business Contact 93

RECOVERIES

1. Persons 9
2. Apprehensions _____
3. Other Property _____
4. Vehicles _____
5. Recovery Value \$ _____

PROPERTY/NARCOTICS SEIZED

1. Type marijuana
2. Value \$ 15.00
3. Marijuana (grams) 1 gram
4. Hashish (grams) _____
5. Cocaine (grams) _____
6. Heroin (grams) _____
7. Pills (# & type) _____
8. Currency Seized \$ _____

WEAPONS SEIZED

1. Firearms _____
2. Knives _____
3. Other _____

TRAFFIC ACTIVITIES

1. HMV 23
2. NHMV 5
3. Parking 3
4. Verbal warnings 10
5. Vehicles Impounded _____

VH2
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MAR 23 2007

Comments: See Monthly Progress Report.

MIAMI DADE POLICE DEPARTMENT

EXHIBIT
MAR 23 2007

CUTLER RIDGE COMMUNITY CENTER'S CRA

"NEIGHBORHOOD RESOURCE FAIR"

THE MIAMI DADE
YOUR FRIENDLY

SPECIAL GUEST:
TINA CRESWELL
DRIVER OF THE
OUTLAW
SPRINT CARS



FINGER
PRINTING



Highlights

- POLICE HELICOPTER
- MOUNTED PATROL
- POLICE K-9
- PET ADOPTION BUS
- BOMB SQUAD
- SPECIAL RESPONSE TEAM
- PASSPORT APPLICATIONS
- FREE SMOKE DETECTORS
- KIDS PROGRAMS



DISTRIBUTION OF
SMOKE DETECTORS BY
COMMUNITY
RESPONSE TEAM



COMPLIMENTARY
POPCORN, HOTDOGS,
& OTHER TREATS



SATURDAY, MAY 12, 2007
AT SEA PINES COMMUNITY PARK
LOCATED AT SW 280TH STREET & 142 COURT
10:00 AM - 2:00 PM

CONTACT: Sgt Ozzie Hernandez @ 305-234-4901 or
email: oherandez@mdpd.com

HOSTED BY: THE COMMUNITY RESPONSE TEAM

HERITAGE COMPLETION SCHEDULE

HERITAGE VILLAGE 1 CHART COMPLETION FILE

SIX MONTH OVERVIEW

2 0 0 7

| UPDATE | | FEBRUARY | | | | MARCH | | | | APRIL | | | | MAY | | | | JUNE | | | |
|--------------|-----------------------------------|-------------------------|-------|-------|-------|------------|-------|-------|-------|--------------------|-------|-------|-------|--------|-------|-------|-------|-------|-------|-------|-------|
| UNIT ADDRESS | | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 |
| | | PERMIT/PROCESS | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 1 | 14098 SW 268 ST Community Bldg | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | ** | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 2 | 13390 SW 268 ST Shelter | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | ** | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 3 | 26801 SW 142 AVE | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | completed | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 4 | 26831 SW 142 AVE | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | completed | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 5 | 14002 SW 268 ST | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | completed | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 6 | 26803 SW 142 AVE | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | completed | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 7 | 26837 SW 142 AVE | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | completed | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 8 | 26823 SW 142 AVE | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Flat roof replacement | completed | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | A/C Installation | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Electrical work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Plumbing Work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Site work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| | Finish work | | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 9 | 14022 SW 268 ST | MASTER PERMITS OBTAINED | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |

EXHIBIT V-4
 RECEIVED BY CLERK
 EXHIBIT
 APR 23 2007

| UPDATE | 4/19/2007 | FEBRUARY | | | | MARCH | | | | APRIL | | | | MAY | | | | JUNE | | | |
|-----------------------|-----------|-------------------------|-------|-------|-------|------------|-------|-------|-------|--------------------|-------|-------|-------|--------|-------|-------|-------|-------|-------|-------|-------|
| UNIT ADDRESS | | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 |
| | | PERMIT PROCESS | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 10 14020 SW 268 ST | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 11 14010 SW 268 ST | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 12 14008 SW 268 ST | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 13 26833 SW 142 AVE | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 14 14026 SW 268 ST | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 15 26835 SW 142 AVE | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 16 14034 SW 268 ST | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 17 14032 SW 142 AVE | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |
| Site work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Finish work | | | | | | | | | | | | | | 20% | | | | | | | |
| 18 14024 SW 268 ST | | MASTER PERMITS OBTAINED | | | | | | | | | | | | | | | | | | | |
| Flat roof replacement | | Completed | | | | | | | | | | | | | | | | | | | |
| A/C Installation | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Electrical work | | | | | | | | | | BID/STAGE | | | | | | | | | | | |
| Plumbing Work | | | | | | | | | | | | | | | | | | | | | |

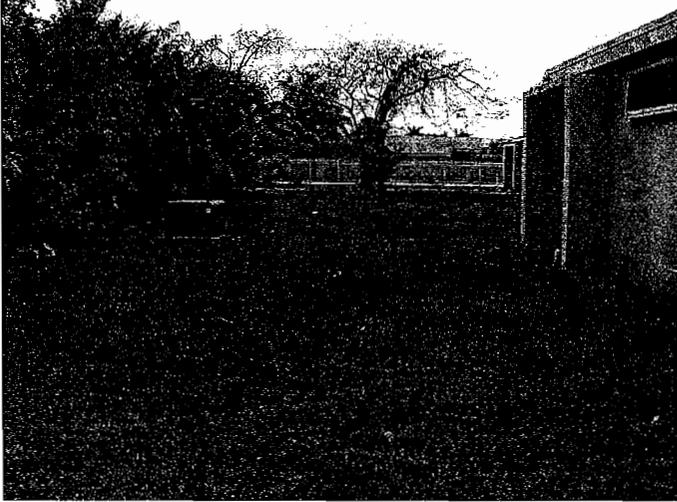
| UPDATE | 4/19/2007 | FEBRUARY | | | | MARCH | | | | APRIL | | | | MAY | | | | JUNE | | | |
|--------------|-----------------------|------------------------|-------|-------|-------|------------|-------|-------|-------|--------------------|-------|-------|-------|--------|-------|-------|-------|-------|-------|-------|-------|
| UNIT ADDRESS | | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 | WEEK1 | WEEK2 | WEEK3 | WEEK4 |
| | | PERMIT PROCESS | | | | BID/TRADES | | | | CONSTRUCTION STAGE | | | | FINALS | | | | | | | |
| 19 | 26825 SW 142 AVE | MASTER PERMITS DE 2111 | | | | 20% | | | | BID STAGE | | | | | | | | | | | |
| | Flat roof replacement | Completed | | | | | | | | | | | | | | | | | | | |
| | A/C Installation | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Electrical work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Plumbing Work | | | | | | | | | | | | | | | | | | | | |
| | Site work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Finish work | | | | | 20% | | | | | | | | | | | | | | | |
| 20 | 26821 SW 142 AVE | MASTER PERMITS DE 2111 | | | | 20% | | | | BID STAGE | | | | | | | | | | | |
| | Flat roof replacement | Completed | | | | | | | | | | | | | | | | | | | |
| | A/C Installation | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Electrical work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Plumbing Work | | | | | | | | | | | | | | | | | | | | |
| | Site work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Finish work | | | | | 20% | | | | | | | | | | | | | | | |
| 21 | 26807 SW 142 AVE | MASTER PERMITS DE 2111 | | | | 20% | | | | BID STAGE | | | | | | | | | | | |
| | Flat roof replacement | Completed | | | | | | | | | | | | | | | | | | | |
| | A/C Installation | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Electrical work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Plumbing Work | | | | | | | | | | | | | | | | | | | | |
| | Site work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Finish work | | | | | 20% | | | | | | | | | | | | | | | |
| 22 | 14006 SW 268 ST | MASTER PERMITS DE 2111 | | | | 20% | | | | BID STAGE | | | | | | | | | | | |
| | Flat roof replacement | Completed | | | | | | | | | | | | | | | | | | | |
| | A/C Installation | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Electrical work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Plumbing Work | | | | | | | | | | | | | | | | | | | | |
| | Site work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Finish work | | | | | 20% | | | | | | | | | | | | | | | |
| 23 | 14004 SW 268 ST | MASTER PERMITS DE 2111 | | | | 20% | | | | BID STAGE | | | | | | | | | | | |
| | Flat roof replacement | Completed | | | | | | | | | | | | | | | | | | | |
| | A/C Installation | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Electrical work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Plumbing Work | | | | | | | | | | | | | | | | | | | | |
| | Site work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Finish work | | | | | 20% | | | | | | | | | | | | | | | |
| 24 | 26805 SW 142 AVE | MASTER PERMITS DE 2111 | | | | 20% | | | | BID STAGE | | | | | | | | | | | |
| | Flat roof replacement | Completed | | | | | | | | | | | | | | | | | | | |
| | A/C Installation | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Electrical work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Plumbing Work | | | | | | | | | | | | | | | | | | | | |
| | Site work | | | | | | | | | BID STAGE | | | | | | | | | | | |
| | Finish work | | | | | 20% | | | | | | | | | | | | | | | |

Member of Housing Agency in the process of requested EDP approval for fire services of the original Architect Records Penzance & Nyala Design Group to include the certification of the on site development, landscaping and any additional revisions to the plans that may be required by the Building Department's EDP to obtain approval from department director and waiver from completion.

 Work Stage to date
 Work to be completed

- Finished and site work**
- Landscape BID SUBMITTAL APRIL 23 / 60 CALENDAR DAYS
 - Kitchen cabinets BY STAFF
 - Drywall repairs BEING PERFORMED BY STAFF
 - Painting BID OPENING MAY 08/ 45 CALENDAR DAYS
 - ** Flat roof work no required.
 - ELECTRICAL WORK BID OPENING MAY 15TH / 45 CALENDAR DAYS
 - PLUMBING WORK BY MDHA STAFF

HERITAGE VILLAGE 1 REHABILITATION UPDATE : 04/20/07

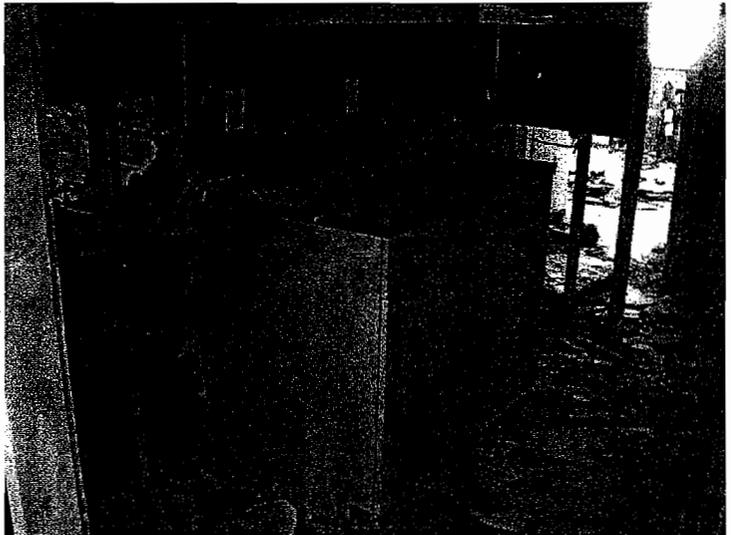
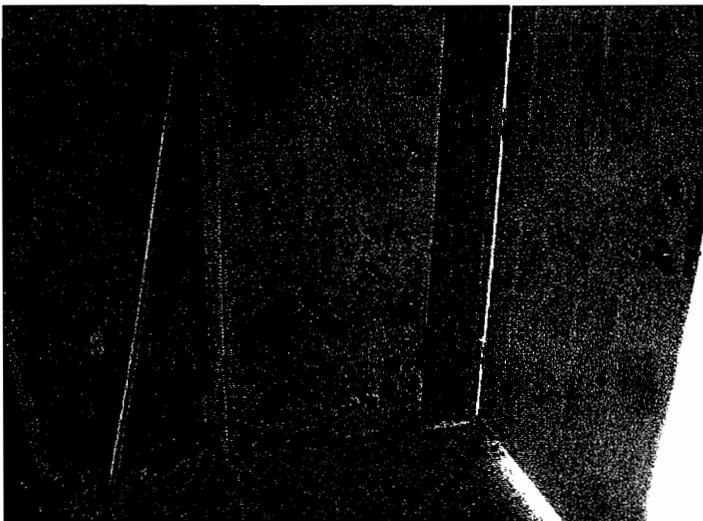


LANDSCAPE PROPOSAL DUE APRIL 23, 2007

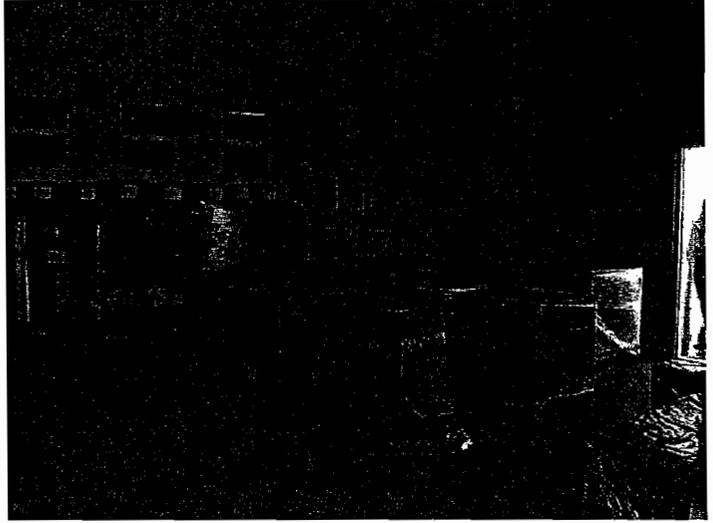
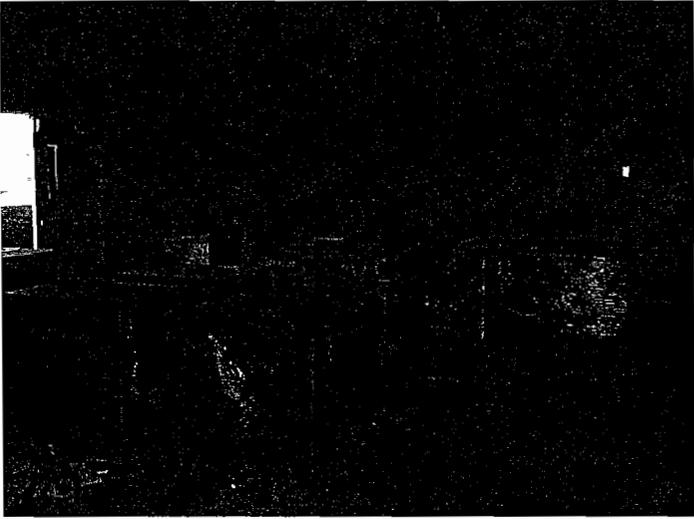
re-sod, tree removal, grading, and plant missing shrubs, palms and trees as per existing approved landscape plans.



