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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Special Item No. 2

Date: September 16, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, West Perrine Community Redevelopment Agency

From: Carlos A. Gimenez
Mayor

Subject: Amended and Restated Grant Agreement with MZ GOOSE Inc.
Resolution No. CRA-2-14 West Perrine

Recommendation

It is recommended that the Board of the West Perrine Community Redevelopment Agency (Agency) adopt the attached resolution, which does the following:

- Approves an amended and restated grant agreement in an amount not to exceed $21,000 to MZ GOOSE Inc. for repairs to Bethel House, which is $8,000 more than the original grant agreement approved by the Agency; and
- Amends the maximum of $15,000 per applicant cap for Residential Rehabilitation Program repairs to fund the work completed by MZ GOOSE Inc.

Scope

This resolution approves an amended and restated grant agreement with MZ GOOSE Inc. within the West Perrine Community Redevelopment Area (Area), which lies entirely within County Commission District 9 and represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The grant to MZ GOOSE Inc. will be funded from the Agency's Residential Grant Program.

Track Record / Monitor

The resolution approves an amended and restated grant agreement. Staff from the County's Office of Management and Budget monitors the expenses associated with the Agency's activities. The renovation work relating to this agreement has been completed. The total cost exceeded the original amount approved and disbursed by the Agency.

Background

On September 4, 2012, the Agency adopted Resolution No. CRA 5-12 approving a Grant Agreement with MZ GOOSE, Inc., a Florida non-profit corporation, to fund repairs to Bethel House in an amount not to exceed $13,000. Bethel House is a historical structure in the Area that celebrates the Bahamian roots of the West Perrine Community. Miami-Dade County's Historic Preservation Board designated Bethel House a historic site in 1996, a status that enabled the future relocation and preservation of the structure.

With assistance from Miami Habitat for Humanity (which donated the lot the house presently occupies) and support from Miami-Dade County, the cottage was moved two blocks to the west of where it once stood in December 1998. A restoration program was created with a future vision that includes the use of both interior and outdoor areas for educational demonstrations. With funding from the County, including County Commissioner Dennis C. Moss, and other contributors, the project took shape with rehabilitation work completed by 2006.

The adopted agreement funded needed repairs to the preservation of this wooden historical structure. The initial amount funded by the grant was based on an engineer's estimate; however, there were no contingency funds allocated in the event of unforeseen expenses. When the

contractor began the repair work, the extent of the water damage to the structure was greater than originally anticipated and was deemed necessary for the preservation and safety of the structure. The total cost of the rehabilitation project was $20,670, which exceeded the amount allocated pursuant to the Agreement and the Agency's Rehabilitation Grant Program cap of $15,000. The additional work included the removal of more deteriorated siding than the originally anticipated, which in turn required carpentry repair of existing framing, removal and replacement of deteriorated building insulation, and installation of new siding. The Agency has already paid MZ Goose $12,850. MZ GOOSE has requested additional funds from the Agency in the amount of $7,670 to cover the total cost of these rehabilitations for the historic Bethel House.

On June 7, 2011, the Agency adopted Resolution No. CRA-2-11 to create both Commercial and Residential Rehabilitation Grant Programs. The Residential Rehabilitation Program, which funded the repairs to the Bethel House, provides for a maximum of $15,000 per applicant for repairs. In order for the Agency to amend and restate the grant agreement with MZ GOOSE in an amount not to exceed $21,000, the Agency needs to waive the Residential Rehabilitation Program cap.

