

February 19, 2009

Naranja Lakes Community Redevelopment Agency
Miami-Dade County Community Redevelopment Division
Office of Strategic Business Management (OSBM)
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

Attn: Mr. Jorge M. Fernandez, Jr.
OSBM Coordinator

**Re: Naranja Lakes Community Redevelopment Agency
Construction Progress Report-February 2009**

The following is a progress report for the construction activities to date for the Naranja Lakes CRA in accordance with the Redevelopment Agreement.

Construction Activities

1- Canal Street Bridge (Anzac Construction, Inc.: Canal Street bridge contractor)

- a. Final inspection was conducted by Miami-Dade County Public Works on February 10, 2009 to review the remaining final punch list items for the Naranja Lakes Boulevard Extension Bridge over the C-103 N Canal and it was found that outstanding items have been satisfied and acceptable.
- b. Miami-Dade County Public Works Land Development Section is currently working on preparing the legal documentation for the turn-over of the bridge and acceptance by the County.
- c. No more work has been performed under this activity because the developer is proposing to include the remaining work into Phase II.

**2- SW 140th Ave Plaza (Civic Building) and Entrance Features
(ELCI Construction, Inc.)**

Civic Building

- a. Insulation has been completed and has passed the inspection.
- b. Roof tiles and Stucco installations have been complete.
- c. 95% of the gypsum wall board has been complete.
- d. 90% of the Switch gear and power device have been complete.
- e. Floor tiles have been delivered to the site and are ready for installation.
- f. The Contractor has provided a construction schedule. It is projected that the final inspection will occur on or about March 18th, 2009.

Entrance Features

- a. Stucco on the masonry walls at the SW 140th Avenue entrance feature has been complete.
- b. The relocation of the other entrance feature is still pending Miami-Dade County Public Works approval since it needs to go through a public hearing process.

3- SW 140th Avenue, SW 143rd Avenue, SW 272nd Street, and Canal Street.
(Dixie Landscape, Inc., Landscape and Irrigation Contractor)

- a. Dixie is continuing the installation of the irrigation lines along SW 272nd Street, SW 140th Avenue and at the entrance feature located near SW 271st Terrace.
- b. FPL has installed a new pole for the irrigation's power connection. A electrical pull box still needs to be installed by FPL before the electrical contractor can complete the installation of the conduits since the original point of connection has changed.
- c. A meeting with Public Works is being requested to discuss which entity will be responsible for the payment of the electrical cost of running the irrigation pumps.

4- Request for Payment No. 31

The Developer has submitted the Application for Payment No. 31 - Revision 1. SRS has reviewed the application and found it in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values. The quantities and amount submitted for payment have been checked and have been found to be fair and equitable. Total payment amount for this request is \$262,896.60. This amount includes \$161,897.63 for Part 1 of Contract NLC-001, \$89,089.19 for Part 2 of Contract NLC-002, and \$4,764.56 for the Developer's Fee. A 10% retainage has already been deducted from the gross amount invoiced, as well as 0.25% of the IPSIG.

Sincerely,



Ignacio Serralta, P.E.
CRA Construction Consultant