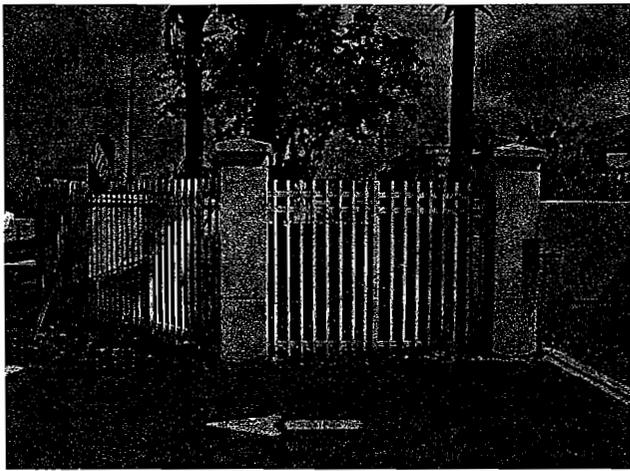
NEW FLAT ROOFS INSTALLED IN THE 22 DWELLINGS



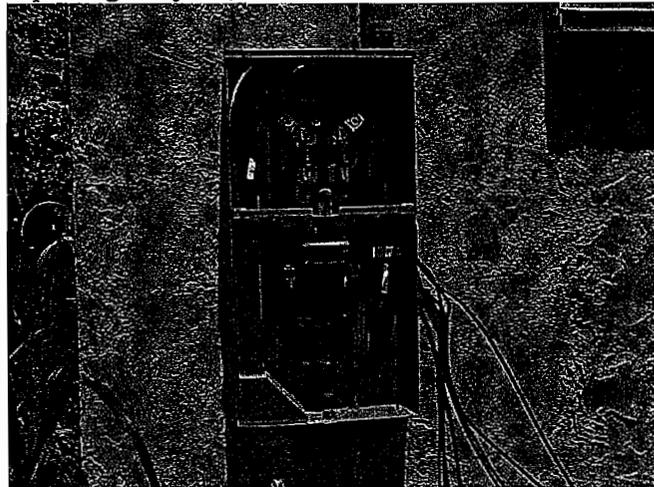
MDHA MAINTENANCE TEAM REPAIRING INTERIOR DAMAGES



Air conditioning systems stored at Heritage community building. A/C Bid was 3/27/07 and this work is the award stage for \$36,926.00 Lowest Bidder Total Systems.



COMPLETE PAINTING WORK BID PACKAGES BEING PREPARED : Interior painting, exterior painting, perimeter fence and gates, and pavement. Bid opening May 08, 2007



PREPARING ELECTRICAL BID PACKAGES: Bid opening May 15, 2007: Scope of work includes to repair all electrical damages to dwellings, shed and community center, smoke detectors, site lighting and electrical gates.

April 12, 2007

Naranja Lakes Community Redevelopment Agency
Miami-Dade County Community Redevelopment Division
Office of Strategic Business Management
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128

Attn: Mr. Alberto Gonzalez
CRA Analyst

Re: **Naranja Lakes Community Redevelopment Agency
Construction Management Services
Preliminary Report**

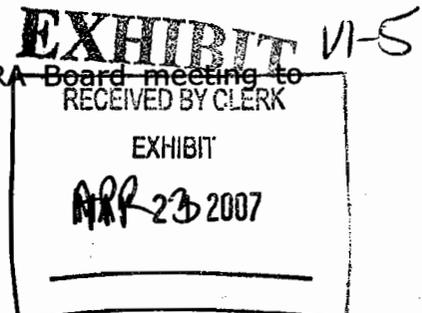
Dear Mr. Gonzalez,

We appreciate this opportunity to prepare this Proposal for providing Construction Management Services as Owner's Representative for the Naranja Lakes Community Redevelopment Agency (CRA).

SCOPE OF WORK

The Scope of Work as we understand it at the present time will consist of the following services/tasks:

1. As an initial task, CRA Owner's Representative shall prepare a "Preliminary Report" for the delivery to the CRA and the County providing an analysis of the amounts previously paid to the Developer to date as set forth in the twenty-one (21) Request for Payment submitted by the Developer to the CRA and the County including an analysis of any changes in scope, materials and quantities from what is set forth in the revised Master Plan of Improvements attached to the First Amendment to the Redevelopment Agreement as well as any amounts paid over budgeted amounts all as reconciled to the approved Schedule of Values.
2. A draft report shall be completed within 30 day of notice to begin and submitted to the CRA for review and comments. Upon receipt of review comments and within 15 days thereafter, the CRA Owner's Representative shall finalize report and submit to CRA.
3. The CRA Owner's Representative shall attend scheduled CRA Board meeting to present report and respond to Board members questions.



COMPENSATION

SRS shall perform the Work detailed in this Proposal for an Hourly Rate, not to Exceed fee of Twenty-Three Thousand Three-Hundred Dollars (\$23,300.00), inclusive of expenses.

| SUMMARY OF COMPENSATION | | | | |
|--------------------------------|-----------------------------------|------------------------------|-------------------------|--------------------|
| SERVICE PROVIDED | PERSONNEL | TOTAL ESTIMATED HOURS | BASE HOURLY RATE | FEE AMOUNT |
| (Task) | | | | |
| 1 | Principal Project | 8 hrs | \$170.00 | \$1,360.00 |
| 1 | Const.Manager | 80 hrs | \$110.00 | \$8,800.00 |
| 1 | Engineer | 80 hrs | \$90.00 | \$7,200.00 |
| 1 | Adm. Services | 8 hrs | \$55.00 | \$440.00 |
| 2 | Principal Project | 1 hrs | \$170.00 | \$170.00 |
| 2 | Const.Manager | 8 hrs | \$110.00 | \$880.00 |
| 2 | Engineer | 8 hrs | \$90.00 | \$720.00 |
| 2 | Adm. Services | 2 hrs | \$55.00 | \$110.00 |
| 3 | Principal Project | 4 hrs | \$170.00 | \$680.00 |
| 3 | Const.Manager | 4 hrs | \$110.00 | \$440.00 |
| | Reimbursable Expenses (Estimated) | | | \$500.00 |
| | TOTAL FEE AMOUNT | | | \$21,300.00 |

Payment will be based on monthly invoicing for authorized work performed during the previous calendar month.

This Proposal and our Standard Agreement with the CRA represents the entire understanding between the CRA and SRS Engineering, Inc. in respect to the Project and may only be modified in writing when signed by both of us. If the foregoing is agreeable to you, please execute the original of this Agreement where indicated below and return to our office.



EXHIBIT "A"

To the Letter Agreement Between

**NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY
and
SRS CRA OWNER'S REPRESENTATIVEING, INC.**

April 18, 2007

SCHEDULE OF HOURLY RATES AND OTHER CHARGES

| DESCRIPTION | UNIT | AMOUNT |
|----------------------------------------------------|-------------|-------------------|
| Principal | Hour | \$150.00 |
| Registered Engineer/Architect | Hour | \$140.00 |
| Project Construction Manager Engineer/Architect | Hour | \$95.00 |
| Graduate Engineer/Architect | Hour | \$85.00 |
| Inspector | Hour | \$70.00 |
| CADD/ Engineering Technician | Hour | \$70.00 |
| Administrative Services | Hour | \$50.00 |
| Deposition/Court Testimony | Hour | \$300.00 |
| Over-Time Charges | Hour | 1.5 x Hourly Rate |

The above unit rates are in effect as of April 23, 2008 and will be subject to an increase anytime after one year from that date.





**NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY
CONSTRUCTION MANAGEMENT SERVICES
ESTIMATE COSTS OF TYPICAL MONTHLY SERVICES**
(Civil Engineering Services Only)

DATE: 4/18/2007

| ACTIVITY BY SRS | PRINCIPAL | | PROJECT MGR | | ENGINEER/ARCHITECT | | INSPECTOR | | CAD OPER | | CLERICAL | | TOTAL HOURS | TOTAL COST |
|------------------------------------------------------------------------------------------------|-----------|----------|-------------|---------|--------------------|---------|-----------|---------|----------|---------|----------|---------|-------------|------------|
| | HRS | RATE | HRS | RATE | HRS | RATE | HRS | RATE | HRS | RATE | HRS | RATE | | |
| CONSTRUCTION ADMINISTRATION | | \$150.00 | | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | | |
| ATTEND WEEKLY CONSTRUCTION MEETINGS AT PROJECT SITE | 2 | \$150.00 | 17 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 19 | \$1,915 |
| ATTEND BIWEEKLY SITE MEETINGS AT REGULATORY AGENCY INSPECTORS | | \$150.00 | 8 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 8 | \$760 |
| CONDUCT WEEKLY FIELD SITE VISITS TO OBSERVE EXISTING CONSTRUCTION WORK IN PROGRESS | | \$150.00 | 17 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 17 | \$1,615 |
| PREPARE MINUTES OF MEETINGS, MAINTAIN FIELD OBSERVATION LOG, AND KEEP TRACK OF CONST. SCHEDULE | | \$150.00 | 8 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 8 | \$760 |
| REVIEW MONTHLY CONTRACTOR'S REQUEST FOR PAYMENT INCLUDING VERIFYING QUANTITIES. | 1 | \$150.00 | 6 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | 1 | \$50.00 | 8 | \$770 |
| REVIEW AND RESPOND TO CONTRACTOR'S REQUEST FOR INFORMATION | | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 4 | \$380 |
| REVIEW AND RESPOND TO REQUEST FOR CHANGES, DESIGN CHANGES AND BUDGET REALLOCATIONS | 1 | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | 1 | \$50.00 | 6 | \$580 |
| ATTEND MONTHLY MEETINGS WITH CRA STAFF TO DISCUSS CONSTRUCTION REVIEWS AND RELATED ISSUES. | 2 | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 6 | \$680 |
| PREPARE MONTHLY CONSTRUCTION STATUS REPORT TO BE PRESENTED TO THE CRA BOARD | 1 | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 5 | \$530 |
| ATTEND MONTHLY CRA BOARD MEETINGS TO PRESENT CONST STATUS REPORT AND DISCUSS RELATED ISSUES. | 2 | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 6 | \$680 |
| TOTAL | 9 | \$150.00 | 76 | \$95.00 | 0 | \$85.00 | 0 | \$70.00 | 0 | \$70.00 | 1 | \$50.00 | 88 | \$8,720 |

| DESCRIPTION | COST |
|-------------------------------------------------|------------|
| OUT OF POCKET EXPENSES | |
| MILEAGE (1568.67 MILES X \$0.485/MILE) | \$0 |
| PRINTING, REPRODUCTION AND OTHER MISC. EXPENSES | \$0 |
| TOTAL = | \$0 |

SUMMARY

ACTIVITIES BY SRS AND SUBCONSULTANT \$8,720
 Estimated OUT OF POCKET EXPENSES Including reproduction costs, etc. X \$0

TOTAL ESTIMATE COSTS OF TYPICAL MONTHLY SERVICES = \$8,720



**NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY
CONSTRUCTION MANAGEMENT SERVICES
ESTIMATE COSTS OF TYPICAL MONTHLY SERVICES**
(Civil Engineering and Architectural Services)

DATE: 4/18/2007

| ACTIVITY BY SRS | PRINCIPAL | | PROJECT MGR | | ENGINEER/ARCHITECT | | INSPECTOR | | CAD OPER | | CLERICAL | | TOTAL HOURS | TOTAL COST |
|------------------------------------------------------------------------------------------------|-----------|-----------------|-------------|----------------|--------------------|----------------|-----------|----------------|----------|----------------|----------|----------------|-------------|-----------------|
| | HRS | RATE | HRS | RATE | HRS | RATE | HRS | RATE | HRS | RATE | HRS | RATE | | |
| CONSTRUCTION ADMINISTRATION | | \$150.00 | | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | | |
| ATTEND WEEKLY CONSTRUCTION MEETINGS AT PROJECT SITE | 2 | \$150.00 | 17 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 19 | \$1,915 |
| ATTEND BIWEEKLY SITE MEETINGS AT REGULATORY AGENCY INSPECTORS | | \$150.00 | 8 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 8 | \$760 |
| CONDUCT WEEKLY FIELD SITE VISITS TO OBSERVE EXISTING CONSTRUCTION WORK IN PROGRESS | | \$150.00 | 17 | \$95.00 | 17 | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 34 | \$3,060 |
| PREPARE MINUTES OF MEETINGS, MAINTAIN FIELD OBSERVATION LOG, AND KEEP TRACK OF CONST. SCHEDULE | | \$150.00 | 8 | \$95.00 | 4 | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 12 | \$1,100 |
| REVIEW MONTHLY CONTRACTORS REQUEST FOR PAYMENT INCLUDING VERIFYING QUANTITIES. | 1 | \$150.00 | 6 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | 1 | \$50.00 | 8 | \$770 |
| REVIEW AND RESPOND TO CONTRACTOR'S REQUEST FOR INFORMATION | | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 4 | \$380 |
| REVIEW AND RESPOND TO REQUEST FOR CHANGES, DESIGN CHANGES AND BUDGET REALLOCATIONS | 1 | \$150.00 | 4 | \$95.00 | 2 | \$85.00 | | \$70.00 | | \$70.00 | 1 | \$50.00 | 8 | \$750 |
| ATTEND MONTHLY MEETINGS WITH CRA STAFF TO DISCUSS CONSTRUCTION REVIEWS AND RELATED ISSUES. | 2 | \$150.00 | 4 | \$95.00 | 4 | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 10 | \$1,020 |
| PREPARE MONTHLY CONSTRUCTION STATUS REPORT TO BE PRESENTED TO THE CRA BOARD | 1 | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | | \$50.00 | 5 | \$530 |
| ATTEND MONTHLY CRA BOARD MEETINGS TO PRESENT CONST STATUS REPORT AND DISCUSS RELATED ISSUES. | 2 | \$150.00 | 4 | \$95.00 | | \$85.00 | | \$70.00 | | \$70.00 | 1 | \$50.00 | 7 | \$730 |
| TOTAL | 9 | \$150.00 | 76 | \$95.00 | 27 | \$85.00 | 0 | \$70.00 | 0 | \$70.00 | 3 | \$50.00 | 115 | \$11,015 |

| OUT OF POCKET EXPENSES | DESCRIPTION | COST |
|-------------------------------------------------|--------------------------------|------------|
| MILEAGE | (1568.67 MILES X \$0.485/MILE) | \$0 |
| PRINTING, REPRODUCTION AND OTHER MISC. EXPENSES | | \$0 |
| TOTAL = | | \$0 |

SUMMARY

ACTIVITIES BY SRS AND SUBCONSULTANT \$11,015
 Estimated OUT OF POCKET EXPENSES including reproduction costs, etc. X \$0

TOTAL ESTIMATE COSTS OF TYPICAL MONTHLY SERVICES = \$11,015



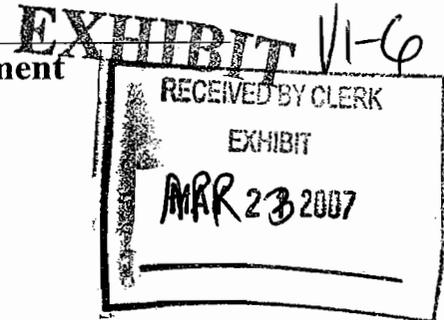
COMMERCIAL IMPROVEMENT PROGRAM

FY 2007

APPLICATION

DRAFT

c/o Office of Strategic Business Management
111 NW 1st Street, Suite 2210
Miami, Florida 33128
Office: (305) 375-5143
Fax: (305) 375-1569



*Please return original application and one additional copy.
Retain a copy for your files.*

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| NLCRA CIP Guidelines | 8 - 13 |
| CIP Application | 14 - 23 |
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INTRODUCTION

This application was designed for the purpose of guiding and assisting the applicant in meeting the requirements necessary to apply for **Community Development Block Grant (CDBG)** funds allocated for the Naranja Lakes CRA Commercial Improvements Program.