Attachment

Edward Marquez
Deputy Mayor

Attachments

Mayor06314

RESOLUTION NO. CRA-2-14 West Perrine

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDED AND RESTATED GRANT AGREEMENT WITH MZ GOOSE INC. FOR REPAIRS TO THE BETHEL HOUSE FOR GRANT NOT TO EXCEED $21,000.00; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE SAID AGREEMENT ON BEHALF OF THE AGENCY AND TO EXERCISE AMENDMENTS, MODIFICATIONS, CANCELLATION OR TERMINATION CLAUSES CONTAINED THEREIN; WAIVING RESIDENTIAL REHABILITATION GRANT PROGRAM CAP TO EXCEED $15,000.00

WHEREAS, on September 4, 2012 the Board of Commissioners of the West Perrine Community Redevelopment Agency (the "Agency") adopted Resolution No. CRA-5-12 approving a Grant Agreement (the "Agreement") with MZ Goose Inc., a Florida not-for-profit corporation ("MZ Goose"), for the Bethel House, a historical structure, under the Agency's Residential Grant Program ("Program"); and

WHEREAS, the total cost of the rehabilitation for Bethel House totaled $20,670.00, which exceeds the amount allocated pursuant to the Agreement and the Program; and

WHEREAS, pursuant to the Agreement, the Agency has already paid MZ Goose $12,850.00; and

WHEREAS, MZ Goose has requested additional funds in the amount of $7,670.00 to cover the total cost of the rehabilitation for Bethel House; and

WHEREAS, the amount requested by MZ Goose exceeds the Program cap, i.e. $15,000.00, established by the Agency; and

WHEREAS, the Agency desires to waive the Program cap to fund the total amount of the rehabilitation work; and

WHEREAS, the Agency further desires to enter into an Amended and Restated Grant Agreement to increase the total amount of the grant from an amount not to exceed $13,000,00 to an amount not to exceed $21,000.00; and

WHEREAS, the Agency desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. The Agency approves the Amended and Restated Grant Agreement, in substantially the form attached hereto as Attachment 1. The Agency further authorizes the County Mayor or the County Mayor's designee to execute the Agreement on behalf of the Agency and to exercise amendments, modifications cancellation or termination clauses contained therein.

Section 3. The Agency hereby waives the Program cap in an amount not to exceed $21,000.00 for the rehabilitation of Bethel House.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Audrey Edmonson** and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman			**aye**
Lynda Bell, Vice Chair			**absent**
Bruno A. Barreiro	**aye**	Esteban L. Bovo, Jr.	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**absent**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of September, 2014.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrance A. Smith

AMENDED AND RESTATED GRANT AGREEMENT BY AND BETWEEN THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY
AND
MZ GOOSE, INC.

THIS AMENDED AND RESTATED **GRANT AGREEMENT** (the "Agreement") is made and entered into as of the _____ day of _____, 2014, by and between the **WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY,** a public body corporate and politic (the "CRA") having an address at c/o Miami-Dade County, Community Redevelopment and Economic Policy Division, 111 N.W. 1st Street, Suite 2210, Miami, Florida 33128 and **MZ GOOSE, INC.**, a Florida non profit corporation (the "Grantee") having an address at 10203 SW 169 Terrace, Miami, Florida 33157.

RECITALS

1. Pursuant to its Redevelopment Plan, the CRA may assist in the funding of programs that promote cultural and historic activity and preservation of historic structures that emphasize the culture and history of the West Perrine community.

2. The mission of the Grantee is to encourage historic preservation of Bahamian culture through oral history research and exhibits at the Bethel House, a Bahamian-American Museum located within the boundaries of the West Perrine Community Redevelopment Area.

3. On September 4, 2012, the CRA adopted Resolution No. CRA-5-12 approving a grant agreement with MZ GOOSE INC. in an amount not to exceed Thirteen Thousand Dollars ($13,000).

4. During the restoration of the structure, the contractor identified additional siding in need of replacement.

3. The CRA has approved a grant to the Grantee not to exceed Twenty-One Thousand and 00/100 Dollars ($21,000.00) (the "Grant") to complete imminent repairs needed to restore the exterior of the Bethel House back to its post-rehabilitation conditions in accordance with the terms and conditions of this Agreement.

4. The Grantee desires to accept the Grant subject to the terms, conditions and restrictions set forth in this Agreement.

NOW, THEREFORE, in consideration of the Grant and the mutual covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto do hereby agree as follows:

Section 1. **Recitals.** The Recitals set forth above are true and correct and are incorporated in this Agreement by reference.

