

July 22, 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 - July 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, Green and Pathways

- a. Some irrigation lines were installed within one of the Parks.
- b. The Developer has proposed to reconfigure the sidewalks layout for the Parks to provide a more appropriate design. Approval of the schedule of values for Item C (Canal Street – Naranja Lakes Blvd.) and Item D (Canal Street Bridge, Greens and Pathways) are still pending. The Developer is currently preparing the schedule of values and shall submit for acceptance once complete.

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

Civic Building: Overall 99.67% of the building is complete

- a. A second walk-thru was conducted on July 20, 2009 in order to review the punch list from the previous substantial walk thru. It was found that there still remain some outstanding items to be completed, see attached report.
- b. DR Horton has completed the construction of the perimeter sidewalk. The general contractor can now obtain a temporary certification of occupancy.

Entrance Features

- a. Landscaping and signage still remain to be completed.

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

- a. No additional work has been performed under this item since our last report.
- b. A substantial walk thru of the irrigation system was performed and was found in general acceptable.

4- Request for Payment No. 36 – Revision 1

The Developer has submitted the Application for Payment No. 36 - 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 to us in Payment Requisition No. 36 – Revision 1 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$13,364.51 which includes the following:

- \$ 12,949.78 for Part I – Contract NLC-001
- \$ 582.04 for Part II – Contract NLC-002
- \$ 495.26 for Developer's Fee (3.66% of work completed)
- \$ 662.58 Payment Application #34-Rev1-Reimbursement

A 10% retainage, as well as the 0.25% for the IPSIG has already been deducted from the gross amount invoiced.

Sincerely,

Ignacio Serralta, P.E.
CRA Construction Consultant