The program guidelines have been added to this application for reference. The program is administered by the Office of Strategic Business Management (OSBM). Any questions or interpretations of the guidelines must be directed to OSBM Community Redevelopment staff. We are located at 111 NW 1st Street, Suite 2210, Miami, Florida 33128. The telephone number is 305-375-5143 and the fax number is 305-375-1569.

The documents listed on the next two pages must be submitted with the application. Failure to submit the documentation may result in the disqualification of your project.

CHECKLIST OF DOCUMENTATION TO BE PROVIDED

PART I

- COMPLETED COMMERCIAL IMPROVEMENTS PROGRAM APPLICATION**
The scope of the project must be clearly specified. No additional work will be permitted if it is not clearly identified in the contract. Feel free to use additional pages if necessary. Any work not permitted under the program guidelines will be deleted from the project.

- PHOTOGRAPHS**
The applicant must submit a minimum of four photographs of the building to be rehabilitated. It must show North, South, East and West sides of the property.

- PROJECT ESTIMATE BREAKDOWN**
A table example is included in the package. The estimate must be detailed by item and categories (electrical, plumbing, etc.) The estimate cost must include materials and labor. This estimate will be reviewed by the OSBM staff. Any costs for work not permitted under the program guidelines will be deleted and subtracted from the total estimate amount.

- PROOF OF INSURANCE**
The applicant must provide copies of all insurance policies for the business (Flood, Property, Wind and Hail, Fire, Contents, Liability and others).

- COPY OF THE CURRENT CERTIFICATE OF USE AND OCCUPANCY (CO)**
This document must match the applicant's name. Any discrepancies must be explained in a separate letter. An occupational license will not be available if the business is not operational at the time of rehabilitation. If this is the case, please explain in a separate letter.

- PROPERTY TAX RECEIPT FOR THE CURRENT YEAR**
You must prove that no taxes are owed to the County. A receipt from the County must be provided. The information will be subject to verification by OSBM staff. Property tax is available online at miamidade.gov.

- APPLICANT'S CORPORATE INCOME TAX RETURN FOR THE LAST TWO YEARS**
Corporate applicants must provide copies of their income tax returns for the past two years. Individual applicant must show proof of Income Tax filing. If you filed for an IRS extension, you will need to submit the extension.

PART II

- AFFIDAVIT 1 - PUBLIC BENEFIT CERTIFICATE**
Explain how the project represents a public benefit.

- AFFIDAVIT 2 - JOB CREATION CERTIFICATION**
The applicant agrees to create a certain number of jobs as a direct result of the application of this grant.

- AFFIDAVIT 3 – APPLICANT CONTRIBUTION CERTIFICATION**
This is the amount of funds the applicant must contribute. The required minimum is 10% of the approved OSBM budget.

- AFFIDAVIT 4 – AGREEMENT OF REIMBURSEMENT UPON THE EVENT OF SALE**
The property owner certifies that in the event the property is sold within five (5) years of receiving assistance, the County has the right to recapture grant funds on a declining percentage (e.g. within 1 year: 100%; 2 years: 80%; 3 years: 60%; 4 years: 40%; 5 years: 20%).

DRAFT

Please contact the Commercial Improvements staff to clarify any questions or concerns prior to submitting the application at:

**Office of Strategic Business Management
Community Redevelopment Division
111 NW 1st Street, Suite 2210
Miami, Florida 33128**

**Office: (305) 375-5143
Fax: (305) 375-1569**

COMMONLY USED TERMS

| | |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>The County:</i> | Miami-Dade County. |
| <i>BCC:</i> | Miami-Dade Board of County Commissioners. |
| <i>OSBM:</i> | Miami-Dade County, Office of Strategic Business Management. |
| <i>CRA:</i> | Community Redevelopment Area |
| <i>CRD:</i> | OSBM, Community Redevelopment Division. |
| <i>CIP:</i> | Commercial Improvements Program. |
| <i>PSC:</i> | Project Selection Committee. |
| <i>The Program:</i> | Commercial Improvements Program, FY 200__. |
| <i>Applicant:</i> | The owner of a commercial facility requesting this Program assistance with the consent and authorization of the other property contractual party. |
| <i>Owner or Project Owner:</i> | The awarded applicant. |
| <i>The Contract:</i> | County/Owner Contract under this Program. |
| <i>The Project:</i> | The commercial facility approved for funding. |
| <i>Bidder:</i> | Professional quoting for a Project work or portion of a Project work. |
| <i>Consultant:</i> | Architect, engineer or surveyor performing contracted services for the Project, under Owner's responsibility. |
| <i>Contractor:</i> | Contractors and/or subcontractors performing contracted construction work for the Project, under Owner's responsibility. |
| <i>C/O Contract:</i> | Contract/Owner Contract under the Program guidelines and procedures. |
| <i>Commercial Outlet or Space, Lessee Space, or Business Facility:</i> | The interior space in a commercial structure exclusively used for a commercial activity under contract. |
| <i>Property Subdivision:</i> | Separate ownership or tenant space within a commercial structure. |

- Façade:*** The exterior surface of the front walls or the storefronts of a commercial facility in a multi-store structure or in a freestanding commercial building selected for Program assistance.
- Property Line:*** The line dividing the private property from the right of way or adjacent properties.
- Open Space:*** The exterior open space in an urban lot occupied by a commercial structure.
- Front Open Space:*** The exterior open space between the front façade and the front property line.
- ADA:*** American with Disabilities Act.
- Permitting:*** Approval process performed by Miami-Dade County or the Municipality's Building Departments.
- Code:*** Miami-Dade County's current Building Code.

DRAFT

OFFICE OF STRATEGIC BUSINESS MANAGEMENT COMMERCIAL IMPROVEMENTS PROGRAM

GUIDELINES

The Commercial Improvements Program (CIP), which is administered by Miami-Dade County's Office of Strategic Business Management, is a comprehensive approach to improve the physical and economic fabric of the Naranja Lakes Community Redevelopment Area (NLCRA). This multi-faceted program provides technical and financial assistance to property owners and merchants within specifically designated areas showing signs of decline. **Only commercial, for-profit businesses are eligible to apply.**

The Naranja Lakes CRA Board has allocated a total of \$130,000 (\$60,000 CRA and \$70,000 CDBG) for this program in FY 2006-07. Current funding will allow for a maximum of \$13,000 (\$10,000 minimum) per property owner in matching funds (one-to-one). The following set of guidelines has been developed to establish minimum working parameters from which to evaluate projects wishing to take advantage of Naranja Lakes CRA's Commercial Improvements Program. Any deviation from these guidelines will require the approval and/or waiver of such requirements by the NLCRA Board.

CDBG NATIONAL OBJECTIVE REQUIREMENTS

To be eligible for the Commercial Improvements Program, commercial properties for which funding is sought must be located within the CRA boundaries (see map attached). Additionally, properties must contain or propose to contain, businesses that either serve at least 51% low-moderate income residents or create/retain jobs for low and moderate-income residents. In the case of job creation, at least 51% of the jobs created/retained must be made available to low-to moderate income residents. The preceding criteria must remain in effect for five (5) years following grant approval.

If CDBG assisted properties are sold within five (5) years of receiving assistance, the CRA has the right to recapture grant funds on a declining percentage point basis (e.g. 100%, 80%, 60%, 40%, 20%). (See Affidavit 4).

APPLICANT

Any business property owner may apply for a Commercial Improvements Program Grant. To be eligible, a property owner must notify all tenants of the improvement.

The goals of the program are to:

1. To promote activities benefiting low and moderate income persons through area benefit activities and job creation or retention activities. (Note: Job Creation Goal – one new

job for every \$35,000 with at least 51% of new permanent jobs for low and moderate income persons.)

2. To promote activities which aid in the prevention or elimination of slums or blight on an area basis, on a spot basis and in an urban renewal area.
3. To promote activities designed to meet community development needs having a particular urgency.

ELIGIBLE AREAS

The program is designed to assist in the commercial redevelopment of property located in Naranja Lakes Community Redevelopment Area.

DESIGN STANDARDS

The design concept is the specific architectural style under which a particular commercial property will be rehabilitated by reflecting the character considered appropriate for the building and the neighborhood. Where feasible, the design concept should bring to the impacted zone, architectural coherence, harmony and restraint.

The design concept must be approved by the respective governmental agencies and requires approval by the owner for adaptation on the property.

The program does not focus on the improvements of the individual buildings. It encourages pedestrian movement by introducing the use of exterior pedestrian-oriented elements such as landscaping and shading devices.

HISTORIC DESIGN STANDARDS

Buildings that are fifty (50) years old or older will be subject to review by the County's Division of Historic Preservation. If the building is determined to be of historic or architectural significance, then the improvements will need to conform to the Secretary of Interior standards, as well as local design standards. Also, an architect experienced in historic preservation will need to be selected for the project.

Commercial improvements projects of historic structures may also be eligible for historic preservation funding.

CONTRACTOR SELECTION

An applicant shall select his/her qualified General Contractor. The Owner/Contractor Agreement shall contain all applicable federal requirements including the Davis-Bacon Act, Affirmative Action, and use of lead-free and mercury-free paints.

The CRA shall act solely in a monitoring and technical assistance capacity, and shall disburse payments to the applicant / property owner. Any work performed by the Contractor, that is outside the contracted scope of work (as per Owner/Contractor Agreement) will not receive funding from Naranja Lakes CRA.

Any general contractor selected for a commercial improvements project **must be licensed and insured**. The General Contractor will enter into a contract with the Applicant.

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APPLICATION REVIEW AND SELECTION PROCESS

The CRA advertises for applications and screens them for completeness and eligibility under program and federal guidelines. The CRA staff will review all submitted applications to determine whether the criteria for the requested funding assistance is met, and will recommend to the CRA [Selection Committee] those projects which are worthy of consideration.

Once a proposed property has been selected, the applicant will be notified. The award letter will include a copy of their approved budget and scope of work. The project architect, the applicant, and the County will meet and develop an agreed-upon write-up for the final renovation work.

PROJECT EVALUATION & SELECTION PROCESS

The CRA will evaluate applications in the following manner:

1. The CRA will place an advertisement in a local community newspaper of general circulation. The advertisement will appear for up to 2 days. It will identify the area for which applications are being accepted and will contain a deadline date by which applications must be received. Applicants will be required to submit photographs of the proposed rehabilitation project (North, South, East and West Elevations); submit schematics of the proposed rehabilitation work; and include a cost estimate prepared by an architect.
2. Once the applications are received, staff will review each application to ensure that it is complete and meets the eligibility criteria. Only the applications, which clearly meet program guidelines, will be recommended for further evaluation.
3. A date will be set for the Selection Committee to review the application and the applicants will be notified of the date.
4. Presentations will be made to the CRA.
5. Eligible applications will be reviewed and evaluated by the CRA based upon (1) need for rehabilitation, (3) visual impact and (4) cost. Thereafter, selected applications will undergo a second review intended to focus on design and enrichment of the area.
6. Applicants will be notified of approved/rejected projects.
7. Architects will develop and finalize their conceptual drawings into final working drawings and specifications. A cost estimate with the submitted revisions will be included.
8. Federal wage determination for each project will be requested.
9. Naranja Lakes CRA will conduct a pre-construction conference with the applicant, architect and owner-selected contractor, to execute agreement: AIA Owner-Architect Agreement, AIA Owner-Contractor Agreement. Naranja Lakes CRA will explain applicable County, State and Federal regulations (including Davis-Bacon Act), and will also explain the process of disbursement of funds.
10. Notice to Proceed and Notice of Commencement for each project will be prepared.
11. Inspections to monitor for compliance with Davis-Bacon and other regulations, and for construction progress will be conducted periodically.
12. Federal and project compliance paperwork will be reviewed.
13. Invoices will be reviewed and verified for completed work against requests for payment. Releases of liens and paid receipts for material must accompany invoices

for payment. Applicant and Architect signatures will be required before payment is released. Applicant and Architect must ensure that all pertinent compliance forms are attached to the request for payment prior to approving the request.

COMMERCIAL IMPROVEMENTS PROGRAM SEAL

Upon completion of the rehabilitation of any commercial or industrial property, the Commercial Improvements Program Emblem will be installed on the storefront (if a sticker) or on the entrance to the doorway (plaque/tile).

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COMMERCIAL IMPROVEMENTS PROGRAM, FY 2006-07

APPLICATION

I. APPLICANT INFORMATION:

Address of Property: _____

Name of Applicant: _____ Owner: () Lessee: ()

Applicant Mailing Address: _____

Name of Property Owner: _____

Property Owner Mailing Address: _____

Name of Business: _____

Type of Business: _____

Home Telephone: Applicant: () _____ Property Owner: () _____

Business Telephone: Applicant: () _____ Property Owner: () _____

Facsimile Number: Applicant: () _____ Property Owner: () _____

E-mail Address of: Applicant: () _____

Property Owner: () _____

II. TYPE OF PROPERTY OWNERSHIP:

How many years in this business: _____

Individual [] Partnership [] Other []

Corporate/Profit [] Corporate/Non-Profit []

If ownership is other than individual, list the name, title, and address of partners or officers in Lessee's joint, corporate or partnership entity.

| NAME | TITLE | ADDRESS |
|------|-------|---------|
| | | |
| | | |
| | | |
| | | |
| | | |

III. TYPE OF BUSINESS OWNERSHIP AND/OR MANAGEMENT:

Individual: [] Family: [] Trust: []

Other: [] _____

IV. EMPLOYMENT STATUS:

Current Number of Employees: _____

Current Number of Employees living in the same neighborhood: _____

Current Female Employees: _____ Current Male Employees: _____

White _____ Black _____ African American _____ Asian _____ American Indian/Alaskan Native: _____

Native Hawaiian/Other Pacific Islander _____ American Indian/Alaskan Native & White _____ Asian & White _____ Black African American & White _____

American Indian/Alaskan Native & Black African American _____ Other Multi-Racial _____ Asian/Pacific Islander _____ Hispanic _____

V. PROPERTY INFORMATION

LOCATION

Street Address: _____

City: _____ Zip Code: _____

Property Folio Number: (Printed on Property Tax Notice) _____

Name prominent buildings near your property and approximate distance:

Other Conditions

Certificate of Occupancy Number: _____

Certificate of Occupancy Date: _____

Name appearing on Certificate of Occupancy: _____

VI. PHYSICAL DESCRIPTION:

SET BACKS

Distance from front property line to nearest front façade: _____

Distance from right side property line to nearest front façade: _____

Distance from left side property line to nearest front façade: _____

Distance from rear property line to nearest front façade: _____

DIMENSIONS

No. of stories: _____ No. of façades: _____

Front façade: Length: _____ feet, Height: _____ feet, Adjusted Square feet: _____