Section 2. **Effective Term.** The term of this Agreement shall commence on the date when it has been executed by both parties (the "Effective Date") and shall continue until the Grant has been expended by the Grantee, provided the terms hereof shall survive the termination of this Agreement, as applicable, as necessary in order for the parties to enforce their rights hereunder, and also to the extent such terms expressly survive the termination of this Agreement.

Section 3. **Disbursement of Grant; Use of Grant Proceeds.** As soon as practicable after the Effective Date, the CRA shall disburse the Grant to the Grantee as provided in Exhibit A after the Grantee has provided the CRA with final construction close out documents including but not limited to invoices, permits and project engineer reports. The Grantee shall use the Grant solely for hard and soft costs for the rehabilitation, preservation and revitalization of the Bethel House Bahamian-American Museum located in the CRA Redevelopment Area. The Grant shall not be used for Grantee's administrative costs and expenses.

Section 4. **Relationship of the Parties.** The parties agree that this Agreement recognizes the autonomy of and does not imply any affiliation between the contracting parties. It is expressly understood and intended that the Grantee, its agents and employees, are not agents or employees of the CRA, but are only recipients of funding support, and is not an agent or instrumentality of the CRA or entitled to any employment benefits by the CRA. The Grantee will not look to, nor seek to hold liable, the CRA, its board members, employees, consultants, attorneys and/or agents (collectively the "Related Parties") for the performance or non-performance of this Agreement and agrees to hold the CRA and the Related Parties harmless and release the CRA and the Related Parties from any and all claims and liability under this Agreement.

Section 5. **No Assignment.** This Agreement and the Grant are not transferable to any other parties. If the Grantee assigns, transfers, or conveys this Agreement and/or the Grant, in whole or in part, during the term of this Agreement, this Agreement shall terminate and the Grantee agrees to immediately pay to the CRA one hundred percent (100%) of the Grant received.

Section 6. **Records, Reports, Audits, Monitoring and Review.**

6.1 The Grantee shall maintain complete and accurate books, records and accounts of all costs and expenses incurred in connection with the Grant and agrees to provide the CRA with expenditure reports as to the use of the Grant. Upon the request of the CRA, all such books and records of the Grantee which relate to the Project shall be available for inspection and audit by the CRA or any of its authorized representatives at all reasonable times during normal business hours. The CRA shall be entitled to make such copies of the books and records as the CRA deems appropriate.

6.2 The Grantee's books and records shall be maintained or caused to be maintained in accordance with generally accepted accounting principles in a consistent manner, together with the pertinent documentation and data to provide reasonable audit trails for a period of six (6) years following the Funding Termination Date. The foregoing obligation shall expressly survive the expiration or earlier termination of this Agreement.

Section 7. **Breach of Agreement; Remedies.**

7.1 Breach. A breach by the Grantee under this Agreement shall have occurred if: (a) the Grantee ineffectively, improperly or otherwise does not use the Grant allocated under this Agreement for the intended purposes described herein; (b) Grantee fails to submit expenditure report as required by this Agreement or submits incorrect or incomplete proof of expenditures; (c) the Grantee refuses to allow the CRA access to records or refuses to allow the CRA to monitor, evaluate and review the Grantee's projects; (d) a transfer or assignment occurs as set forth in Section 5 above, (e) Grantee fails to comply with applicable laws; (f) the Grantee discriminates in violation of any Federal, State or local laws; (g) the Grantee attempts to meet its obligations under this Agreement through fraud, misrepresentation or material misstatement; and/or (h) Grantee breaches any other covenant or requirement set forth in this Agreement.

7.2 Remedies. Immediately upon the breach of this Agreement by Grantee as set forth in Section 7.1 above, in addition to all rights and remedies available at law or in equity, the CRA may terminate this Agreement by giving written notice to the Grantee of such termination and by specifying the termination date at least five (5) days before the effective date of termination. In the event of termination, the CRA may also (a) seek reimbursement of the Grant or any portion thereof paid to the Grantee under this Agreement; or (b) terminate or cancel any other agreements entered into between the CRA and the Grantee. The Grantee shall be responsible for all direct and indirect costs associated with such termination including, but not limited to, attorneys' fees and costs at both the trial and appellate levels and also incurred in enforcing this attorneys' fees provision.

