

April 20, 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 - April 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

- a. 42% of this item has been completed. Approval of the schedule of values for Item C (Canal Street – Naranja Lakes Blvd.) and Item D (Canal Street Bridge, Greens and Pathways) is pending review and approval. Items east of the canal shall be completed as part of Phase I and the remaining items, west of the canal, shall be transferred to a Phase II as part of the Revised Agreement.

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

Civic Building

- a. 100% of the Switch gear and power device have been completed.
- b. 100% of the floor tiles have been installed.
- c. Painting of the interior rooms has been completed, except the doors and trims.
- d. 100% of the toilets fixtures have been completed.
- e. 100% of concrete sidewalk within the property limit has been completed.
- f. Site grading and irrigation system have been complete, however the system cannot be inspected until the power is installed to the irrigation pump.
- g. 90% of the trees have been planted with the decorative plants (see attached pictures). The sod still needs to be installed.
- h. The handicap parking is almost complete, stripping and signage needs to be installed.
- i. The Contractor is still working on the completion of the building.
- j. An outstanding issue which has risen that may impact the project is the completion of the perimeter sidewalks. These sidewalks have not been completed by D.R. Horton as part of their roadway work. The County's Inspector for the Civic Building has indicated he will not release a Certification of Occupancy until the sidewalks are completed. Item is still pending.

Entrance Features

- a. No additional work has been performed under this activity.
- b. Our recommendation for the Revised Agreement is to eliminate the entrance feature at SW 137th Avenue since there is no adequate location for it.

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

- a. 90% of the irrigation lines have been completed along SW 140th Avenue, SW 143rd Avenue and SW 272nd Street. The remaining 10% consist of the startup for the irrigation pump and inspect the irrigation system.
- b. Most of the landscaping trees have been installed, only the decorative plants have not been planted because the irrigation system is no operational.
- c. The electrical contractor has installed the power conduits from FPL pull box to the meter box.
- d. The Developer agreed to open an account with FPL to activate the irrigation system and finalize the inspection. Afterwards, the account will be transfered to the Master Property Association with Public Works' assistance.

4- Request for Payment No. 33 – Revision 1

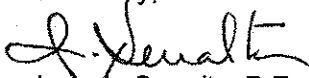
The Developer has submitted the Application for Payment No. 33 - Revision 1. SRS has reviewed the application and found it in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values.

The quantities and amount submitted to us in Payment Requisition No. 33 – Revision 1 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$132,414.79 which includes the following:

- \$ 4,196.08 for Part I – Contract NLC-001
- \$ 123,543.44 for Part II – Contract NLC-002
- \$ 4,675.27 for Developer's Fee (3.66% of work completed)

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