Right side façade: Adjusted square feet: _____

Left side façade: Adjusted square feet: _____

Rear façade: Adjusted square feet: _____

Building (total covered area): _____ (square feet)

Lot (total area): _____ (square feet)

Open space (total area): _____ (square feet)

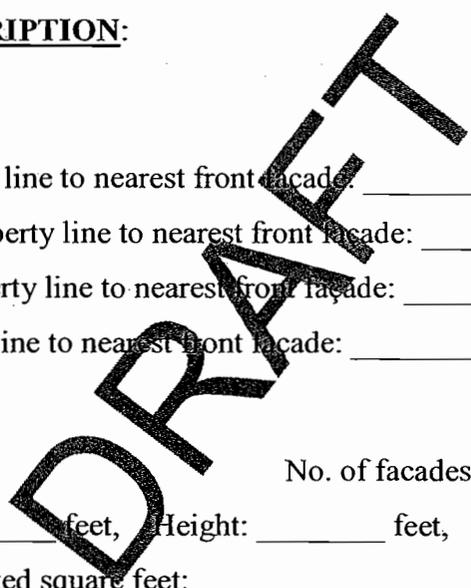
FEATURES

Existing parking area for _____ cars at (front) (rear) (side) yard

Existing landscaping (including right of way): Yes: ___ No: ___ Number of adult trees: ___

Existing private storm sewer system: Yes: ___ No: ___

Existing public storm sewer system: Yes: ___ No: ___



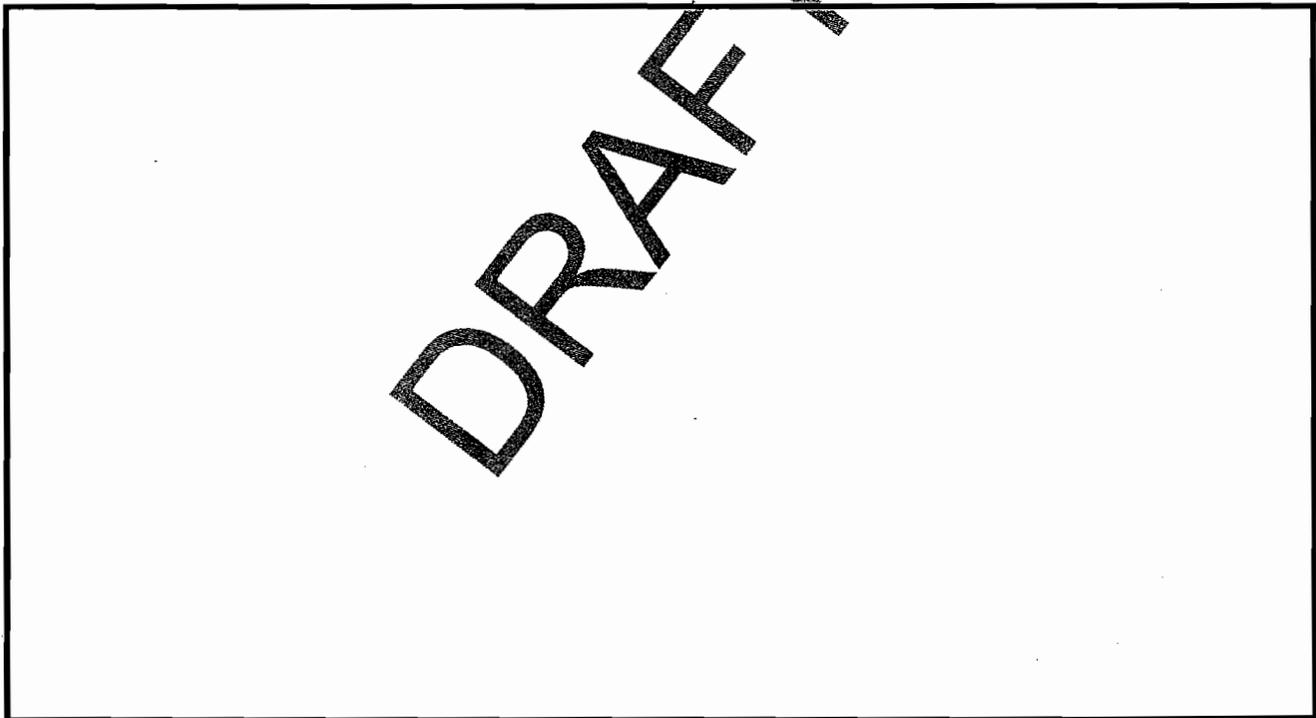
Existing underground tanks or other types of storage: No: ___ Yes: ___, if Yes, please describe:

Location Sketch: Indicate street names, the approximate distance from the building to the nearest street intersection, and list other important buildings close to your building indicating approximate distances. Provide sketch and other information on separate page.

PHOTOGRAPHS OF THE PROPOSED PROJECT:

(A minimum of four photographs must be attached)

Façade Front View (close-up)



Note: Photographs must show sharp and clear images.

Block Front View, on same side of street

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Note: Photographs must show sharp and clear images.

Block Front View, Across the Street from the Property

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Note: Photographs must show sharp and clear images.

Other

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Note: Photographs must show sharp and clear images.

VII. PROPOSED REHABILITATION INFORMATION:

Describe the proposed improvements. Use additional sheet if needed:

VIII. SCOPE OF WORK: Please check all items in need of improvement:

| | <u>NEW</u> | <u>REPAIR</u> |
|------------------------------------------------------|------------|---------------|
| FACADES: Number of facades (1), (2), (3), (4) | | |
| Roof parapets | () | () |
| Canopy | () | () |
| Stucco work (wall repair)..... | () | () |
| Paint..... | () | () |
| Tile or other wall decorations | () | () |
| Doors | () | () |
| Windows | () | () |
| Lighting on wall or soffit | () | () |
| Awnings | () | () |
| Sign on wall..... | () | () |
| Other _____ | () | () |
| _____ | () | () |
| _____ | () | () |

SITE WORK:

| | <u>NEW</u> | <u>REPAIR</u> |
|---------------------------------------------|------------|---------------|
| Walkway: Tile (), Conc () Other ()..... | () | () |
| Parking pavement:Asphalt () Other ()..... | () | () |

NEW

REPAIR

Fence gates () ()
 Landscape, pot landscape () ()
 Exterior Lighting () ()
 Sign on wall () ()
 A.D.A: stairs, ramps () ()
 Loading dock () ()
 Other: _____ () ()
 _____ () ()
 _____ () ()

DRAFT

| Item No. | Item Description FACADES | Date | Date |
|--------------|-----------------------------|----------------------------|-------------------------------|
| | | Proposed Estimated Cost | CIP Revised Estimated Cost |
| 1 | Roof parapets | | |
| 2 | Canopy | | |
| 3 | Stucco Work | | |
| 4 | Tile Veneer or other | | |
| 5 | Doors | | |
| 6 | Windows | | |
| 7 | Lights on wall or soffit | | |
| 8 | Awnings | | |
| 9 | Sign on wall | | |
| 10 | Other | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| TOTAL | | | |

X. PROPOSED CONSTRUCTION SUMMARY:

1. Cost of Rehabilitation:

a. Total estimated rehabilitation costs. (Attach estimate breakdown)

\$ _____

b. Cost estimate by: Owner () General Contractor () Sub Contractor ()

2. Estimated rehabilitation time (calendar days): _____

3. Is the business/building ready for immediate rehabilitation? Yes () No ()

4. If not, provide a start date: _____

XI. AGREEMENTS AND CERTIFICATIONS:

The undersigned is applying for the grant indicated in this application for improvements to the property described herein, and represents that the property will not be used for any illegal or restricted purpose, and that all statements made in this application are true and made for the purpose of obtaining the grant.

Penalty for False Statement- Section 21-24.1 of the code of Miami-Dade County provides: "it shall be unlawful of any person directly or indirectly on his own behalf or on behalf of another to others to make or file with any officer or employee or department or division of the County any false statement or representation with knowledge of the falsity thereof and for the purpose or with the intention of receiving for himself or another or others any benefits..." "Violation of the above provision is punishable by a fine not to exceed five hundred dollars or by imprisonment in the County jail for a period not to exceed sixty days or both."

The undersigned understands and agrees that all records received by Naranja Lakes CRA in connection with this program will be public records, pursuant to the Florida Statutes. The undersigned further agrees to permit an engineer to perform an inspection of the property proposed to be rehabilitated under the Naranja Lakes CRA Commercial Improvements Program. The fundamental purpose of the inspection is to determine, in reasonable fashion, the general structural condition of the building under consideration for a commercial rehabilitation grant.

THIS IS CERTIFIED BY MY SIGNATURE:

Applicant's Signature

Print Applicant's Name

Owner's Signature

Print Owner's Name

Date:

Date:

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 200____.
by _____ . He/she is personally known to me or has presented
_____ as identification number: _____.

(Print or Stamp of Notary):

Expiration Date: _____

Notary Public – State of _____

Notary Seal:

AFFIDAVIT 2 JOB CREATION/RETENTION CERTIFICATE

THE INFORMATION PROVIDED IN THIS CERTIFICATION FORM IS SUBJECT TO VERIFICATION BY AUTHORIZED GOVERNMENT OFFICIALS.

Name of Applicant: _____

Address: _____

Phone Number: () _____ Federal ID#: _____

Type of Business: _____

Number of Jobs Anticipated to be Created: _____ Retained: _____

I understand that the goal of the Federal Government in the area of job creation is to assist in creating jobs for low and moderate-income persons. CDBG guidelines require that a minimum of one (1) full-time permanent job be created or retained for every \$35,000 of CDBG funds used. It is the intent of the business named above to willingly attempt to recruit at least 51% of its employees resulting from this assistance, to meet the federal definition of very low and low-moderate income levels, as set forth in the chart shown below.

LOW AND MODERATE INCOME LIMITS BY FAMILY SIZE

| Family Size | HOUSEHOLD INCOME VERY LOW LESS THAN: | HOUSEHOLD INCOME LOW-MODERATE | HOUSEHOLD INCOME GREATER THAN: |
|-------------|--------------------------------------------|-------------------------------------|--------------------------------------|
| 1 | \$18,950 | \$18,951 - 30,300 | \$30,301 |
| 2 | \$21,650 | \$21,651 - \$34,600 | \$34,601 |
| 3 | \$24,350 | \$24,351 - \$38,950 | \$38,951 |
| 4 | \$27,050 | \$27,051 - \$43,300 | \$43,301 |
| 5 | \$29,200 | \$29,201 - \$46,750 | \$46,751 |
| 6 | \$31,400 | \$31,401 - \$50,200 | \$50,201 |
| 7 | \$33,550 | \$33,551 - \$53,650 | \$53,651 |
| 8 | \$35,700 | \$35,701 - \$57,150 | \$57,151 |

THIS IS CERTIFIED BY MY SIGNATURE:

Applicant's Signature
Print Applicant's Name
Date

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 200____.
 by _____ He/she is personally known to me or has presented
 as identification number: _____.

(Print or Stamp of Notary): _____ Expiration Date: _____

Notary Seal:

Notary Public – State of _____

AFFIDAVIT 4

AGREEMENT FOR REIMBURSEMENT UPON EVENT OF SALE

Comes now _____ who, is
being duly sworn, deposes and states as follows:

1. I, the owner(s) of the property located at: _____

2. I agree that if said property which has been rehabilitated with CDBG Funds is sold within five (5) years of receiving assistance, the County has the right to seek reimbursement of grant funds.
3. I agree that if said property is sold, the County has the right to recoup grant funds on a declining percentage point basis as outlined below:

Within the first year 100% will be reimbursed
Within the second year 80% will be reimbursed
Within the third year 60% will be reimbursed
Within the fourth year 40% will be reimbursed
Within the fifth year 20% will be reimbursed

THIS IS CERTIFIED BY MY SIGNATURE:

| | | |
|----------------------------|-----------------------------|-------|
| _____ | _____ | _____ |
| Property Owner's Signature | Print Property Owner's Name | Date |
| _____ | _____ | _____ |
| Property Owner's Signature | Print Property Owner's Name | Date |

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 200____.
by _____. He/she is personally known to me or has presented
as identification number: _____.

(Print or Stamp of Notary):

Expiration Date: _____

Notary Seal:

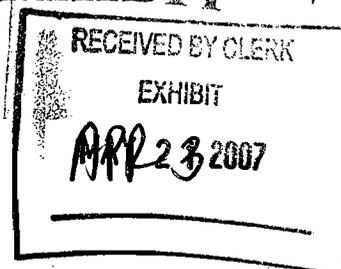
Notary Public – State of _____

I suggest that we look for a candidate (s) that demonstrate the following characteristics:

1. Has the ability to start up and manage a dynamic community and economic development organization.
2. Has the ability to effectively communicate with the CRA Board of Directors , community shareholders, public officials, banks, and the development community.
3. Has the ability to establish policies and procedures for the CRA.
4. Has the ability to manage the organization's operating and programmatic budgets.
5. Has the ability to effectively negotiate, manage and monitor program investments , grants and community wide initiatives sponsored by the Board.
6. Has familiarity with federal, state, and local economic development, housing and neighborhood revitalization incentive programs.
7. A successful candidate should have a minimum of 10 years of economic and community development experience.
8. A successful candidate should have strong written , analytical and verbal communication skills.

In terms of education , I suggest that the search seek individual(s) with the minimum requirement of a college degree. A graduate degree in public administration or urban planning would be preferable.