7.3 No Waiver. No express or implied consent or waiver by the CRA to or of any breach or default by the Grantee in the performance or non-performance by the Grantee of its obligations under this Agreement will be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by the Grantee of the same or any other obligations of such other Party hereunder. Failure by the CRA to complain of any act or failure to act of the Grantee or to declare the Grantee in default, irrespective of how long such failure continues will not constitute a waiver by the CRA of its rights hereunder. The giving of consent by the CRA in any one instance will not limit or waive the necessity to obtain the CRA's consent in any future instance.

Section 8. Indemnification by Grantee. The Grantee hereby covenants and agrees to indemnify and hold harmless the CRA from and against all liability, losses or damages, including attorneys' fees and costs, at both the trial and appellate levels, which the CRA suffer as a result of claims, demands, suits, causes of actions or proceeding of any kind or nature arise out of, relating to or resulting from the performance or non-performance of this Agreement by the Grantee or its employees, agents, servants, partners, principals or subcontractors. The Grantee shall pay all claims and losses and shall investigate and defend (with legal counsel acceptable to CRA) all claims, suits or actions of any kind or nature in the name of the CRA, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees and costs which may issue. The Grantee expressly understands and agrees that any insurance required by this Agreement or otherwise provided by the Grantee shall in no way limit the responsibility to indemnify, keep and save harmless and defend the CRA and the Related Parties. Nothing contained in this Agreement shall be construed to affect the CRA's right of sovereign immunity as provided in Chapter 768, Florida Statutes. Additionally, the CRA does not waive sovereign immunity, and no claim or award against the CRA shall include attorney's fees, investigative costs or pre-judgment interest.

Section 9. **Notices.** Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, or by nationally recognized overnight delivery service, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. Notice may also be sent by electronic means (facsimile or email) provided such is followed by a hard copy of such notice provided in the manner set forth above. Notice is deemed given when received. For the present, Grantee and the CRA designate the following as the respective places for giving such notice:

CRA: West Perrine Community Redevelopment Agency
c/o Miami-Dade County, Community Redevelopment
and Economic Policy Division
111 N.W. 1st Street, Suite 2210
Miami, Florida 33128
Attn: Jorge Fernandez
Telephone No. (305) 375-1543
Facsimile No. (305) 372-1689

Copy to: Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2210
Miami, Florida 33128
Attn: Terrence A. Smith, Assistant County Attorney
Telephone No. (305) 375-1331
Facsimile No. (305) 375-5634

Grantee: **MZ GOOSE, INC.,**
ATTN: Helen Gage, Director.
10203 SW 169 Terrace
Miami, Florida 33157
Telephone No. (305) 251-2458
Facsimile No. (305) 971-1298

Section 10. **Inspections.** At any time during normal business hours, the CRA or any of its agents, shall have the right to enter the Property, to examine the same for purpose of ensuring Grantor's compliance with the terms and provisions of this Agreement.

Section 11. **Limitation of Liability.** The CRA desires to enter into this Agreement only if in so doing the CRA can place a limit on its liability for any cause of action for money damages arising out of this Agreement, so that its liability never exceeds the sum of $100.00. Grantee expresses its willingness to enter into this Agreement with recovery from the CRA for any action or claim arising from this Agreement to be limited to the sum of $100.00. Accordingly, and notwithstanding any other term or condition of this Agreement, Grantee agrees that CRA shall not be liable to Grantee for damages or for any action or claim arising out of this Agreement in an

amount in excess of the sum of $100.00. Nothing contained in this paragraph or elsewhere in this Agreement is in any way intended to be a waiver of the limitation placed upon CRA's liability as set forth in Chapter 768, Florida Statutes. Additionally, the CRA does not waive sovereign immunity, and no claim or award against the CRA shall include attorney's fees, investigative costs or pre-judgment interest.

Section 12. Miscellaneous.

12.1 Publicity. It is understood and agreed between the Parties that this Grantee is receiving funds from the CRA. Further, by the acceptance of these funds, the Grantee agrees that activities funded by this Agreement shall recognize the CRA as a funding source. The Grantee shall ensure that any publicity, public relations, advertisements and signs recognize the CRA for the support of all contracted activities. Grantee shall permit, or cause the landlord to permit, as applicable, a sign to be placed upon the Property by the CRA relative to this Agreement.

12.2 Compliance with Laws. The Grantee agrees to comply with all applicable federal, state, and County laws, rules and regulations.

12.3 Modifications. Any amendments, variations, modifications, extensions or waivers of provisions of this Agreement shall only be valid if in writing, duly approved by the CRA Board and signed by both parties.

12.4 Binding Authority. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

12.5 Headings. Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.

12.6 Extent of Agreement. This Agreement represents the entire and integrated agreement between the CRA and the Grantee and supersedes all prior negotiations, representations or agreements, either written or oral.

12.7 Third Party Beneficiaries. Neither of the parties intends to directly or substantially benefit any third party by this Agreement. Therefore, the Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement.

12.8 Construction. Both parties have substantially contributed to the drafting and negotiation of this Agreement and this Agreement shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

12.9 Governing Law; Venue. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Miami-Dade County, Florida.

12.10 Invalidity. If any term or provision of this Agreement, or the application thereof to any person or circumstance is determined to be invalid or unenforceable, then to the extent that the invalidity or unenforceability thereof does not deprive a party of a material benefit afforded by this Agreement, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, will not be affected thereby, and each term and provision of this Agreement will be valid and will be enforced to the full extent permitted by law.

12.11 Survival. All terms and provisions of this Agreement shall survive the termination of this Agreement, as applicable, as necessary in order for the parties to enforce their rights hereunder.

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EXHIBIT A

DISBURSEMENT OF FUNDS

June 07, 2013 - $2,000
July 16, 2013 - $5,000
Sept 26, 2013 - $5,850

$8,150 – Once all work has been completed and all permits for referenced work have been closed out with proof of final inspections and release of leins.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective and duly authorized officers the day and year first above written.

GRANTEE

MZ GOOSE, INC., a Florida non profit corporation

By: Helen Gage

Name: Helen Gage

Title: Director

CRA:

WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic

By:_____
Rebeca Sosa, Chairwoman

Attest:

By:_____
Clerk of the Board

Approved as to form and legal sufficiency:

By:_____
Terrence A. Smith, County Attorney

Mz. Goose, Inc.
Nonprofit Organization

March 13, 2014

Mr. Jorge Fernandez, Program Coordinator
Office of Management of Budget
111 N. W. 1st Street 22 floor
Miami, FL 33128

Dear Mr. Fernandez:

Additional equipment, supplies, and labor was needed for the Bethel House Project. This required an additional amount of $5,101, billed to the project by Primary Construction Company. The Architect, Mr. Grafton was never paid his 20% fee for his inspections, design and specifications for the repair work. He is only invoicing the project for 20% of the original contract, which is $2,570. I would like to request payments for their services.

Sincerely,

Helen Gage

Helen Gage
Founding/Director

10203 SW 169th Terrace Miami, Florida 33157-4223 Phone: (305) 251-2458

ZYSCOVICH
ARCHITECTS

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304

t 305.372.5222
f 305.577.4521

e info@zyscovich.com
w www.zyscovich.com

• MIAMI • NEW YORK

Feb. 20, 2014

To: Helen Gage, Director, Mz. Goose, Inc.
10203 SW 169 Terrace, Miami, Fl. 33157

Re: Invoice for Consulting Services - Repairs to Exterior of Building - Bethel House Museum 18201 SW 102 Court, Miami FL

As per agreement, the fee for preparing the initial inspections, design and specifications for the repair work, coordinating permit requirements with Miami-Dade County, performing on-site inspections, reviewing Contractor applications for payments, proposal for additional work, is as follows:

Original amount of approved funds	$12,850
Architectural fee @ 20% of total	$2,570

Please note that I did not increase my fee to include the expanded scope of work made necessary by the unforeseen conditions that necessitated an additional $5,000 worth of construction work.