EXHIBIT V-7



SUMMARY

Ritsema Consulting Invoices

| | | |
|-----------------------------------------------|--------------|----------------|
| Invoice no. NL15 for Sept. - Oct. 2006 | Hours | Charges |
| Amount | 73.40 | \$ 5,505 |
| Disputed | 32.00 | \$ 2,400 |
| Balance | <u>41.40</u> | \$ 3,105 |

| | | |
|---------------------------------------|--------------|----------------|
| Invoice no. NL16 for Nov. 2006 | Hours | Charges |
| Amount | 84.00 | \$ 6,300 |
| Disputed | 46.80 | \$ 3,510 |
| Balance | <u>37.20</u> | \$ 2,790 |

| | | |
|-------------------------------|--------------|-----------------|
| Total Invoices | 157.40 | \$ 11,805 |
| Total Balance Paid | <u>78.60</u> | \$ 5,895 |
| Total Disputed amounts | 78.80 | \$ 5,910 |

| SUMMARY OF DISPUTED CHARGES | | | |
|---------------------------------------------|-----------------------------------------------|-------------|-----------------|
| Invoice NL15 Total Charges- \$5,505 | | | |
| Date | Brief Description | Hours | Amount |
| 9/10/06 | Rework spreadsheet that shows all 20 payments | 5.6 | \$ 420 |
| 9/11/06 | Complete spreadsheet (8 hrs) | 4 | \$ 300 |
| 10/16/06 | Modify spreadsheet | 4 | \$ 300 |
| 10/19/06 | Develop spreadsheet | 6 | \$ 450 |
| 10/20/06 | E-mail, and input data | 6.4 | \$ 480 |
| 10/21/06 | E-mail, and print spreadsheet | 6 | \$ 450 |
| | Total Disputed Charges | 32 | \$ 2,400 |
| Invoice NL16 Total Charges - \$6,300 | | | |
| Date | Brief Description | Hours | Amount |
| 11/6/06 | Begin spreadsheet (8hrs) | 2 | \$ 150 |
| 11/7/06 | Enter data for payments 7-14 | 6.6 | \$ 495 |
| 11/8/06 | Enter data for payments 15-20 | 7 | \$ 525 |
| 11/9/06 | Enter data for payment 21 | 7 | \$ 525 |
| 11/10/06 | Prepare transmittal e-mail | 4.6 | \$ 345 |
| 11/12/06 | Create spreadsheet | 4 | \$ 300 |
| 11/15/06 | Begin report | 7 | \$ 525 |
| 11/17/06 | Edit and e-mail report | 4 | \$ 300 |
| 11/27/06 | Analyze payment 6 & 7 | 4.6 | \$ 345 |
| | Total Disputed Charges | 46.8 | \$ 3,510 |

| GREATER DETAIL PROVIDED | | |
|-------------------------|-----------------------------------------|--|
| Time Approved | Balance of Time Spreadsheet Development | |
| 0 | 5.6 | |
| 3 | 1 | |
| 2 | 2 | |
| 6 | | |
| 4 | 2.4 | |
| 0 | 6 | |
| 15 | 17 | |
| Time Approved | Balance of Time Spreadsheet Development | |
| 0 | 2 | |
| 1 | 5.6 | |
| 0.4 | 6.6 | |
| 1 | 6 | |
| 3.6 | 1 | |
| 0 | 4 | |
| 0 | 7 | |
| 4 | | |
| 4.6 | 0 | |
| 14.6 | 32.2 | |
| 29.6 | 49.2 | |
| \$ 2,220 | \$ 3,690 | |

| HISTORICAL INFORMATION | | | |
|--------------------------------------------|--------------------------|------|----------|
| Past Invoices (For References Only) | | | |
| NL 14 | June - July 2006 | 57 | \$ 4,275 |
| NL 13 | May - June 2006 | 33 | \$ 2,475 |
| NL 12 | March - April 2006 | 47.6 | \$ 3,570 |
| NL 11 | January - February 2006 | 79 | \$ 5,925 |
| NL 10 | November - December 2005 | 57 | \$ 4,275 |

EXHIBIT VII-1

RECEIVED BY CLERK
EXHIBIT
APR 23 2007

RITSEMA CONSULTING, INC.

Civil Engineering and Related Services

December 4, 2006

Naranja Lakes Community Redevelopment Agency
Attention: Alberto Gonzalez
c/o Miami-Dade County
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

VOUCHER NO. WBU07001345
VENDOR NO. 562448033-0
INV. SEQ. NO. _____
P.O. NO. _____


DEPARTMENT HEAD AUTHORIZED SIGNATURE

INVOICE NO. NL16

CRA Professional Services Agreement

Employer ID No. 56-2448033

For Professional Services Rendered:

| | | <u>Hours</u> | <u>Amount</u> |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| 11/01/06 | Visit project site. | 1.0 | 75 |
| 11/03/06 | Prepare for and attend meetings at SPCC. While waiting, met with Steve Z. and then with Steve, Mike Iturrey and Alberto Gonzalez. The meeting concerned the requested spreadsheet that would show how the first 20 payments and Payment Request No. 21 would be distributed among the coded items in the Amendment One lists as well as the format and relevance of this spreadsheet. Research the development agreement regarding change orders and payment adjustments. Look for cost breakdowns for Change Order 1 (CO 1). | 6.0 | 450 |
| 11/05/06 | Send e-mail to Steve, Mike and Alberto regarding Friday's meeting. Compare Solo's schedules of values with the Amendment One lists. | 4.6 | 345 |
| 11/06/06 | Speak to Luis Carbonell and Glen Saks. Send Glen copies of e-mails and documents distributed to Mike and Steve at Friday's meeting. Meet at Luis' office to discuss with him the financial status of the project and how it relates to the Amendment One lists. Receive a copy of and discuss with Luis his detailed financial analysis recently prepared in response to Mike's request. Begin detailed spreadsheet previously discussed by entering data from the first six payment requests into the Overall Plan of Improvements Status Report. Speak to Mike Perkins regarding the water use permit application. | 8.0 | 600 |
| 11/07/06 | Enter data from Payment Requests 7-14. Visit project site. | 6.6 | 495 |
| 11/08/06 | Enter data from Payment Requests 15-20. Speak to Alberto regarding work done so far. | 7.0 | 525 |
| 11/09/06 | Enter data from Payment Request 21. Enter data from Solo's original contract and change orders. Check and revise spread sheet for consistency and appearance. | 7.0 | 525 |
| 11/10/06 | Prepare transmittal e-mail with explanation and send with two spreadsheets to Mike, Alberto and Steve--one that includes data from Payment Requests 1-20 in one column and another that shows them in individual columns, both similar in format. Begin preparation for a third spreadsheet (also requested on 11/3/06) comparing Canal Street codes in Amendment One with a proposal created to split Canal Street costs west and east of the canal based on Luis' breakdown shown in NLC's latest, proposed CO 4 that in turn was based on information from Ford Engineers and Solo Construction. | 4.6 | 345 |
| 11/12/06 | Create actual spread sheet with figures derived on 11/10/06. Find errors and balance totals against related documents. | 4.0 | 300 |
| 11/13/06 | Send spreadsheet showing proposed Canal St. split. | 0.4 | 30 |

RITSEMA CONSULTING, INC.

Civil Engineering and Related Services

| | <u>Hours</u> | <u>Amount</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| 11/14/06 Prepare for meeting with Alberto regarding the 10 adjustments Luis included with Payment Requisition No. 21. Meet at SPCC with Alberto to discuss this requisition and the three spreadsheets recently prepared. Alberto and later Mike requested a narrative report that would explain the three spreadsheets, the change orders and the payment procedures. Speak to Luis regarding Alberto's request to resubmit Requisition 21 showing the proper amounts in the previously paid column in order to avoid confusion. | 5.0 | 375 |
| 11/15/06 Begin preparing report requested on 11/14/06. Search for relevant e-mails. | 7.0 | 525 |
| 11/16/06 Meet at SPCC with Alberto and Luis to discuss Luis' and my respective reconciliations for the first 21 payment requests. Complete initial draft of final report requested on 11/14/06 (4 1/2 pages). | 7.0 | 525 |
| 11/17/06 Edit, finalize and e-mail final report to Mike, Alberto and Steve Z. Forward report to CRA members with e-mail message. | 4.0 | 300 |
| 11/20/06 Speak to Alberto regarding his request for two hard copies of final report. Read e-mail from Steve Z. dated 11/19/06 and draft a response which was planned to be sent when I returned to Miami. | 1.4 | 105 |
| 11/21/06 Speak to Mike regarding a final report and changes to NLC's pay requisition form—Landscaping & Irrigation on Payment Requisitions 6 and 7 in particular. | 0.4 | 30 |
| 11/27/06 Analyze Payment Requisitions 6 and 7. Add up total amounts assigned to SW 140 Ave. and SW 272 St. Attend CRA meeting. | 5.6 | 420 |
| 11/28/06 Prepare an e-mail to Mike and others regarding Payment Requisitions 6 and 7, payment procedures and compile into a Final Report Addendum. | 3.0 | 225 |
| 11/29/06 E-mail Final Report Addendum. E-mail Steve Z. regarding RCI's PSA. | 1.4 | 105 |

Total for November, 2006

84.0 \$6,300

Disputed charges - 46.8

3,510

\$2,790

Pay this

John J. Ritsema 12-4-06

ok Auto by

Index Code:

TFNARANFALAK

Pay only



RITSEMA CONSULTING, INC.

Civil Engineering and Related Services

November 1, 2006

Naranja Lakes Community Redevelopment Agency
Attention: Alberto Gonzalez
c/o Miami-Dade County
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

VOUCHER NO. 1NB007001346
VENDOR NO. 562448033-01
INV. SEQ. NO. _____
P.O. NO. _____


DEPARTMENT HEAD AUTHORIZED SIGNATURE

INVOICE NO. NL15

CRA Professional Services Agreement

Employer ID No. 56-2448033

For Professional Services Rendered:

| | | <u>Hours</u> | <u>Amount</u> |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| 09/10/06 | Rework spread that shows all 20 payments in order to accurately assign costs to the work components in the developer's schedule of values. | 5.6 | 420 |
| 09/11/06 | Complete spread sheet described above. Visit job site. Attend CRA meeting. | 8.0 | 600 |
| 09/12/06 | Prepare and send progress report to Alberto Gonzalez and Mike Iturrey. Send e-mail to Luis. | 0.6 | 45 |
| 09/13/06 | Read e-mails. Send e-mails to Luis Carbonell and Mike. | 0.4 | 30 |
| 09/18/06 | Download and print Payment 21 request and the proposed revised Change Order 4 (deduction). Begin review of CO 4. Speak to Luis regarding these two documents. | 2.0 | 150 |
| 09/19/06 | Complete review of Payment 21 and proposed CO 4. Speak to Luis and Alberto regarding these two documents. Visit project site. | 3.4 | 255 |
| 09/20/06 | E-mail Luis. Write weekly report. | 0.6 | 45 |
| 09/21/06 | Meet at SPCC with Alberto, Mike, Steve Z., Glen Saks, George DeGuardiola, Ray C., Luis and their attorney, Ben, to discuss having NLC complete Phase 1 work. | 4.0 | 300 |
| 09/22/06 | Fill in spread sheet received from Alberto for Payment 21 and send back to Alberto for processing. Update overall plan spread sheet to include this payment. | 1.6 | 120 |
| 09/25/06 | Speak to and e-mail Luis. Begin form to be used for bi-weekly status reports. | 1.0 | 75 |
| 09/27/06 | Speak to Alberto. Continue working on above spread sheet form. | 1.0 | 75 |
| 09/28/06 | Complete above spread sheet that includes financial and descriptive information and send to Alberto and Mike. E-mail an inquiry to Steve Z. with copy to Alberto regarding Phase 1 and Phase 2 items in developer's agreement. Receive by e-mail attachment from Alberto, the official Amendment One of the developer's agreement. | 4.4 | 330 |
| 10/10/06 | Read Mike's e-mail. Speak to Alberto and later Mike regarding Payment 21 and how it relates to developer's schedule of values. E-mail Alberto and Luis. | 2.0 | 150 |
| 10/16/06 | Speak to Alberto regarding information requested for NLC payments. Modify spread sheet showing all 21 payments and e-mail it to Alberto and Mike. Read and respond to Alberto's e-mail dated today regarding Payment 21 and associated information requested. | 4.0 | 300 |
| 10/17/06 | Speak to Mike regarding meeting in afternoon at SPCC and prepare for same. Meet with Octavio to update him on project. Meet with Mike and Alberto regarding Payment 21, Amendment One of developer's agreement with respect to MDC's payments for each of the items A through O and a spread sheet requested to track same. | 5.0 | 375 |

RITSEMA CONSULTING, INC.

Civil Engineering and Related Services

| | | <u>Hours</u> | <u>Amount</u> |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| 10/18/06 | Search for NLC's schedule of values as originally submitted, scan same and e-mail to Mike and Alberto. Review development agreement with respect to developer payments [4.09(b)]. Speak to Mike regarding his request to have spread sheet completed by Monday morning based on Phase 1 Items C,D,E,F,J,K,L&N and the break-downs for each based on "codes" as shown in Amendment One. | 2.0 | 150 |
| 10/19/06 | Print Phase 1 cost breakdown sheets from Amendment One. Compare to sheets in original development agreement. Attempt to convert Solo's payment requests to Amendment One codes. Speak to Alberto regarding difficulty of converting Solo's schedule of values to Amendment One codes. Visit job site. | 6.0 | 450 |
| 10/20/06 | E-mail Steve Z. regarding issues described above. Print spread sheet received from Alberto entitled Overall Plan Status Report wherein he inserted Amendment One code descriptions and values. Extract information from NLC Payment 21 request to be incorporated into spread sheet. Input this data. | 6.4 | 480 |
| 10/21/06 | Print filled-in spread sheet and analyze apparent discrepancies. Make refinements as needed. Compare total paid amounts to previously created spread sheets. E-mail new spread sheet to Mike and Alberto with explanation. | 6.0 | 450 |
| 10/23/06 | Study spread sheet sent 10/21/06. Compare Solo's schedule of values with lists in Amendment One. Check items Alberto had entered on spread sheet. Search files for history of payment procedures. | 2.0 | 150 |
| 10/25/06 | Send e-mail with 30-day notice to cancel my PSA to Nina, Steve Z., Mike and Alberto. Speak to Mike Perkins regarding irrigation water use permit. Search and review files pertaining to Solo's payments, change orders, schedules of values, etc. Speak to Luis regarding ELCI proceeding with plaza contract, water and sewer conveyance, and need for drainage as-builts when SW 140 Ave. and SW 272 St. are turned over to the PWD. Read Steve's e-mail regarding his Master Plan of Improvements concerns. | 4.4 | 330 |
| 10/26/06 | Read Mike's e-mail. Respond to him, Steve and Alberto regarding overall plan spread sheet. Speak to Luis regarding his recent financial study and request a copy. | 1.0 | 75 |
| 10/27/06 | Print Luis' financial study received from Alberto. Search files and print records related to changes in scope prior to Amendment One and other important issues in order to make them available to Mike and Steve. | 2.0 | 150 |

Total for July and August, 2006

73.4 5,505

Deducted chrg. 32 - 2,400

\$ 3,105

Pay
This

John J. Ritsema

11/1/06

Index Code:

JFNARANFALAK

cbr
Ahat
Guy

Pay only
31

Gonzalez, Alberto (OSBM)

From: Jjritsema@aol.com
Sent: Monday, March 05, 2007 4:19 PM
To: Iturrey, Mike (OSBM)
Cc: Gonzalez, Alberto (OSBM); szelkowitz@gray-robinson.com
Subject: Re: Invoices #15 and #16
Attachments: Invoice15&16Addnl.xls

Thank you for the payment of \$5,895, the undisputed amount. It was received on February 21, 2007.

In response to your e-mail dated February 9, 2007, and our conversation after the CRA meeting on February 26, 2007, I have provided additional detail for the days you have disputed, including the number of hours worked on each task when more than one task was described for a given day. This additional information is shown in brackets on the attached spreadsheet that also shows a description and amounts on the original invoices.

Also, please consider the following points.

Had the first 20 payments to the developer been processed using the Amendment One detail lists as a basis, more of my time would have been required during a period of over two years rather than during the days covered by Invoices NL15 and NL16. The additional processing time would have involved preparation of and modifications to spreadsheets as well as e-mails and some meetings with NLC and Solo to properly assign items in their billings.

The days in dispute primarily concern the time spent on spreadsheets specifically requested by the County and e-mails describing them. My PSA clearly provides for payments based on an hourly rate. The PSA entered into was based on trust that my professional expertise would be worth \$75 per hour. I respected that trust by using sound judgment as to the number of hours spent on tasks that I felt were important or were specifically requested. I kept track of my hours daily. For almost 2 1/2 years I never had any of my invoices questioned. In fact on more than one occasion, Jurgen Teintze expressed gratitude not only for the contributions of my expertise but also that my invoices were very reasonable.

In the case of the spreadsheets, I was specifically asked to create and describe them. Invoices NL15 and NL16 reflect actual hours I performed CRA/County work. Although I am first and foremost an engineer, I believe I can create and manipulate basic spreadsheets as efficiently as a finance person, at least for the tasks I performed on this project in particular. If my ability were in doubt we could have decided on a lump sum work order for any of these tasks and have avoided this conflict. Also, preparation of these spreadsheets involved considerable construction engineering knowledge in general and knowledge of this project. It took considerable time to analyze Solo's payment requests with respect to recalling issues over a 2 1/2-year period of time, interpreting construction engineering terms and abbreviations, and properly assigning items to codes in the Amendment One lists. In this regard, a finance person would have had to spend even more time than I in creating these spreadsheets.

Please allow me to make one final point. During the month of November, which included most of the disputed time and after I had already given my 30-day notice to cancel the PSA, my desire was to minimize the amount of time spent on this PSA and accelerate my work on another consulting project having the same hourly rate. In other words, my goal was to work on the other project, not run-up time unnecessarily on the Naranja Lakes project. My motivation during the time represented in Invoice NL16, was to present the requested information to the best of my ability for the ultimate benefit of the Naranja Lakes project.

If after reviewing this additional information you still cannot approve the full payment amount, please consider a joint meeting with representatives from DBD present who could act as mediators.

If you have any questions, please contact me.

Sincerely,

John J. Ritsema
Ritsema Consulting, Inc.

March 5, 2007

Naranja Lakes Community Redevelopment Agency
Attention: Alberto Gonzalez
c/o Miami-Dade County
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

Additional Information for Invoices NL 15 and NL16

CRA Professional Services Agreement

Employer ID No. 56-2448033

| <u>For Professional Services Rendered:</u> | | <u>Hours</u> | <u>Amount</u> |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| 09/10/06 | Rework spreadsheet that shows all 20 payments in order to accurately assign costs to the work components in the developer's schedule of values. [This spreadsheet prorated payments to each of the Items A-O and was used to derive information DR Horton needed to compute "cost to complete" for their proposal to complete project and various other purposes.] | 5.6 | 420 |
| 09/11/06 | Complete spread sheet described above [1 hour]. Visit job site [1]. Attend CRA meeting [5.5]. [includes preparation, transportation, attending and discussions after meeting] | 8.0 | 600 |
| 10/16/06 | Speak to Alberto regarding information requested for NLC payments [0.4]. Modify spreadsheet showing all 21 payments and e-mail it to Alberto and Mike [2]. Read and respond to Alberto's e-mail dated today regarding Payment 21 and associated information requested [1.6]. | 4.0 | 300 |
| 10/19/06 | Print Phase 1 cost breakdown sheets from Amendment One [0.2]. Compare to sheets in original development agreement [and analyze] [1.6]. Attempt to convert Solo's payment requests to Amendment One codes [2.6]. Speak to Alberto regarding difficulty of converting Solo's schedule of values to Amendment One codes [0.6]. Visit job site [1]. [On this day I was studying the history of the cost breakdowns contained in the original developer's agreement and later in Amendment One, comparing these lists with Solo's schedule of values and looking at the significance and feasibility of merging them.] | 6.0 | 450 |
| 10/20/06 | E-mail Steve Z. regarding issues described above [2]. [This was a comprehensive e-mail requiring some research, 1 1/3 pages single-spaced, that describe in detail the various ramifications brought about by the proposed payment procedure.] Print spreadsheet received from Alberto entitled Overall Plan Status Report wherein he inserted Amendment One code descriptions and values. Extract information from NLC Payment 21 request to be incorporated into spread sheet [2]. Input this data [2.4]. | 6.4 | 480 |
| 10/21/06 | Print filled-in spread sheet and analyze apparent discrepancies. Make corrections as needed. Compare total paid amounts to previously created spread sheets. E-mail new spread sheet to Mike and Alberto with explanation [6]. [This spreadsheet was based on the paid to date column of Solo's latest requisition that had some apparent discrepancies.] | 6.0 | 450 |

| | | | |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|
| 11/06/06 | Speak to Luis Carbonell and Glen Saks [0.6]. Send Glen copies of e-mails and documents distributed to Mike and Steve at Friday's meeting [0.4]. Meet at Luis' office to discuss with him the financial status of the project and how it relates to the Amendment One lists. Receive a copy of and discuss with Luis his detailed financial analysis recently prepared in response to Mike's request [2] [includes time to review information received from Luis]. Begin detailed spreadsheet previously discussed [in meeting on 11/3/06] by entering data from [Solo's] the first six payment requests into the Overall Plan of Improvements Status Report [4.6]. Speak to Mike Perkins regarding the water use permit application [0.4]. * Note: [This spreadsheet was specifically requested in a meeting held on 11/3/06 at SPCC. It involved extracting information from all of Solo's payment requisitions and placing this data into a spreadsheet based on the cost breakdown lists in Amendment One. It was necessary to interpret engineering/construction abbreviations, deduct retainage, and then add the values assigned to each of the Amendment One codes, while making sure the totals would balance. There were many complications encountered.] | 8.0 | 600 |
| 11/07/06 | *Enter data from Payment Requests 7-14 [5.6]. Visit project site [1]. | 6.6 | 495 |
| 11/08/06 | *Enter data from Payment Requests 15-20 [6.6]. Speak to Alberto regarding work done so far [0.4]. | 7.0 | 525 |
| 11/09/06 | *Enter data from Payment Request 21 [4]. [This payment included 10 adjustments that had to be incorporated.] Enter data from Solo's original contract and change orders [2]. Check and revise spreadsheet for consistency and appearance [1]. | 7.0 | 525 |
| 11/10/06 | Prepare transmittal e-mail with explanation and send with two spreadsheets to Mike, Alberto and Steve--one that includes data from Payment Requests 1-20 in one column and another that shows them in individual columns, both similar in format [3.6]. [Transmittal e-mail was over one page single-spaced that included detailed explanation.] Begin preparation for a third spreadsheet (also requested on 11/3/06) comparing Canal Street codes in Amendment One with a proposal created to split Canal Street costs west and east of the canal based on Luis' breakdown shown in NLC's latest, proposed CO 4 that in turn was based on information from Ford Engineers and Solo Construction [1]. | 4.6 | 345 |
| 11/12/06 | Create actual spreadsheet with figures derived on 11/10/06 [3]. Find errors and balance totals against related documents [1]. | 4.0 | 300 |
| 11/15/06 | Begin preparing report requested on 11/14/06 [6]. [This report ended up being 4 1/2 pages, single-spaced, in length and went into great detail regarding the history of payment procedures and the spreadsheets prepared.] Search for relevant e-mails [1]. | 7.0 | 525 |
| 11/17/06 | Edit, finalize and e-mail final report to Mike, Alberto and Steve Z. [3.6]. Forward report to CRA members with e-mail message [0.4]. | 4.0 | 300 |
| 11/27/06 | Analyze Payment Requisitions 6 and 7. Add up total amounts assigned to SW 140 Ave. and SW 272 St [1]. Attend CRA meeting [4.6]. [Includes preparation time.] | 5.6 | 420 |
| Total hours for disputed days (Includes 11 hours already paid.) | | 89.8 | 6,735 |

Gonzalez, Alberto (OSBM)

From: Jjritsema@aol.com
Sent: Friday, November 17, 2006 9:46 PM
To: Bargaintowninc@cs.com; ninagail@ninabroker.com; ccoorken@bellsouth.net; dlpe@communitybankfl.com; golflen1@earthlink.net; mvolkert@cityofhomestead.com; moe@lumoprint.com; ocooper@kb-florida.org; ram@neteccentric.com; StuNJJune@aol.com
Cc: Saks, Glenn A. (CAO); szelkowitz@gray-robinson.com; Iturrey, Mike (OSBM); Gonzalez, Alberto (OSBM)
Subject: Fwd: Background Report on Mandarin Lakes
Attachments: Background Report on Mandarin Lakes

Honorable CRA Members:

Earlier today I sent Mike Iturrey and Alberto Gonzalez an e-mail with a background report written in response to their request, that I am now forwarding to you for your information. Mike and Alberto wanted this report before my professional services end later this month.

I think you all should be aware of the recent shift contemplated regarding the processing of payments to Naranja Lakes Construction and Solo Construction--i.e. basing the payments on the Amendment One detail lists rather than Solo Construction's schedule of values.

If you would like a copy of any of the spread sheets referred to, please let me know.

Although I will be out of town from November 19-27, I will return in time for the November 27th CRA meeting. I can answer any questions you may have at that time.

Sincerely,

John J. Ritsema
Ritsema Consulting, Inc.

Gonzalez, Alberto (OSBM)

From: Jjritsema@aol.com
Sent: Friday, November 17, 2006 10:13 AM
To: Iturrey, Mike (OSBM); Gonzalez, Alberto (OSBM)
Cc: szelkowitz@gray-robinson.com
Subject: Background Report on Mandarin Lakes
Attachments: CanalStDivisionR1.xls

Gentlemen:

As of November 25, 2006 (unless other temporary arrangements are made), Ritsema Consulting, Inc. (RCI) will no longer serve as the County's Representative as provided for in the Professional Services Agreement. Therefore, Mike Iturrey and Alberto Gonzalez have asked that I provide the following narrative that relates to the three spreadsheets recently prepared, Solo Construction Change Orders (COs) and payment procedures used for the first 20 payments.

RCI's involvement began on May 1, 2004. Prior to that date I was seeking part-time work of approximately 20 hours per week after retiring from full-time employment with Miami-Dade County. When discussing the possibility of working on this project, Jurgen Teintze said a person with my background was needed, but that he estimated the time would be closer to 20 hours per month than 20 hours per week. His estimate proved to be fairly accurate overall, as it turned out for the general type of oversight desired. And as I soon became involved in a variety of personal interests, the arrangement was mutually appreciated.

My involvement initially was with Naranja Lakes Construction's (NLC's) first roadway construction award of SW 40 Ave. and SW 272 St. that had already been put out for bids. There was little concern that SW 272 St. was listed in Phase III of the developer's agreement with a scope of work well below that shown on the plans bid. The award of those two roads was based on NLC's desire to begin development in that general area of the project and also their desire to stay below \$5 million in total awards, as the developer's agreement did not provide for County payments in excess of that amount until certain milestones were met involving home sales and permits.

On May 26, 2004, a meeting was held with Jurgen, Gerald Heffernan and I to discuss payment procedures for Solo Construction's work. Mr. Heffernan had been involved with the project for a considerable period of time and was involved in the creation of the developer's agreement. Jurgen consulted with Mr. Heffernan on a regular basis for various issues. After discussing problems associated with the County paying Solo directly, it was decided to issue joint checks, i.e. to NLC and Solo. Joint checks would be issued to NLC and Ford Engineers also.

Subsequently, payments were submitted and approved based on NLC's and also Solo's schedule of values (SOV). NLC submitted an undisputed SOV with their first payment request in accordance with 4.09(b) of the developer's agreement. It was based on the low bids received from Solo and ABC Construction for each roadway segment, plaza and entrance feature. Furthermore, Solo submitted a SOV in accordance with its contract with NLC, for the two roadways awarded. Solo's SOV consisted of cost breakdowns for each of the two roads. It is a usual practice in lump sum contracts to use SOVs as a means of estimating the percentage of work completed each month for payment purposes. I reviewed and rejected Solo's SOV with the objective of not wanting to pay Solo disproportionately high amounts during the early phases of construction. After several e-mails and meetings, Solo appealed my position. Our differences were finally resolved by Tony Crapp, Jurgen's supervisor, in a meeting held on September 28, 2004.

County payments were processed using spreadsheets that provided lines for signature approvals by Risk Management, Jurgen, the Public Works Department and me. These spreadsheets were developed by Jurgen and the Finance Department based on Solo's and Ford's contracts and are monitored by an accountant according to an e-mail from Jurgen dated July 27, 2005. The County's payment spreadsheet was modified over time but arrived substantially at its present form by the time Payment 4 was processed. Progress payments to NLC/Solo were made based on their

ormal requests, which showed estimated work performed, based on Solo's SOV. To the best of my knowledge, no one considered the preliminary cost estimate lists included in the developer's agreement when processing payments. These lists are dated March 5, 2001 and were prepared by CVV Town Planners. It is normal for cost estimates to be updated and modified as a construction project progresses.

The payment spreadsheet was updated in turn after Change Orders (COs) One and later Three were formalized. These COs were for lump sum amounts and were shown on the payment sheet as such.

CO 1 for the lump sum amount of \$440,866.00 was executed by NLC and Solo in February, 2005, with copies sent to Surgen, Glen Saks (Gerald Heffernan's successor on the project) and Steve Zelkowitz on March 15, 2005. Various discussions and e-mails preceded the formal adoption of CO 1. It includes portions of adjacent roadway segments through which utility work, that had already begun, had to be extended. The two adjacent roadway segments are SW 143 Ave./275 St. for \$169,535.00 and SW 140 Ave. to the south for \$271,331.00 where it curves onto SW 280 St. These two roads had already been bid and could have been awarded to Solo in their entirety except for NLC's concern not to award more than \$5 million of construction. CO 1 provides for the two dollar amounts to be credited when the associated roadway segments are awarded at a later date.

Amendment One to the developer's agreement was executed in March, 2005 and recorded in the public records on May 4, 2005. It formalized most of the changes already in place at that time, the addition of funding for water and sewer construction and a redefinition of Phases 1 and 2. I received a copy of an e-mail from Steve Z. dated January 15, 2005 with a draft of Amendment One attached. The e-mail stated that George De Guardiola, NLC, would provide a cost breakdown that would be added and become a part of the amendment. This cost breakdown, that I was not asked to review, replaced the preliminary cost estimates referred to three paragraphs above. The costs listed in Amendment One resulted in no cost changes to the roadway segments included in NLC's SOV. However, the detailed breakdowns for each roadway changed significantly from the preliminary costs in the original agreement. As a result, these cost estimate lists were not used for checking payment requests. And as before, to the best of my knowledge, no one considered these lists as relevant to approving payments to NLC/Solo--until processing Payment Request No. 21. These lists will be referred to hereinafter as the Amendment One detail lists.

I do not recommend that the Amendment One detail lists be used for approval of payments for the following reasons.

1. Most of the cost breakdowns are composed of brief lists of items that serve the purpose of describing the nature of work in a general way. For the first two roads contracted (SW 140 Ave. and SW 272 St.) the codes match Solo Construction's SOVs. For SW 143 Ave. and Canal St. they do not match. When other roads are begun it is unlikely that contractor SOVs will match the codes in Amendment One. It is apparent that the developer, when creating these cost breakdowns for inclusion in Amendment One, used the best information it had at that time. Since contractor SOVs existed for the first two roads, those matched and the others will not match. Final plans were not even available for most of the work segments when Amendment One was executed. The developer's contract with Solo requires payments be made according to Solo's SOV, not the Amendment One detail lists.