Total Fee now due **$2,570.**

Sincerely,

Thorn Grafton

Thorn Grafton, AIA, LEED AP
tgrafton@zyscovich.com
305-772-1070 cell direct

REVISED 2/26/14

Licenses | Architectural AAC.001431
Landscape LC.26000298

PRIMARY CONSTRUCTION, INC.

July 01, 2013

At the Request of:
Ms. Helen Gage
Mz. Goose, Inc.
Owner
10203 SW 169th Terrace
Miami, FL 33157

RE: Additional Work at Bethel House Museum
Exterior Renovation of Historical Property:
Remove & Repair/Replace Deteriorated Clapboard Siding

Ms. Gage,

We are pleased to submit this cost breakdown for Additional Construction Services on the above referenced project located 18201 SW 102 Court, Miami, FL 33157

DESCRIPTION	PRICE
Careful Removal of Deteriorated Siding, Sheathing, & Trim Material	$500
Carpentry Repairs to Existing Framing to Extent Required	$350
Remove & Replace any Deteriorated Building Insulation	$315
New Heart Pine Siding & Corner Trim to Match Existing (Material)	$600
Treat New Siding with Liquid Wood Preservative	$400
Prepare Areas to Receive Replaced Siding & Sheathing, Provide New 30lb Paper Waterproofing	$350
Install New Siding & Trim Over Framing (Labor & Misc. Material)	$1,200
Install Approved Silicone/Latex Sealant as Directed	$250
Prime & Paint New Siding & Trim	$300
Permit Fees	$836
TOTAL	**$5,101**

VERIFIED AFTER DELAY IN RECEIVING DETAIL BREAKDOWN

Thank you,

Adrienne P. Moss
President
PRIMARY CONSTRUCTION, INC.

Signed T. Grafton
T. GRAFTON, ARCHITECT

Print/Title/Date 2/21/14
Mz. Goose, Inc. Owner/Agent

PRIMARY CONSTRUCTION, INC.

January 23, 2014

At the Request of:
Mz. Goose, Inc.
Owner
10203 SW 169th Terrace
Miami, FL 33157

RE: Additional Work at Bethel House Museum
Exterior Renovation of Historical Property:
Remove & Repair/Replace Deteriorated Clapboard Siding

We are pleased to submit this cost breakdown for Additional Construction Services on the above referenced project located 18201 SW 102 Court, Miami, FL 33157. The additional work was more than 50% of the contract work area.

DESCRIPTION	Quantity	Labor/sf	Material/sf	PRICE
Careful Removal of Deteriorated Siding, Sheathing, & Trim Material	380 sf	$1.45	N/A	$550
Carpentry Repairs to Existing Framing to Extent Required	225 lf	$1.35 lf	$.65 lf	$450
Remove & Replace any Deteriorated Building Insulation	250 sf	$.96	$.48	$360
New Heart Pine Siding & Corner Trim to Match Existing (Material)	380 sf	N/A	$1.58	$600
Treat New Siding with Liquid Wood Preservative	380 sf	$.50	$.55	$400
Prepare Areas to Receive Replaced Siding & Sheathing, Provide New 30lb Paper Waterproofing	386 sf	$.70	$.22	$355
Install New Siding & Trim Over Framing (Labor & Misc. Material)	380 sf	$3.10	$.32	$1,300
Install Approved Silicone/Latex Sealant as Directed	385 lf	$.48 lf	$.17 lf	$250
Permit Fees Reimbursement	1			$836
Note: List of permit fees below, copied from county website. Link below				
TOTAL				**$5,101**

Thank you,
Adrienne P. Moss
President
PRIMARY CONSTRUCTION, INC.

11300 SW 175 Street, Miami, FL 33157 •(786)348-1237•AMoss@PrimaryConstructionInc.com