2. Solo's contracts are lump sum contracts. The County's Public Works Department uses unit-priced contracts. However, each of their contracts involves several pages of items in an attempt to completely describe all the work. Even then, the County approves payments with overruns of individual items so long as there are underruns to offset them, so that the total contract sum is not exceeded. Quantities in unit-priced contracts or cost estimates are understood to be estimates not strict upper limits.

3. The developer's agreement requires that it hire an engineering firm to prepare plans and subsequently receive bids for the construction represented on those plans. The County then should reimburse the developer based on the approved contracts up to the amounts in the developer's SOV that will not exceed the GMP. In case of differences, the developer's agreement in Section 4.03(a) sets forth an order of precedence with the "Plans and Specifications" having priority over the "Agreement" and the "construction contract."

CO 3 was executed on February 15, 2006, for the amount of \$4,049,391.23. This lump sum change order consisted of

the addition of three roadway segments as follows: Item C, Canal St. for \$1,320,938.90; Item D, Canal St. Bridge, Greens and Pathways for \$1,537,543.28 and the remainder of Item J not covered in CO 1, SW 143 Ave/275 St. for \$1,190,909.05 (1,360,444.05-169,535.00). These dollar amounts agree with NLC's schedule of values and the gross amounts included in Amendment One. However, Solo's detailed breakdown as shown in Solo's SOV does not agree with the Amendment One detail lists. Payments for CO 3 work have been made in accordance with Solo's SOV. Currently, work has begun on Items C (east of the canal) and J, but not on D. NLC is now recommending a deductive CO 4 that would delete from Solo's contract all of Item D and that portion of Item C west of the canal. On CO 3 please note that included in "previously Authorized change order" is \$55,000 that was issued to Solo by NLC as CO 2 but not approved for reimbursement by the County. Also, there appears to be an addition error resulting in a New contract] Price of \$8,322,855.94. I believe the amount should be \$8,332,989.45. This discrepancy was noted in my e-mail dated February 22, 2006, to Jurgen, Alberto and Luis Carbonell, NLC.

Notwithstanding the interpretations as indicated above, I was asked to prepare a detailed reconciliation of payments CO 1-20 individually and Payment Requisition 21 against the Amendment One detail lists. As a separate analysis I was asked to recommend an appropriate division of Item C, Canal St. for work to be completed west and east of the canal. In response I created three spreadsheets.

The first spreadsheet was completed after a meeting was held on November 3, 2006 with Mike, Alberto and Steve Z. It is entitled, "Mandarin Lakes, Florida, Overall Plan of Improvements, Status Report" having the file name "BiWeeklyReportPmt21JJRRev1.xls". It shows the first 20 payments in total in one column and Payment Requisition 21 in an adjacent column. The second spreadsheet has the same title but has the filename, "NLCProgrBiWeeklyReportPmt1-20JJRRev2.xls". It shows payments 1-20 in separate columns and the totals for the first 20 payments in a final column, which was used in the previous spreadsheet. The two spreadsheets are reconciled to the total amounts paid and shown in the County's spreadsheet used to process the payments. There are some very minor differences, mostly due to rounding. I used my best judgement to assign costs--for the individual items in Solo's SOV that accompanied each pay request--to the items in the Amendment One detail lists. The individual dollar amounts (less 10% retainage) were taken from the column entitled "This Period" on the payment request forms. There were two instances where new items had to be added since there were no appropriate coded items in Amendment One.

The two components of CO 1 are shown separately. \$169,535.00 is shown with SW 143 Ave./275 St. This amount was deducted in CO 3 when Solo was given the remainder of this roadway to construct. \$271,331.00 is shown with SW 140 Ave. with the intention of reducing Item G, SW 280 St. by the same amount when awarding that roadway. The \$271,331.00 represents work for a very short extension to the south end of SW 140 Ave. and as such could be considered not part of SW 280 St. In other words, the division between SW 140 Ave. and SW 280 St. is somewhat arbitrary as they are connected by a curve in the same roadway.

The early billings for CO 1 indicated amounts for the two roadway segments that were shown correctly in accordance with the amounts described in the executed change order. However, at a later date the billing amounts were changed. I told Luis, in writing, to correct this error. However, it was not changed. I continued approving payments for CO 1 since it is a lump sum change order and even though the division of funds between the two roads is incorrect in recent billings, the total agrees with the total change order amount and, therefore, the total paid is correct.

Item J, SW 143 Ave./SW 275 St., includes three curb types. It can be ascertained from the first spreadsheet that Solo's SOV amounts for curbing exceed the corresponding coded items in the Amendment One detail list. I did a rough analysis of the plans with the conclusion that Solo's SOV had approximately 1,000 feet of curbing in excess of what actually constructed. Solo's unit prices for curbing are lower than those estimated in Amendment One; this partially mitigates the overrun in curbing dollars. In unit-priced contracts final as-built quantities are measured very carefully, as the results directly affect the total amount paid to contractors. However, as mentioned previously, Solo is a lump sum contract, which means it is paid a fixed amount for the entire project. Solo's SOV, then, serves the purpose of estimating monthly, partial, progress payments against the total lump sum amount. With that in mind my concern was to not pay too much in the early stages of construction and too little during later stages. Solo's overestimation of curbing quantities actually had the effect of delaying funds that could have been included in

construction items built and billed earlier in the project.

There are a few other cases where payments have already exceeded individual items in the Amendment One lists. However, total amounts for individual road segments have not been exceeded, and, therefore, are within NLC's SOV. In any case, if any payment errors are found they can be corrected in future payments. Corrections have already been made in payment 12 and in the request for payment 21.

In payment 12, General Conditions and Maintenance of Traffic for SW 272 St. were reduced by \$59,501.51 and \$2,558.05 respectively. These adjustments (reductions) were made because the amounts already paid--based on the payment schedules agreed upon during the meeting with Tony Crapp mentioned earlier--were higher percentage-wise than the overall job completion, due to work falling behind schedule. In the case of the requested payment 21, NLC (see: Luis' e-mail dated September 16, 2006) has made adjustments (reductions) to 10 items based on a revised SOV needed to match a revised, proposed CO 4. CO 4, if executed, will deduct funds for deleting Canal St. west of the canal and all of Item D, Canal St. Bridge, Greens and Pathways from Solo's contract.

In light of the foregoing considerations, no items or codes in Amendment One and no items in Solo's SOV should be considered "already paid for." Furthermore, no final payments have been made on any of the road segments and 10% retainage is being held for all of the work except for some of the water, sewer and drainage. Additionally, Section 4.09(f) of the Agreement states that these payments do "not constitute approval or acceptance by County of any item of Work not in accordance with the Contract Documents, nor shall it be construed as a waiver of any of County's rights hereunder or at law or in equity." The developer's agreement and Solo's contract both include important requirements before any final payments are made. Please be sure all of these requirements are met before any final payments are made!

The third spreadsheet is entitled, "Mandarin Lakes Canal Street Division, Item C" and has the file name "CanalStDivisionR1.xls". This recommendation is based on the division NLC has developed with Ford Engineers and Solo Construction. Please note that NLC/Solo includes all Landscape & Irrigation work for Items C and D under Item D, Canal St. Bridge, Greens and Pathways. As it is important to complete Landscaping & Irrigation work on Canal St. while construction east of the canal is currently underway, \$50,385.30 has been deducted from General Conditions west of the canal for that purpose in my analysis.

When a new County Representative is appointed, I would like the opportunity to have discussions with him or her to go over additional, technical details that, due mainly to time limitations, could not be included in this report.

Sincerely,

John J. Ritsema
Ritsema Consulting, Inc.

November 9, 2006

Phase I List of Improvements

| Item and Description | Amend. 1 Budget | Amount Contracted | Payment 1 | Payment 2 | Cumulative | Payment 3 | Cumulative | Payment 4 |
|-----------------------------------------------------|---------------------|---------------------|-----------|-----------|------------|-----------|------------|-----------|
| C Canal Street East (Naranja Lakes Blvd Ext) | 1,320,938.91 | 1,320,938.90 | | | | | | |
| Item description | Amendment 1 | | | | | | | |
| Demolition | 42,404.40 | | | | | | | |
| Adjust Structures | 3,901.95 | | | | | | | |
| Curb and Gutter | 63,371.76 | | | | | | | |
| Valley Curb | 33,489.14 | | | | | | | |
| Handicap Ramp | 11,262.46 | | | | | | | |
| Sidewalk | 180,963.27 | | | | | | | |
| 12" Stabilized Subgrade | 26,087.39 | | | | | | | |
| 8" Limerock Base | 98,309.52 | | | | | | | |
| 6" Limerock Base | 15,499.20 | | | | | | | |
| 2" Asphalt | 97,088.00 | | | | | | | |
| Sod | 7,984.67 | | | | | | | |
| Guardrail | 5,676.28 | | | | | | | |
| 6" Curb | 27,966.57 | | | | | | | |
| 4" Median Concrete | 1,027.39 | | | | | | | |
| Sanitary Sewer | 125,138.40 | | | | | | | |
| Landscape & Irrigation | 93,853.80 | | | | | | | |
| Striping and Signs | 25,027.68 | | | | | | | |
| Storm Drainage | 156,423.00 | | | | | | | |
| General Conditions | 251,028.83 | | | | | | | |
| Performance Bond | 20,898.11 | | | | | | | |
| MOT | 33,537.09 | | | | | | | |
| Water Distribution | | | | | | | | |
| Readadjust for Rev. Proposed CO 4 | | | | | | | | |
| | <u>1,320,938.91</u> | | | | | | | |
| D Canal Street Bridge, Greens and Pathways | 1,537,543.29 | 1,537,543.28 | | | | | | |
| Item description | | | | | | | | |
| Demolition | 24,174.26 | | | | | | | |
| Civic Building | 34,256.48 | | | | | | | |
| Bridge | 1,063,677.25 | | | | | | | |
| Bike Racks | 1,400.00 | | | | | | | |
| Benches | 2,401.00 | | | | | | | |
| Trash Receptacles | 855.00 | | | | | | | |
| Pathways | 28,091.09 | | | | | | | |
| Sidewalks | 13,200.00 | | | | | | | |
| Landscape & Irrigation | 56,015.37 | | | | | | | |
| Striping & Signs | 6,256.60 | | | | | | | |
| General Conditions | 247,838.02 | | | | | | | |
| Performance Bond | 23,088.05 | | | | | | | |
| MOT | 36,290.17 | | | | | | | |

Phase I List of Improvements

| Item and Description | Amend. 1 Budget | Amount Contracted | Payment 1 | Payment 2 | Cumulative | Payment 3 | Cumulative | Payment 4 |
|--------------------------------------------|-----------------|-------------------|-----------|-----------|------------|-----------|------------|------------|
| E S. W. 140 th Avenue | 2,603,816.64 | 2,603,816.64 | | | | | | |
| Item description | | | | | | | | |
| Demolition | 118,648.00 | | | | | | | 53,391.60 |
| Adjust Structures | 1,568.80 | | | | | | | |
| Curb and Gutter | 141,375.00 | | | | | | | |
| Valley Curb | 14,000.00 | | | | | | | |
| Sidewalk | 2,826.00 | | | | | | | |
| 12" Stabilized Subgrade | 25,360.00 | | | | | | | |
| 8" Limerock Base | 195,000.00 | | | | | | | |
| 1" Overlay | 48,000.00 | | | | | | | |
| 2" Asphalt | 92,925.00 | | | | | | | |
| Sod | 22,220.00 | | | | | | | |
| 4" Median Concrete | 65,650.00 | | | | | | | |
| Sanitary Sewer | 387,699.82 | | | | | | | |
| Landscape & Irrigation | 120,000.02 | | | | | | | |
| Striping and Signs | 30,000.00 | | | | | | | |
| Water Main | 326,288.80 | | | | | | | |
| Storm Drainage | 332,320.00 | | | | | | | |
| General Conditions | 429,955.20 | | | | | | | 127,696.70 |
| Performance Bond | 100,000.00 | | | | | | | 90,000.00 |
| MOT | 150,000.00 | | | | | | | |
| E CO 1 S. W. 140 Ave. (Sta 55+50 to 59+00) | | | | | | | | |
| Lump Sum | 271,331.00 | | | | | | | 271,088.30 |
| F S. W. 140 th Avenue Plaza | 1,122,611.81 | | | | | | | |

| | | | | | | | | |
|----------------------------------------------|--------------|--------------|--|--|--|--|--|--|
| J S. W. 143 rd Avenue (SW 275 St) | 1,360,444.05 | 1,190,909.05 | | | | | | |
| Item description | Amendment 1 | Solo CO 3 | | | | | | |
| Demolition | 54,198.99 | | | | | | | |
| Adjust Structures | 3,251.10 | | | | | | | |
| Curb and Gutter | 20,582.30 | | | | | | | |
| Valley Curb | 18,557.30 | | | | | | | |
| 6" Curb | 23,369.34 | | | | | | | |
| Sidewalk | 47,713.12 | | | | | | | |
| Base Preparation | 33,485.06 | | | | | | | |
| 1.5" Asphalt | 41,671.12 | | | | | | | |
| Sod | 24,290.72 | | | | | | | |
| Sanitary Sewer | 312,846.25 | | | | | | | |
| Landscape & Irrigation | 125,138.50 | | | | | | | |
| Striping and Signs | 25,027.70 | | | | | | | |
| Structures | 63,041.77 | | | | | | | |
| 24" CMP | 58,145.23 | | | | | | | |
| Water Distribution | 225,249.30 | | | | | | | |
| General Conditions | 229,105.63 | | | | | | | |
| Performance Bond | 20,022.16 | | | | | | | |
| MOT | 34,748.46 | | | | | | | |
| | 1,360,444.05 | | | | | | | |

Phase I List of Improvements

| Item and Description | Amend. 1 Budget | Amount Contracted | Payment 1 | Payment 2 | Cumulative | Payment 3 | Cumulative | Payment 4 |
|---------------------------------------------------------------------------|--------------------|----------------------|------------|------------|--------------|-----------|------------|------------|
| J CO 1 S. W. 143rd Ave/275 St (140 Ave to Lift Station) | | | | | | | | |
| Lump Sum | | 169,535.00 | | | | | | |
| K S. W. 272nd Street | | | | | | | | |
| Item description | | 1,183,915.58 | | | 1,183,915.58 | | | |
| Demolition | 49,051.55 | | | | | | | |
| Adjust Structures | 1,558.80 | | | | | | | |
| Curb and Gutter | 36,776.70 | | | | | | | |
| Valley Curb | 19,286.40 | | | | | | | |
| 6" Curb | 16,900.00 | | | | | | | |
| Sidewalk | 117,750.00 | | | | | | | |
| 12" Stabilized Subgrade | 5,070.00 | | | | | | | |
| 8" Limerock Base | 26,000.00 | | | | | | | |
| 2" Asphalt | 39,375.00 | | | | | | | |
| Sod | 16,160.00 | | | | | | | |
| Sanitary Sewer | 172,889.99 | | | | | | | |
| Landscape & Irrigation | 110,000.00 | | | | | | | |
| Striping and Signs | 20,000.00 | | | | | | | |
| Water Main | 214,304.16 | | | | | | | |
| Storm Drainage | 138,400.00 | | | | | | | |
| General Conditions | 177,274.00 | | | | | | | |
| MOT | 23,118.98 | | | | | | | 52,650.38 |
| <hr/> | | | | | | | | |
| L Clearing, Grubbing and Utility Removal | | 590,800.00 | | | 590,800.00 | | | |
| Item description | | | | | | | | |
| Clearing and Grubbing | 310,800.00 | | 279,720.00 | 31,080.00 | 310,800.00 | | 310,800.00 | |
| Utility Pressure Grouting | 280,000.00 | | 75,600.00 | 151,200.00 | 226,800.00 | 53,200.00 | 280,000.00 | |
| | | | 355,320.00 | 182,280.00 | 537,600.00 | 53,200.00 | 590,800.00 | |
| N S.W. 272nd Street Entrance Features | | 65,156.69 | | | | | | |
| | | 9,785,226.97 | 355,320.00 | 182,280.00 | 537,600.00 | 53,200.00 | 590,800.00 | 323,738.68 |
| Engineering & Landscape Plans | | | | | | | | |
| | | 452,683.00 | | | | | | |
| Developer's Fee (Orig 5% changed to 3.66% in Amendment 1) | | | | | | | | |
| | | 375,152.42 | | | | | | |
| Total Phase I | | | | | | | | |
| | | 10,613,062.39 | | | | | | |

Mandarin Lakes, Florida, Overall Plan of In

| Cumulative | Payment 5 | Cumulative | Payment 6 | Cumulative | Payment 7 | Cumulative | Payment 8 | Cumulative | Payment 9 | Cumulative | Payment 10 |
|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|------------|
|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|------------|

Mandarin Lakes, Florida, Overall Plan of In

| Cumulative | Payment 5 | Cumulative | Payment 6 | Cumulative | Payment 7 | Cumulative | Payment 8 | Cumulative | Payment 9 | Cumulative | Payment 10 |
|------------|------------|------------|------------|------------|------------|--------------|-----------|--------------|------------|--------------|------------|
| 53,391.60 | | 53,391.60 | 10,678.32 | 64,069.92 | | 64,069.92 | | 64,069.92 | | 64,069.92 | |
| | 175,037.33 | 175,037.33 | 31,323.99 | 206,361.32 | 72,615.27 | 278,976.59 | 22,500.00 | 278,976.59 | 17,868.24 | 278,976.59 | 22,500.00 |
| | 94,207.32 | 94,207.32 | 85,891.32 | 180,098.64 | 26,249.40 | 206,348.04 | 26,251.18 | 206,348.04 | 153,947.88 | 224,216.28 | 187,249.79 |
| 127,696.70 | | 127,696.70 | | 127,696.70 | | 127,696.70 | | 127,696.70 | | 127,696.70 | |
| 90,000.00 | | 90,000.00 | | 90,000.00 | | 90,000.00 | | 90,000.00 | | 90,000.00 | |
| | | | 22,500.00 | 22,500.00 | 22,500.00 | 45,000.00 | 22,500.00 | 67,500.00 | 22,500.00 | 90,000.00 | 22,500.00 |
| 271,088.30 | 269,244.65 | 540,332.95 | 330,270.54 | 870,603.49 | 272,971.11 | 1,143,574.60 | 48,751.18 | 1,192,325.78 | 73,670.15 | 1,265,995.93 | 55,801.91 |
| | | | 102,727.46 | 102,727.46 | | 102,727.46 | | 102,727.46 | 14,551.11 | 117,278.57 | |

Mandarin Lakes, Florida, Overall Plan of In

| Cumulative | Payment 5 | Cumulative | Payment 6 | Cumulative | Payment 7 | Cumulative | Payment 8 | Cumulative | Payment 9 | Cumulative | Payment 10 |
|------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|-----------|--------------|------------|
| | | | 60,976.80 | 60,976.80 | 11,433.15 | 72,409.95 | 26,628.98 | 99,038.93 | | 99,038.93 | |
| | | | | | 46,948.47 | 46,948.47 | 96,872.88 | 143,821.35 | 3,999.59 | 147,820.94 | |
| 52,650.38 | 33,287.20 | 85,937.58 | 33,287.20 | 119,224.78 | 49,528.80 | 138,030.48 | 39,231.23 | 177,261.71 | 5,968.34 | 183,230.05 | |
| | 5,201.77 | 5,201.77 | 5,201.77 | 10,403.54 | 33,286.50 | 49,528.80 | 68,803.20 | 118,332.00 | | 118,332.00 | |
| | | | | | 5,201.77 | 152,511.28 | 7,035.32 | 159,546.60 | | 159,546.60 | |
| | | | | | | 15,605.31 | 0.02 | 15,605.33 | | 15,605.33 | |
| 52,650.38 | 38,488.97 | 91,139.35 | 38,488.97 | 129,628.32 | 272,996.02 | 402,624.34 | 211,942.65 | 614,566.99 | 9,967.93 | 624,534.92 | |
| 310,800.00 | | 310,800.00 | | 310,800.00 | | 310,800.00 | | 310,800.00 | | 310,800.00 | |
| 280,000.00 | | 280,000.00 | | 280,000.00 | | 280,000.00 | | 280,000.00 | | 280,000.00 | |
| 590,800.00 | | 590,800.00 | | 590,800.00 | | 590,800.00 | | 590,800.00 | | 590,800.00 | |
| 914,538.68 | 307,733.62 | 1,222,272.30 | 532,463.77 | 1,754,736.07 | 557,400.28 | 2,312,136.35 | 287,322.81 | 2,599,459.16 | 98,189.19 | 2,697,648.35 | 55,801.91 |

Improvements Status Report

| Cumulative | Payment 11 | Cumulative | Payment 12 | Cumulative | Payment 13 | Cumulative | Payment 14 | Cumulative | Payment 15 | Cumulative | Payment 16-17 |
|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|---------------|
| 99,038.93 | | 99,038.93 | 98,089.83 | 197,128.76 | | 197,128.76 | 11,539.98 | 208,668.74 | | 208,668.74 | |
| | | | 17,658.56 | 17,658.56 | 4,414.64 | 22,073.20 | 11,036.59 | 33,109.79 | | 33,109.79 | 11,036.60 |
| | | | | | 13,239.61 | 13,239.61 | 3,309.90 | 16,549.51 | | 16,549.51 | 16,549.52 |
| | | | | | 6,943.10 | 6,943.10 | | 6,943.10 | | 6,943.10 | 10,414.66 |
| | | | 2,281.50 | 2,281.50 | 2,281.50 | 4,563.00 | | 4,563.00 | | 4,563.00 | |
| | | | | | 11,700.00 | 11,700.00 | | 11,700.00 | | 11,700.00 | 8,859.38 |
| 147,820.94 | | 147,820.94 | 7,780.05 | 155,600.99 | | 155,600.99 | | 155,600.99 | | 155,600.99 | |
| 183,230.05 | | 183,230.05 | 9,643.69 | 192,873.74 | | 192,873.74 | | 192,873.74 | | 192,873.74 | |
| 118,332.00 | | 118,332.00 | 6,228.00 | 124,560.00 | | 124,560.00 | | 124,560.00 | | 124,560.00 | |
| 159,546.60 | | 159,546.60 | -59,501.51 | 100,045.09 | 11,637.53 | 111,682.62 | 11,637.53 | 123,320.15 | | 123,320.15 | 11,637.53 |
| 15,605.33 | | 15,605.33 | -2,558.05 | 13,047.28 | | 13,047.28 | | 13,047.28 | | 13,047.28 | 2,558.05 |
| 624,534.92 | | 624,534.92 | -18,467.76 | 606,067.16 | 50,216.38 | 656,283.54 | 25,984.02 | 682,267.56 | | 682,267.56 | 61,055.74 |
| 590,800.00 | | 590,800.00 | | 590,800.00 | | 590,800.00 | | 590,800.00 | | 590,800.00 | |
| 2,753,450.26 | 33,301.91 | 2,786,752.17 | 516,504.78 | 3,303,256.95 | 238,890.27 | 3,542,147.22 | 111,494.44 | 3,653,641.66 | | 3,653,641.66 | 939,873.09 |

| Cumulative | Payment 18 | Cumulative | Payment 19 | Cumulative | Payment 20 | Payments 1-20 | Comments |
|------------|------------|------------|------------|------------|------------|---------------|-----------------------------------------------------------------|
| | | | | | | | W&S completion awaiting other phases to be placed into service. |
| 94,338.12 | | 94,338.12 | | 94,338.12 | | 94,338.12 | |
| 73,974.65 | | 73,974.65 | | 73,974.65 | | 73,974.65 | |
| 83,701.97 | | 83,701.97 | | 83,701.97 | 26,632.44 | 110,334.41 | |
| 7,147.89 | | 7,147.89 | | 7,147.89 | 2,274.33 | 9,422.22 | |
| 62,566.49 | | 62,566.49 | | 62,566.49 | | 62,566.49 | |
| 321,729.12 | | 321,729.12 | | 321,729.12 | 28,906.77 | 350,635.89 | |

Phase 1 east and west of Canal C103N

| Cumulative | Payment 18 | Cumulative | Payment 19 | Cumulative | Payment 20 | Payments 1-20 | Comments |
|---------------------------------------------------------------|------------|--------------|------------|--------------|------------|---------------|-----------------------------------------------------------------------------------------------------|
| 106,783.20 | | 106,783.20 | | 106,783.20 | | 106,783.20 | W&S conveyed to MDC. Irrigation permit being processed Need to complete work at canal crossings. |
| 1,402.92 | | 1,402.92 | | 1,402.92 | | 1,402.92 | |
| 127,237.51 | | 127,237.51 | | 127,237.51 | | 127,237.51 | |
| 12,600.00 | | 12,600.00 | | 12,600.00 | | 12,600.00 | |
| 0.00 | | 0.00 | | 0.00 | | 0.00 | |
| 22,815.00 | | 22,815.00 | | 22,815.00 | | 22,815.00 | |
| 175,500.00 | | 175,500.00 | | 175,500.00 | | 175,500.00 | |
| 0.00 | 43,200.00 | 43,200.00 | | 43,200.00 | | 43,200.00 | |
| 41,816.25 | | 41,816.25 | | 41,816.25 | | 41,816.25 | |
| 0.00 | | 0.00 | | 0.00 | | 0.00 | |
| 59,085.00 | | 59,085.00 | | 59,085.00 | | 59,085.00 | |
| 348,929.84 | | 348,929.84 | 38,769.98 | 387,699.82 | | 387,699.82 | |
| 10,350.00 | | 10,350.00 | | 10,350.00 | | 10,350.00 | |
| 0.00 | | 0.00 | | 0.00 | | 0.00 | |
| 293,659.57 | | 293,659.57 | 32,628.88 | 326,288.45 | | 326,288.45 | |
| 299,088.00 | | 299,088.00 | 33,232.00 | 332,320.00 | | 332,320.00 | |
| 358,558.52 | | 358,558.52 | | 358,558.52 | | 358,558.52 | |
| 90,000.00 | | 90,000.00 | | 90,000.00 | | 90,000.00 | |
| 128,250.00 | | 128,250.00 | | 128,250.00 | | 128,250.00 | |
| 2,076,075.81 | 43,200.00 | 2,119,275.81 | 104,630.86 | 2,223,906.67 | | 2,223,906.67 | |
| 162,777.65 | | 162,777.65 | | 162,777.65 | | 162,777.65 | |
| Originally SW 280 St. Phase 2 | | | | | | | |
| ELCI to construct | | | | | | | |
| W&S punch list completion required prior to conveyance to MDC | | | | | | | |
| | | | 12,538.26 | | | 12,538.26 | |
| | | | 22,502.25 | | | 22,502.25 | |
| | | | 25,997.85 | | | 25,997.85 | |
| | | | 19,375.45 | | | 19,375.45 | |
| | | | 66,860.99 | | | 66,860.99 | |
| | | | 4,483.97 | | | 4,483.97 | |
| 203,362.50 | | 203,362.50 | | 203,362.50 | | 203,362.50 | |
| 31,382.53 | | 31,382.53 | | 31,382.53 | | 31,382.53 | |
| 58,617.46 | | 58,617.46 | | 58,617.46 | | 58,617.46 | |
| 158,927.50 | | 158,927.50 | | 158,927.50 | | 158,927.50 | |
| 35,098.03 | | 35,098.03 | | 35,098.03 | 18,159.17 | 53,257.20 | |
| 2,752.11 | | 2,752.11 | | 2,752.11 | 24,643.94 | 27,396.05 | |
| 490,140.13 | | 490,140.13 | | 490,140.13 | 194,561.88 | 684,702.01 | |

| Cumulative | Payment 18 | Cumulative | Payment 19 | Cumulative | Payment 20 | Payments 1-20 | Comments |
|--------------|------------|--------------|------------|--------------|------------|---------------|-----------------------------------------------------------------------------------------------|
| 208,668.74 | | 208,668.74 | | 208,668.74 | | 208,668.74 | W&S punch list completion required prior to conveyance. Irrigation permit being processed. |
| 44,146.39 | | 44,146.39 | | 44,146.39 | | 44,146.39 | |
| 33,099.03 | | 33,099.03 | | 33,099.03 | | 33,099.03 | |
| 17,357.76 | | 17,357.76 | | 17,357.76 | | 17,357.76 | |
| | 15,210.00 | 15,210.00 | | 15,210.00 | | 15,210.00 | |
| | 105,975.00 | 105,975.00 | | 105,975.00 | | 105,975.00 | |
| 4,563.00 | | 4,563.00 | | 4,563.00 | | 4,563.00 | |
| 11,700.00 | 11,700.00 | 23,400.00 | | 23,400.00 | | 23,400.00 | |
| 8,859.38 | 8,859.38 | 17,718.76 | | 17,718.76 | | 17,718.76 | |
| | | 0.00 | | 0.00 | | 0.00 | |
| 155,600.99 | | 155,600.99 | 17,289.00 | 172,889.99 | | 172,889.99 | |
| | | 0.00 | | 0.00 | | 0.00 | |
| | | 0.00 | | 0.00 | | 0.00 | |
| 192,873.74 | | 192,873.74 | 21,430.42 | 214,304.16 | | 214,304.16 | |
| 124,560.00 | | 124,560.00 | | 124,560.00 | | 124,560.00 | |
| 134,957.68 | 5,443.33 | 140,401.01 | | 140,401.01 | | 140,401.01 | |
| 15,605.33 | 2,704.91 | 18,310.24 | | 18,310.24 | | 18,310.24 | |
| 743,323.30 | 149,892.62 | 893,215.92 | 38,719.42 | 931,935.34 | | 931,935.34 | |
| Completed. | | | | | | | |
| 590,800.00 | | 590,800.00 | | 590,800.00 | | 590,800.00 | To be constructed in SW 140 Ave plaza contract. See F. |
| 4,593,514.75 | 193,092.62 | 4,786,607.37 | 143,350.28 | 4,929,957.65 | 223,468.65 | 5,153,426.30 | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |