AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, NOVEMBER 14, 2023 - 5:30 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS ($250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

1. CALL TO ORDER/ROLL CALL

2. CITIZEN COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. Administrative Report - *Executive Director Chen*

4. PRESENTATIONS: None.

5. CONSENT AGENDA

1. Minutes: October 10, 2023 Regular Board Meeting
2. Travel Requests: None.

6. PROPOSALS AND BIDS: None

7. DISCUSSION AND POSSIBLE ACTION

1. Dania Beach Clean Energy Industrial Park
2. Commercial Façade Grant – 225 SW 2nd Ter
3. Discussion and Approval of 2024 CRA Meeting Dates - *City Clerk*

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

City of Dania Beach
Memorandum

DATE: 11/14/2023

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: Administrative Report

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1. DANIA BEACH INNOVATION ECOSYSTEM

Background: An Innovation Ecosystem has many different platforms to support entrepreneurs and early-stage ventures. The Dania Beach Innovation Ecosystem includes:

- Education
- Location & Events
- Mentorship
- Incubation & Acceleration
- Funding
- Talent

Update: We have worked with SCORE to provide a new Dania Beach Business Academy program – "REVENUE GENERATION" (flyer attached). The focus of the program is to teach our businesses how to generate more revenue. This program was promoted through city/CRA networks and the CRA network at AERO Partners. The dates and class topics were as follows:

Thu, Oct 12: Branding 101

Thu, Oct 19: A.I. Content Generator - How to Use AI in Your Marketing

Thu, Oct 26: Build & Improve Social Media Presence: Facebook, Instagram, YouTube, and Google

Thu, Nov 2: Upselling Strategies - Sell More, Make More

Every class in our 4-part series had over 100 participants and the third class had 174 participants. This reflects the highest attendance of any Academy series to date.

2. HABITAT FOR HUMANITY BROWARD

At the October 10th CRA Meeting, the Board approved sale of the property located at 608 West Dania Beach Boulevard (Folio No. 5042 34 01 2520) to Habitat For Humanity Broward (Habitat) by Resolution 2023-CRA-013, for development as a for-sale, multi-unit townhouse project as low-income affordable housing (80% AMI) and/or workforce affordable housing (120% AMI).

The CRA has provided a draft of a sales contract and Restrictive Covenants to Habitat for review. Habitat has requested a condition that would reflect a material change to their response as discussed with the Board on October 10th. The CRA has requested Habitat to further evaluate their request and, if necessary, make a formal proposal. Once the CRA receives a defined request, we will bribg the subject back to the Board for your consideration.

3. GREATER FT LAUDERDALE ALLIANCE

The Greater Ft. Lauderdale Alliance Annual Meeting was on Thursday, October 19, at the Signature Grand. The Mayor and several Commissioners were able to attend. Also joining the CRA table was Mary Partin, CEO of the Dan Marino Foundation, and J. Chris Ford, Ph.D., Principal Scientist of the FIU Applied Research Center and our IP2Mkt Incubator manager.

4. FLORIDA REDEVELOPMENT ASSOCIATION

Attended the Florida Redevelopment Association (FRA) Annual Conference on October 25-26, at Ponte Vedra Beach, FL. Some of the presentations I found most interesting were:

- Adaptive Reuse - Regulatory Frameworks, Sensitive Design
- Community Placemaking Strategies - preserve the character of your communities
- Creative Strategies for Public Art – Arts Plan, Arts Board. places for public art,
- Affordable Housing Partnerships – contribute land cost and local subsidies
- Hot Legal Topics - Live Local Act, CRA events

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 10, 2023 – 5:30 P.M.

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1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:30 p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen **arrived at 5:37 p.m.*
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

Executive Director Chen presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- SkySpaces has received their Certificate of Occupancy. On October 5th, the CRA hosted an informal open house for the CRA Board and senior city staff to do a tour of the co-working space.
- CRA participated at the 2023 Florida International Trade and Cultural Expo (FITCE) on October 4th & 5th at the Convention Center. FIU co-manned the table to talk about the Incubator and take applications for the next Incubator cohort.
- Mary Partin, CEO of the Dan Marino Foundation, continues to explore areas for collaboration with the CRA and the FIU IP2Mkt Incubator.

*Vice Chair Lewellen arrived at this time.

- Worked with SCORE to provide a new Dania Beach Business Academy program
- CRA Board workshop for the West 1st Avenue Visioning Plan

- Greater Ft Lauderdale Alliance Annual Meeting is on Thursday, October 19th
- Florida Redevelopment Association (FRA) Annual Conference will be held October 25-26
- The Smart Growth Partnership is a collaborative of diverse professionals and organizations providing leadership, advocacy, and education to promote livable, sustainable and green communities for the South Florida region. The Smart Growth Partnership Annual Forum will be held on November 2nd and Commissioner Davis will be a speaker at the conference, discussing the development of affordable housing.

4. Presentations

None.

5. Consent Agenda

5.1 Minutes:

- September 13, 2023 Regular CRA Board Meeting
- September 20, 2023 CRA Workshop Meeting

Board Member James made a motion to approve the consent agenda. Vice Chair Lewellen seconded the motion which carried unanimously on voice vote.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 RESOLUTION NO. 2023-CRA-

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING HABITAT FOR HUMANITY AS THE SUCCESSFUL PROPOSER UNDER RFP CRA-2023-018; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE CRA AND HABITAT FOR HUMANITY OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA ("PROPERTY") FOR A DOLLAR ($1.00), FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS TOWNHOUSES FOR LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (140% AMI), PROVIDED THE PARTIES COME TO A NEGOTIATED AGREEMENT AS TO THE AMOUNT AND TYPE OF AFFORDABLE HOUSING AND FURTHER PROVIDED THE PROPERTY IS TIED TO A RESTRICTIVE COVENANT REQUIRING THE PURCHASER TO PROVIDE 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING

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(140% AMI) AS NEGOTIATED BETWEEN THE PARTIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of the resolution into the record.

Board member James asked how the AMI is being determined and Executive Director Chen responded that he is looking for direction from the Board and is recommending that the Board provide for at least 50% of workforce affordable housing.

Board Member James would be in favor of splitting it 50/50.

Chair Ryan commented that Habitat for Humanity encourages homeownership and they have their own programs that people have to qualify for in order to qualify for the loan for the house. He does not feel that this has to do with workforce or affordable housing in this situation.

Vice Chair Lewellen commented that Habitat for Humanity needs to make the recommendation and it should not be on the Commission to decide.

Discussion ensued on the AMI percentage and how it will be split.

Executive Director Chen stated that 80% AMI is approximately $65k and 120% AMI is a little over $100K.

Board member Davis stated that she would like to allow Habitat for Humanity to go through the process to see what the applicant pool will be.

Vice Chair Lewellen commented that she would be in favor of leaving it up to Habitat for Humanity to determine based on the market at the time.

Vice Chair Lewellen made a motion to approve the resolution and leave the AMI to the discretion of Habitat for Humanity based on what the market is at the time. Board member Davis seconded the motion.

Chair Ryan felt that Habitat for Humanity should be provided with a little more direction.

There was further discussion on what guidance to provide to Habitat for Humanity for the AMI.

After some discussion, City Attorney Boutsis clarified that the Board is in favor of 50% at 120 to 140 AMI and the other 50% to 80% AMI and if it cannot be fulfilled after approximately 20 attempts then it would go to the 140 AMI.

Vice Chair Lewellen amended her motion to reflect the change as explained by City Attorney Boutsis of 50% at 120% to 140% AMI and the other 50% at 80% AMI and if it cannot be fulfilled after approximately 20 attempts, then it would go to the 140% AMI. Board member Davis seconded the amendment which carried unanimously on voice vote.

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7.2 PATCH Site Location Discussion

Executive Director Chen introduced the item.

Board member Salvino believes that more housing can be placed in the current location of the PATCH. He recommended putting out a bid for the purchase of the PATCH.

Board member Salvino requested consensus for putting it out for a bid.

Board member James stated that she would want to speak with the community before she makes any decision. She commented that she is in favor of keeping it where it is and is not in favor of selling the PATCH at its current location.

Vice Chair Lewellen said that she agrees with Board Member Salvino and commented on ongoing flooding issues at the PATCH that is costing the City. She doesn't feel that there is anything wrong with looking into the bid option to see if anyone is interested.

Board member Davis commented that the current PATCH location is a high traffic area. She is in favor of having community buy-in before any decision is made.

Chair Ryan commented that both lots sizes are odd. He asked if the current PATCH has any crops and Executive Director Chen responded that they are growing some vegetables.

To answer Chair Ryan's question about memberships, Executive Director Chen stated that there are 24 plots and there have been two registrations with each having four plots.

Chair Ryan believes that the community needs a PATCH and it's good for the community. He stated that not everything that the city provides needs to be profitable. This is a meant to be service to our community.

Further discussion ensued regarding the location and future of the PATCH.

Board Member Davis asked how the $45,000 that was donated by Spirit was used towards the PATCH and Executive Director Chen replied that it has gone towards farming of the PATCH, towards the consultants who have assisted with crop rotations, identifying strategies and how to implement the PATCH master plan and would also go towards the new location as well if there is an outstanding balance.

Executive Director Chen stated that based on discussions, he would recommend that staff initiate a public notice and an RFP for potential interest in selling the current PATCH site at 1201 West Dania Beach Boulevard and including that the proposals also would also assist with the cost of moving the current use of the PATCH to another location. An RFP like that meets the legal standards for dealing with CRA Holdings invested interest in a piece of property and the Commission can reject any and all proposals received so it doesn't commit you to any final solution.

Board member Salvino made a motion to initiate a public notice and an RFP for potential interest in selling the current PATCH site at 1201 West Dania Beach Boulevard and

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including that the proposals also would also assist with the cost of moving the current use of the PATCH to another location. Vice Chair Lewellen seconded the motion which carried 3-2 with Board member Salvino, Vice Chair Lewellen and Chair Ryan voting yes and Board member Davis and Board member James voting no.

8. Board Member Comments

Board Member commented to save the patch.

Board member James had nothing to report.

Board member Salvino had nothing to report.

Vice Chair Lewellen had nothing to report.

Chair Ryan commented on the PATCH and thanked Executive Director Chen for his work on it.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:37 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA

Approved: November 14, 2023

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DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

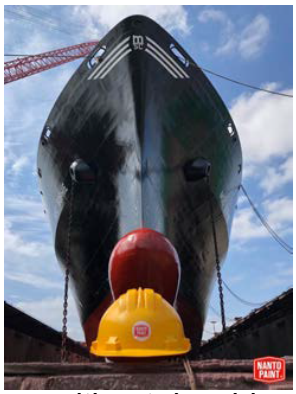
To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members

From: Michael Chen, Executive Director

Date: November 14, 2023

Re: Dania Beach Clean Energy Industrial Park

Corporate Startups: I have been working with two "cleantech" companies to secure their manufacturing operations to Dania Beach. The companies are: 1) Azra Tech, and Solis Power.



Azra Tech: I have been working with Paul Moore, Chairman & CIO of Azra Tech, for about nine months. Azra Tech was launched in Italy: their holding company and all intellectual property ownership is based in New York. They have been developing "cleantech" chemical products for industrial use for over 10 years and their international patent portfolio has over 200 registrations with over 120 fully granted.

Their current focus is on the shipping sector as international environmental regulations are being implemented to counter water pollution and CO_2 emissions. Their ship's hull coating system has advantages over the traditional toxic paints, as it is longer lasting without leaching poisonous chemicals into the waterways. Due to its Nano clays content, Azra Tech coatings are documented to reduce ship fuel consumption by 10% to 12%. Their hull coating system can be adapted to recreational marine vessels and Dania Beach boatyards could be the global lead on the newly adapted technology.

Azra Tech has dozens of other certified products including paints and primers with unique properties such as anti-corrosion, anti-icing, and fire retardant. They are seeking a South Florida location as their hub of operations for the Americas. Their interest in Dania Beach has a direct connection to the FIU IP2Mkt Incubator and Paul Moore is requesting approval from his Board of Directors to provide a Letter of Intent to Dania Beach.

Solis Power – Advanced Concentrating Solar Power (CSP) Systems: I have been working with Dr Chris Ford, Partner in Solis, for about six months. Founded in 2021, Solis has worked with world renown energy systems experts to develop a patented solution.

Solis has developed a revolutionary solar concentrating solution producing high quality heat that reaches temperatures more than 1,200°C (2,200°F) and high efficiency solar-to-electricity conversion. Their system can operate 24/7 even when there is no sunlight and

offers a superior and more cost-effective CSP solution than all existing designs.

Solis Power recently awarded $2 million of a $4 million demonstration grant from the DOE's Office of Fossil Energy and Carbon Management as result of congressionally directed spending led by Senator Joe Manchin. The associated manufacturing of the demonstration grant will be fulfilled by South Florida fabricators. Facilitated through Golden Technologies, Inc, Solis Power has investor commitments for more than $530 million for manufacturing expansion and scale up They are in the middle of a $20 million equity raise and $363 million in renewable energy projects. Their connection to Dania Beach through the FIU IP2Mkt Incubator is obvious.

The Site: With two potential manufacturing in the wings, the next question is where they can go. Broward County owns two adjacent parcels of land on the north border of Dania Beach: 1870 Griffin Rd (BCPA ID 5042 28 09 0010) and 1880-90 Griffin Rd (BCPA ID 5042 28 12 0030). Collectively, these parcels total 13.21 acres (575,734sf), with a Just Value of $6.91 million (BCPA folio sheets attached). With reasonable planning, this site should accommodate approximately 250,000sf of manufacturing space. It is estimated that 1,000 manufacturing jobs could be created. Over the past few years, I have had discussions with a Broward Commissioner regarding their interest in using the sites for a manufacturing operation.

Florida has five target business activities: Manufacturing, Corporate HQ, Research & Development, Global Logistics and Emerging Technologies. Within those activities, the State focuses on six primary industries: Cleantech (Energy Equipment, Energy Storage, Environmental/Sustainable Products) and Emerging Technologies (Marine Sciences, Materials Science, and Nanotechnology). The Dania Beach Clean Energy Industrial Park, with the initial tenants of Azra Tech and Solis, covers four of the five State focus activities and seven of the target industries. Broward County has 10 target industries, which are closely aligned with the State. Azra Tech and Solis cover six of the County's target industries: Advanced Materials and High-Tech Manufacturing, Alternative Energy and Renewable Resources, Global Business Services, Headquarters and Management Operations, International Trade and Logistics, and Marine Industries. It is expected that Broward County will have a great deal of interest in the concept of the Dania Beach Clean Energy Industrial Park.

Potential Funding Sources: On October 19th, the CRA hosted a table at the Greater Ft Lauderdale Alliance Annual Meeting. In addition to the Mayor and several Commissioners, Mary Partin, CEO of the Dan Marino Foundation, and J. Chris Ford, Ph.D., Principal Scientist FIU Applied Research Center and IP2Mkt Manager, joined the table. Between the presentations, we discussed the IP2Mkt Incubator and the Dania Beach Clean Energy Industrial Park. Ms. Partin explored how the Foundation could best be part of and support these initiatives. This enthusiastic support resulted in Chris Ford writing a grant application on behalf of the team.

U. S. Department of Energy (DOE) Future Grant (EFG): DOE has allocated $37 million to provide financial and technical assistance to support innovative, novel, or early-action clean energy planning to benefit disadvantaged communities. This is a two-phase grant:

- Phase I: up to $500,000
- Phase II: up to $1,000,000 to Phase I awardees

Prime applicants include states/territories, local governmental entities, and tribal nations. DOE is looking for collaborative applications that include eligible subrecipients such as:

- Non-profit entities including CBOs.
- Institutions of higher education, community colleges, and think tanks.
- Local or regional planning organizations.
- Investor-owned, coop/public, and municipal power providers.
- For-profit entities such as architecture, engineering, or consultants.

The application deadline was November 10th. Based on the EFG requirements, the table below shows the application team:

Partner	Role and Strategic Value	Experience with Partners
Dania Beach CRA	Prime	Worked with FIU, Supported DOE proposals by Solis Power, NextEra Energy (Advisory Board)
Florida Power and Light (NextEra Energy)	Utility Representative	On Advisory Board of Dania Beach IP2Mkt Incubator; Just built a Green Hydrogen Facility in Dania Beach
Dan Marino Foundation	Workforce Development and Access to Grant Capital	MOU with Dania Beach
Florida International University	Economic Modeling and Impact Analysis, Energy Equity Scorecard	MOU with Dania Beach on IP2Mkt Business Incubator and Economic Development
Golden Technologies, Inc	Technical Advisement, Ecosystem building, Raising Capital for Clean Energy Manufacturing Participants	Experience in building ecosystems inclusive of DOE Resources; Energy Justice and community engagement. Access to private capital that has garnered capital commitments

The initial target companies include:

Company	Commitment	Relationship to Consortium
Golden Technologies	Support Technology Transfer, Incubation, and Acceleration	DOE experience, advisory services to initial anchor tenants, and will work with university and
Solis Power	Renewable Energy Solution Provider and Manufacturer	Previously partnered with Dania Beach on proposals to DOE; Incubated by Golden Technologies; Resident in Clean Energy Industrial Park
Azra Tech	Renewable Energy Manufacturer	Resident in Clean Energy Industrial Park
Ambra Technologies	Waste-to-Hydrogen technology provider	Resident in the Clean Energy Industrial Park facilitated through Golden Technologies, Inc

Council of Development Finance Agencies (CDFA) Greenhouse Gas Reduction Fund (GGRF): Under this first-of-its-kind program, CDFA will launch a $2 billion accelerator program designed to serve a community lender network of development finance agencies (DFAs). They will work to build the expertise and financial capacity of DFAs to nurture projects that reduce or avoid emissions of greenhouse gas and other air pollutants in low-income and disadvantaged communities (LIDACs). CDFA will provide capitalization funding

of up to $10 million to DFA Accelerator participants who submit a budget request and plan for utilizing capitalization funds.

CDFA worked to build a broad base of support from communities and organizations across the country and submitted a competitive application with interest from over 160 DFAs. As a member of CDFA, I submitted a pre-application proposal on behalf of the CRA that was part of the CDFA broad base of support used to secure their $2 billion of funding.

The DFA Accelerator places a premium on investing in LIDACs and ensuring the program's impact is congruent with President Biden's Justice40 Initiative—that at least 40% of overall funds distributed by CDFA and our partners flow to disadvantaged communities that are marginalized, underserved, and overburdened by pollution.

U.S. Environmental Protection Agency (EPA) Greenhouse Gas Reduction Fund (GGRF): The EPA the $27 billion GGRF, a first-of-its-kind, national-scale competitive grant program created by the President's Inflation Reduction Act. This program, part of the Investing in America agenda, will leverage public investment with private capital and finance clean energy projects that reduce pollution and energy costs, increase energy security, and create good-paying jobs, especially in low-income and disadvantaged communities and places that have historically shouldered the burden of harmful pollution. The GGRF will catalyze investment in thousands of clean energy projects, build the capacity of community lenders to drive local economic growth, and deploy cost-saving solar energy in communities across the country.

Request: There is no immediate funding impact associated with this request. The CRA is requesting direction from the CRA Board to collaborate with Mayor Ryan to initiate discussions with the Broward County Mayor and Commissioners. Further, the CRA requests approval to work with the Broward Office of Economic and Small Business Development (OESBD), other Broward departments, and relevant trade agencies, as necessary. Finally, the CRA requests approval to explore and apply for grant funds to support this initiative.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1870 GRIFFIN ROAD, DANIA BEACH FL 33315
Property Owner	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
Mailing Address	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801

ID #	5042 28 09 0010
Millage	0413
Use	80

Abbr Legal Description	AIRVIEW HOTEL 125-16 B PARCEL "A"

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$5,758,900		$5,758,900	$5,758,900	
2023	$5,758,900		$5,758,900	$5,621,030	
2022	$5,758,900		$5,758,900	$5,110,030	

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,758,900	$5,758,900	$5,758,900	$5,758,900
Portability	0	0	0	0
Assessed/SOH	$5,758,900	$5,758,900	$5,758,900	$5,758,900
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 04	$5,758,900	$5,758,900	$5,758,900	$5,758,900
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
10/1/2013	ORT-T		111827158
6/21/2004	SWD	$25,938,000	37816 / 1652
12/15/1995	QCD	$114,286	24284 / 251
12/1/1987	CET	$2,736,364	15056 / 406
11/1/1985	WD	$4,000,000	

Land Calculations

Price	Factor	Type
$12.00	479,908	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
L								
1						281.2		

Property Id: 504228090010 **Please see map disclaimer

October 23, 2023

1:4,800

0 225 450 900 ft

0 65 130 260 m

Flight Date : Jan. 6 to Jan. 11, 2023 Broward County Property Appraiser

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1880-1890 GRIFFIN ROAD, DANIA BEACH FL 33004
Property Owner	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
Mailing Address	115 S ANDREWS AVE RM 501-RP FORT LAUDERDALE FL 33301-1801

ID #	5042 28 12 0030
Millage	0413
Use	80-01

Abbr Legal Description	LAPOINTE PLAZA 140-27 B PAR A LESS POR DESC IN 17827/907 LESS PAR 108 CASE 92-25867 OR 20155/309

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$1,149,910		$1,149,910	$1,149,910	
2023	$1,149,910		$1,149,910	$1,122,370	
2022	$1,149,910		$1,149,910	$1,020,340	

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,149,910	$1,149,910	$1,149,910	$1,149,910
Portability	0	0	0	0
Assessed/SOH	$1,149,910	$1,149,910	$1,149,910	$1,149,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 04	$1,149,910	$1,149,910	$1,149,910	$1,149,910
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
4/3/2013	WD-D	$1,894,000	111440725
11/14/2002	WD*	$1,155,400	34265 / 782

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.00	95,826	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1						75.8		

Property Id: 504228120030 **Please see map disclaimer

October 23, 2023

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Flight Date : Jan. 6 to Jan. 11, 2023 Broward County Property Appraiser

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

City of Dania Beach
Memorandum

DATE: 11/14/2023

TO: Chair and Board Members

FROM: Micael Chen, Executive Director

SUBJECT: Commercial Façade Grant – 225 SW 2nd Ter

Request:

Background:

225 SW 2nd Ter is owned by Grant Einhorn, dba GEE Coin 3, Inc.

The Project: GEE Coin 3, Inc. is a laundromat, operating under the ownership of Grant Einhorn for approximately 2 years. Grant feels it is time to rehab the building and update the store's identity from its current name signage, Sam's Coin Laundry, to his company brand.
The renovation includes a new awning, painting, new paved parking lot, dumpster enclosure, and new sign. The applicant estimates the rehab to cost from $57,000.00, documented by at least two cost estimates for each segment of the project. The Façade Grant application is seeking the $25,000.00, representing a 43.9% match of the cumulative estimated project cost. The owner's share of the construction costs will be self-funded.

Attachments: Owner's Façade Grant application
Photos of the existing building
Property survey
BCPA folio sheet and map
Copies of the construction estimates

Budgetary Impact
If approved, the funds for this grant will come from CRA account #106-52-08-552-31-43, CRA Economic Development Initiatives: Commercial Façade Grant.

Recommendation
The CRA requests your approval of the Façade Grant application for 225 SW 2nd Ter in an

amount of $25,000.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less.

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Dania Beach Community Redevelopment Agency
Commercial Property Facade Grant Program
Grant Application

PART 1: PROPERTY INFORMATION / PROJECT FUNDING SOURCES

Property Address: 225 SW 2ND Terrace

Property tax folio: 514203-44-0010 Property is in the CRA: Yes ☒ No ☐

Property is classified as a "Retail" or "Commercial" use under Broward County Property Assessor's use codes: Yes ☒ No ☐

The building at this address has received a City/County-managed financial assistance incentive: Yes ☐ No ☒

Property is within a shopping center: Yes ☐ No ☒

Property is owned or occupied by a tax-exempt organization: Yes ☐ No ☒

Property is occupied by a business defined as "ADULT ENTERTAINMENT" in CHAPTER 2.5 of the City of Dania Beach Code of Ordinances: : Yes ☐ No ☒

Property Is Owned By: An Individual ☐ A Corporation ☒ A Partnership or LLC ☐

Property Owner (Owner) Name: GEE Coin 3, Inc. / Grant Einhorn

Applicant is the Owner: Yes ☒ No ☐ (proof of ownership required)

Applicant is authorized to make this application: Yes ☒ No ☐ (proof of authorization)

Owner Address: 3821 N 51st Avenue Hollywood, FL 33021

Owner: Phone: (954) 253-5343 Fax: _____ Email: GrantEinhorn@yahoo.com

Owner's business is the primary tenant (+50%) of the Property: Yes ☒ No ☐

If yes, business name: N/A ☐ The Laundry Spot Dania

Date business established: _____ Business is +3 years old: Yes ☐ No ☐

Maximum CRA Cost Match: 50% ☒ 70% ☐

Total Project Cost: $ 57,000.00

Sources of Project Funds

Grant Request: $ 25,000 ($25,000 max)

Owner Equity: $ 32,000

Other Funds: $ _____

I hereby attest that the information on this application is accurate to the best of my knowledge.

_____ 10/25/2023

Property Owner/Applicant Date

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Dania Beach Community Redevelopment Agency
Commercial Property Facade Grant Program
Grant Application

PART 2: PROJECT SCOPE OF WORK / SUMMARY PROJECT BUDGET

Applicant/Property Owner: Grant Einhorn / GEE Coin 3, Inc.

Owner's Address: 3821 N 51st Avenue Hollywood, FL 33021

Owner's: Phone: (954) 253-5343 Fax: _____ Email: GrantEinhorn@yahoo.com

Property Address: 225 SW 2ND Terrace

Market-rate costs (labor and materials) paid to third-party licensed contractors that construct the improvements are eligible costs. Grant funds cannot be used for acquiring property. All work must be performed in a first-class workmanlike manner in compliance with regulations of the City of Dania Beach and must meet all applicable codes. Portions of the Project cost not funded by the approved Grant must be funded by the Owner. Any improvements undertaken prior to execution of the Grant Agreement, Declaration of Restrictive Covenants, and Promissory Note will be ineligible for reimbursement.

DESCRIBE THE OVERALL PROJECT AND THE OBJECTIVES OF THE PROJECT
It is the responsibility of the Applicant to demonstrate the proposed project is in alignment with the adopted CRA Plans. Provide a comprehensive description of the existing building façade, the Project scope of work, and what the Project will do to change the building's functionality and "curb" appeal. (Add more pages if required.)

1. **TOTAL PROJECT COST:** $ 57,000.00

2. The total project cost must represent the reasonable, current costs of the Project. An itemized proposal for the work to be performed from a licensed general contractor must be attached. The contractor proposal must reflect your description of the Project,

3. **PROJECT FUNDING SOURCES:**

The total project funding must meet or exceed the total project cost and demonstrate that the applicant is able to meet their financial obligations as described in the Program.

Grant Request:	$ 25,000
Owner Equity:	$ 32,000
Other Funds:	$
Total Project Funding:	$ 57,000

I hereby attest that the information on this application is accurate to the best of my knowledge.

10/25/2023

Property Owner/Applicant Date

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Dania Beach Community Redevelopment Agency

Facade Grant Program

Grant Application

PART 3: LINE-ITEM BUDGET

Property Address: 225 SW 2ND Terrace

Applicant/Property Owner: Grant Einhorn / GEE Coin 3. Inv.

Owner: **Address:** 3821 N 51ST Avenue **Phone:** (954)253-5343

All work must be performed by contractor(s) with a valid Florida Contractor License and must be registered with the City of Dania Beach. Only improvements seen from the building's street frontage (2 sides if the building is on a corner lot) will be eligible for a grant award. Eligibility of work included in the calculation of a grant award is at the sole discretion of the CRA.

Improvement Description	Line-Item Cost
Architectural/engineering plans	$
Contractor fees	$
Removal of deteriorated or undesirable exterior alterations.	$
Exterior improvement, restoration, or rehabilitation	$
Repair, replacement, or installation of new storefront impact windows	$
Repair, replacement, or installation of new exterior doors	$
Repair, replacement, or installation of new awnings.	$3,000.00
Repair, replacement, or installation of new exterior lighting.	$
Renewal or installation of new landscaping.	$
Exterior painting.	$3,000.00
Signage,(Must be part of a bigger project and permanently affixed to the building.)	$11,000.00
Parking lot improvements (Must be part of a bigger project..)	$20,000.00
ADA compliance features/modifications	$
Roof repairs	$
Structural stabilization	$
Dumpster enclosure	$20,000.00
General maintenance items	$
Other Improvements: (describe)	$
Other Improvements: (describe)	$
Other Improvements: (describe)	$
TOTAL PROJECT BUDGET	$57,000.00

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

10/25/2023

Property Owner/Applicant — Date

COMMERCIAL FAÇADE GRANT APPLICATION
GEE COIN 3 INC
225 SW 2nd TER

COMMERCIAL FAÇADE GRANT APPLICATION
GEE COIN 3 INC
225 SW 2nd TER

LANDTEC SURVEYING and Lien

This Survey has been prepared for:

PROPERTY ADDRESS:

225 SW 2 Terrace
Dania Beach, FL 33004

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

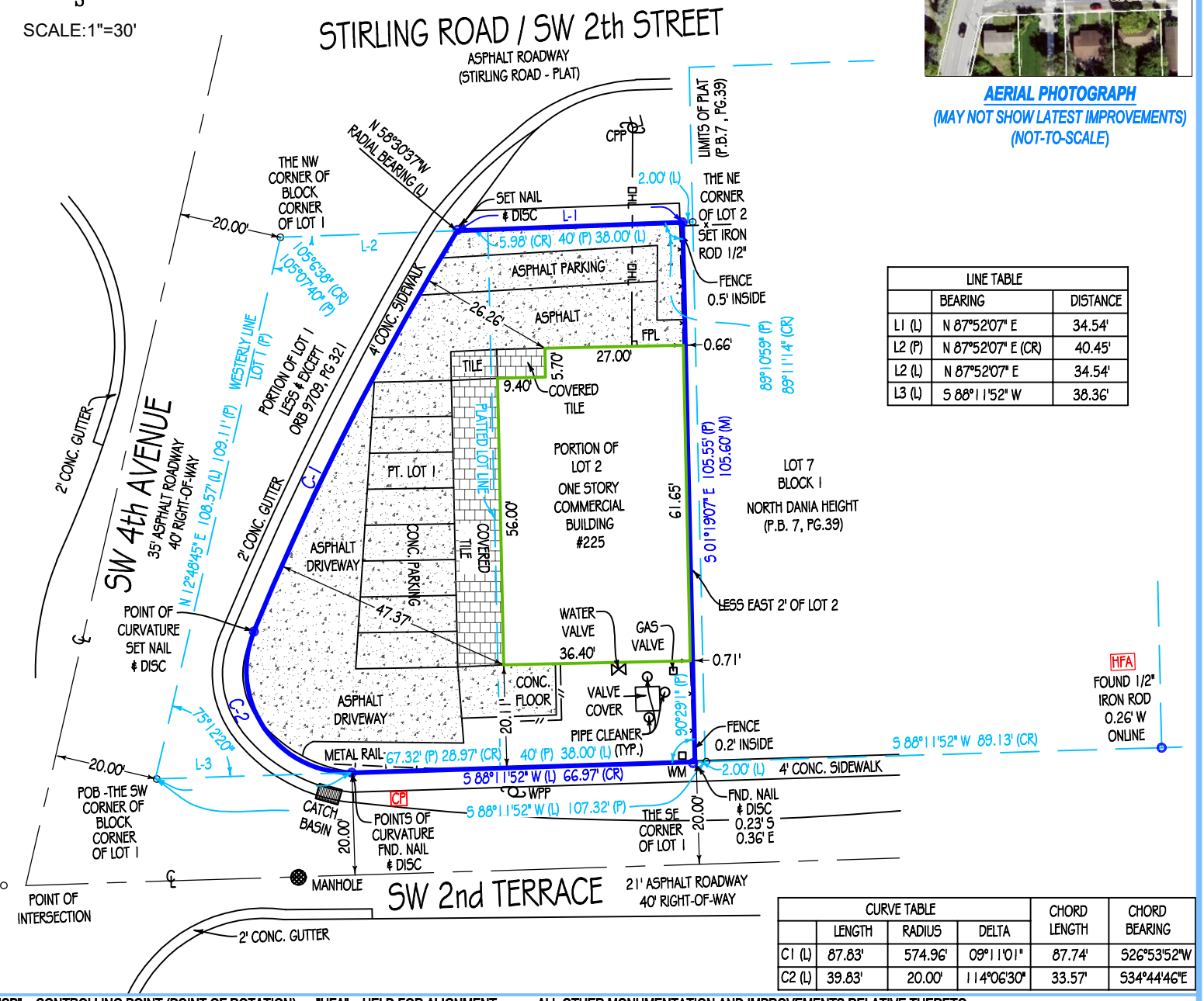
EPIC PROPERTIES

BEARING REFERENCE:

SOUTH LINE OF SUBJECT LOT AS S 88°11'52" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

SCALE:1"=30'

AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	DISTANCE
L1 (L)	N 87°52'07" E	34.54'
L2 (P)	N 87°52'07" E (CR)	40.45'
L2 (L)	N 87°52'07" E	34.54'
L3 (L)	S 88°11'52" W	38.36'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1 (L)	87.83'	574.96'	09°11'01"	87.74'	S26°53'52"W
C2 (L)	39.83'	20.00'	114°06'30"	33.57'	S34°44'46"E

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- NO NOTABLE CONDITIONS FOUND.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:

Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:	Job Nr: 164658-SE	Date of Field Work: 02/21/2023	Drawn by: L.D.

LANDTEC SURVEYING and Lien
LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

☑ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:

Lot 1 and Lot 2, less East 2 feet of Lot 2, RESUBDMSION OF GEORGE M. PHIPPEN SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 35, Page 4, less portion of Lot 1 conveyed to Broward County, Florida for right of way, be deed recorded July 27, 1981, in Official Records Book 9709, Page 321, of the Public Records of Broward County, Florida

PROPERTY ADDRESS:
225 SW 2 TERRACE
DANIA BEACH, FL 33004

INVOICE NUMBER: 164658-SE
DATE OF FIELD WORK: 02/21/2023

CERTIFIED TO:
Epic Properties

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0567
SUFFIX: H
PANEL DATE: 08/18/2014

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.= GARAGE FINISHED FLOOR
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PH = POOL HEATER
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
WM = WATER METER
W = WELL
℄ = CENTER LINE
℄ = PARTY WALL
A/C = AIR CONDITIONER
SL = SEPTIC LID
X = ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER

LINETYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: 02/27/2023

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

LANDTEC SURVEYING and Lien

LICENSED BUSINESS No. 8507

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	225 SW 2 TERRACE, DANIA BEACH FL 33004	ID #	5142 03 44 0010
Property Owner	GEE COIN 3 INC	Millage	0413
Mailing Address	3821 N 51 AVE HOLLYWOOD FL 33021	Use	11-02
Abbr Legal Description	GEORGE M PHIPPEN SUB-RESUB 35-4 B LOT 1 LESS BEG AT SW COR OF LOT 1,NELY 108.52,ELY 34.54 TO P/C, SWLY AN ARC DIST OF 87.83 TO P/C SLY & ELY AN ARC DIST OF 39.83 TO P/T WITH S/L OF LOT 1,WLY 38.35 TO POB,2 LESS E 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$74,490	$381,980	$456,470	$456,470	
2023	$74,490	$381,980	$456,470	$456,470	
2022	$74,490	$325,850	$400,340	$400,340	$9,133.42

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$456,470	$456,470	$456,470	$456,470
Portability	0	0	0	0
Assessed/SOH	$456,470	$456,470	$456,470	$456,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$456,470	$456,470	$456,470	$456,470

Sales History

Date	Type	Price	Book/Page or CIN
5/13/2022	DRR-T	$100	118191438
4/6/2022	WD-D	$650,000	118106483
4/1/1992	WD	$300,000	19452 / 774
1/1/1990	QCD	$85,000	
12/1/1988	WD	$150,000	

Land Calculations

Price	Factor	Type
$10.00	7,449	SF
Adj. Bldg. S.F. (Card, Sketch)		2065
Eff./Act. Year Built: 1971/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
2065						10.8		

Property Id: 514203440010 **Please see map disclaimer

October 30, 2023

1:600

0 25 50 100 ft

0 5 10 20 m

Flight Date : Jan. 6 to Jan. 11, 2023 Broward County Property Appraiser

Awninglux INC.
14125 NW 19 AVE
Opalocka, FL 33054
+1 7866632609
awninglux@gmail.com
www.awninglux.com

ADDRESS
Steve Einhorn
225 SW 4 Terr Dania Beach
Fl 33304

SHIP TO
Steve Einhorn
225 SW 4 Terr Dania Beach
Fl 33304

Estimate

DATE 02/23/2023

ACTIVITY	AMOUNT
Sales Replace fabric on one front awning color TBD Commercial grade Vinyl Patio 500 18.5 heavy duty. Do as existing.	2,950.00T

Terms: 50% deposit and 50% balance after installation.

SUBTOTAL	2,950.00
TAX	206.50
TOTAL	**$3,156.50**

Accepted By

Accepted Date

Winner of over 80 National and International Awards **Ft. Lauderdale Office** **844 NW 9th Avenue** **Ft Lauderdale, FL 33311** **954-764-1711**	*Hoover Canvas Products Co., DBA* HOOVER ARCHITECTURAL Structured for you.	**Serving all of South Florida Since 1949** **Palm Beach Location** **5107 N. Australian Avenue** **West Palm Beach, FL 33407** **561-844-4444**

INVOICE TO	PROJECT NAME
Epic Properties	Sam's Coin Laundry
STREET	STREET
	225 Southwest 2nd Terrace
CITY, STATE, ZIP CODE	CITY, STATE, ZIP CODE
	Dania Beach Fl, 33004

CONTACT	PHONE	EMAIL
Steve	(954) 812-0414	einhorn44@yahoo.com

FABRIC	VALANCE LENGTH	SCALLOP #	BRAID COLOR	TRIM COLOR	FRAME PAINT COLOR
Coastline Plus	9"	TBD	TBD	None	None

Fabricate and install (1) new awning cover.
Approx 56'wide by 9' projection.

- Fabric to be Coastline Plus – Color TBD. Extended fabric warranty included*.
- All stitching to be Gore Tenara and carries a lifetime seam warranty.
- All major seams to have a 1" welded seam for maximum strength.
- Permit fees additional, at cost if needed and are not included in this quote if needed.
- Engineering will be an additional and cost will be added to the final invoice if needed.
- Please refer to https://hooverap.com/hoover-warranty/ for warranty details.
- Price does not include any painting or repairs to the current frame.

****Permit Fees, Engineering Calculations, and/or Applicable Government Fees Additional if needed****

Additional Work: ****Customer is responsible for verifying all wire payment information by phone prior to sending any money electronically****

Hoover does not perform any electrical work. Hoover does not replace pavers or any flooring materials. Hoover can coordinate these services at a fee of cost + 15%.
Customer is responsible for any structural banking (costs & installation) that may be required at any time during the project.

Warranty:

Please refer to Hoover's warranty at www.hooverap.com/warranty for all warranty information.

THIS IS A LUMP SUM CONTRACT UNLESS OTHERWISE STATED.
We Propose hereby to furnish material and labor as described above.
A Proposal in excess of $5,000 will not be binding on Hoover until signed by an executive officer.

Sales Person: John Yarbrough Date: 3/31/23

Hoover AP Exec: _____

Payment Terms: Deposit & Bal Upon Completion

PRICE	$4,239.00
PERMIT	Additional
ENGINEER	Additional
TOTAL	
DEPOSIT	50%
BAL DUE	

CANVAS AND VINYL AWNINGS WILL WRINKLE.

Acceptance of Proposal- The above prices, specifications and conditions on the reverse side hereof are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

CBC128905 C.C. #77-76-AE U-15047 C.C. #1630

CUSTOMER

PRINT NAME _____

SIGNATURE _____ DATE _____

I OWN THE PROPERTY ☐YES ☐ NO
I am a repeat customer ☐ YES ☐ NO

• The "TERMS AND CONDITIONS OF THIS SALE: accompany, and are part of, this proposal •

PLEASE RETURN SIGNED ORIGINAL UPON ACCEPTANCE

TERMS AND CONDITIONS OF THIS SALE

1. Hoover Canvas Products Co., (hereinafter "Hoover" or "we") hereby warrants all materials to be as specified and that all work shall be performed in a workmanlike manner, according to accepted standard practices. THIS EXPRESS WARRANTY EXCLUDES ALL OTHER AGREEMENTS, REPRESENTATIONS AND WARRANTIES, EXPRESSED OR IMPLIED. HOOVER SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.
2. "Customer" or "you" understands that all vinyl coated and fabric materials will expand and contract when exposed to changing temperatures and weather conditions. These materials may be used to construct awnings, trim, and binding and Hoover cannot warranty these materials against wrinkling and shrinkage. Any necessary sewing or stitching of material will be done with white thread.
3. Acrylic material is not waterproof. It has a tendency to leak when wet. (Sunbrella, etc.) Customer shall have a pro rated warranty on fabric, whether manufactured from vinyl-coated fabric or other fabric types, provided the awning has been maintained and cleaned regularly. The Customer's failure to maintain and clean the awning regularly could result in the fabric not meeting its intended life expectancy and voiding this warranty. Hoover recommends cleaning every three months.
4. Lateral arm awnings ("Retractable Awnings") are designed for sun protection only, not for rain protection. Hoover cannot warrant Retractable Awnings against collapse or damage resulting from rain, severe weather, or winds in excess of 30 m.p.h. During such time, the Customer is advised to keep these awnings retracted. Hoover recommends that Customer use only acrylic fabric with Retractable Awnings, use of any other fabric voids Hoover's warranty. Motion/wind sensors do not, in anyway, guarantee against damage from winds in excess of 30MPH.
5. Hoover shall not be responsible for loss or damage to Customer's business or property or injury or death to persons. For any risk, liability or responsibility assumed by the Customer and/or Owner under this Contract, or disclaimed by Hoover under this Contract (collectively, the "Assumed Risks"), the parties acknowledge and agree that: a] some of the Assumed Risks may be covered under insurance held by the Customer or the property owner; b] Hoover shall have no liability (in contract or in tort) to the Customer, property owner and/or third parties for any of the Assumed Risks, regardless of whether Hoover takes any action to avoid, limit or remedy any of the Assumed Risks; and c] such action or inaction on the part of Hoover shall not constitute a breach of this Contract or of any duty of care owed to the Customer, a property owner or third parties. Notwithstanding any other contrary provision in the Contract, Customer agrees to indemnify, hold harmless and defend Hoover from and against any and all claims, obligations, demands, damages, causes of action, liabilities, losses, and expenses, including reasonable attorneys' and expert fees, whether now known or hereafter known, foreseen or unforeseen, attributable in whole or in part to the Assumed Risks (the "Indemnity").This Indemnity shall be capped at $1 million dollars (US) and is given to Hoover in consideration for the warranty offered by Hoover hereunder (if applicable) and/or for the job pricing, which would be higher absent the Indemnity.
6. The parties agree that Customer's sole and exclusive remedy against Hoover shall be for the repair or replacement of any awning materials, which are defective when delivered. In no event shall Hoover be liable for direct, indirect, special, incidental or consequential damages (including loss of profits) whether based on contract, tort or any other legal theory. Any defects or discrepancies in the awning materials as delivered or installed must be reported to Hoover within twenty (20) days after the Customer receives the awning materials or it will be conclusively presumed that the awning materials were as ordered and were received in good condition. Notice to Hoover of any defects, discrepancies or objections must be delivered in writing via certified or registered mail to the address shown on the face of this agreement.
7. It is hereby expressly provided that although the said materials have been hereinbefore described, the materials delivered by Hoover hereunder shall be deemed to correspond with their description, when they correspond with the sample which has been produced to, examined and selected by the Customer. Since aesthetics is an important factor in our industry and since Hoover's services are essentially to transform canvas and metal into pleasing designs, it is sometimes necessary to alter Customer's layout and/or specifications to make them conform to available materials, acceptable tolerances and engineering or regulatory constraints. Hoover reserves the right to make such changes. Hoover also reserves the right to cancel this contract if engineering changes required by a governmental entity or permitting authority increase Hoover's materials and/or labor costs by more than 5%. Hoover is not obligated to advance any permitting or engineering fees on Customer's behalf.
8. Hoover will not be responsible for the usefulness of any frame not built or installed by us, unless we are authorized by the customer to rebuild same to Hoover's specifications. Hoover does not warrant against water leaks where awning meets wall when existing frames are recovered, unless such leaks are listed and addressed on contract. All awning materials used by Hoover have been treated with a mildew inhibitor. Mildew is micro-organic bacteria, which can grow on any material, metal, glass or plastics, BUT WE OFFER NO GUARANTEE WHATSOEVER THAT MILDEW WILL NOT OCCUR.
9. It is hereby expressly acknowledged, understood and agreed that this is a contract for a special order of custom fabricated goods and materials and the Customer cannot alter, revoke or cancel the same without the specific written consent of Hoover.
10. The estimated delivery date of this order is subject to contingencies beyond the control of Hoover, including, but not limited to fires, strikes, lockout, inability to secure material, labor or transportation, inclement weather, accidents, Acts of God and unavailability of the Customer. In the event of the occurrence of such contingency, the estimated delivery date shall be extended by equal duration to the extent of the duration of such contingency.
11. Customer agrees to pay Hoover the full balance of the purchase price immediately upon completion and delivery of the material and work to the Customer and time of such payment shall be of the essence. No back charges will be accepted. Hoover shall retain title to all goods pending receipt of the entire purchase price.
12. The Customer covenants and agrees that upon his default by the failure to pay any part of or the entire purchase price when due, or otherwise, Hoover shall, at its option, have the right to:

A. Without judicial action, take possession of all said property and all payment made by the Customer up to the time of said default shall be applied as rent and depreciation on said property for and during the time the property is in the Customer's possession. Permission is granted to re-enter the property to remove said property; Hoover is granted permission to re-enter the Customer's land or structure to remove said property; and/or,
B. Bring legal action to collect all monies due Hoover under the terms of this agreement; and/or,
C. Enforce and foreclose a lien against the said property without further notice to the Customer; and/or,
D. Void any warranties and pursue any other remedy available to said company in law or in equity.

13. The Customer covenants and agrees to pay reasonable attorney's fees and costs to Hoover in the event Hoover incurs such fees and costs in enforcing its rights under the terms of this contract, including attorney's fees incurred in obtaining and enforcing a judgment and/or pursuing on defending an appeal. Any legal action brought by either party shall be governed by Florida law and, shall, at Hoover's election, be brought in Broward County, Florida, or a different county if necessary to enforce Hoover's lien rights or other remedies.
14. This proposal by Hoover shall expire thirty (30) days after date of issue, but is subject to withdrawal during such time if notice to that effect is given before written acceptance by the Customer. The only terms of the agreement between the Customer and Hoover are those set forth in this document, and these
terms may be changed or modified only by a writing signed by both parties.
15. After acceptance of this proposal, any delay by the purchaser may result in a change of price corresponding to any change in the cost of labor or raw materials.
16. A charge of 1-1/2% per month or fraction thereof (18% per annum) shall be added to all delinquent accounts.
17. Occasionally after installation, "pinholes" can be found in the awning cover. This is not a result of fabric quality, and does not affect the long-term performance of your awning cover. Should this occur, we will address the pinholes to keep water from coming through your awning cover.
Once we have addressed this issue, we guarantee, that your awning cover will not fail as a direct result of the original pinholes, for a period of five (5) years from the date of installation.
18. Over time, awnings experience a great deal of environmental hardship from day-to-day exposure to the elements. This exposure may cause the awning cover to fade and lose color, become brittle and hard or even lose material surface from what is known as "plasticizer migration". Given these conditions, we know that removing a cover may result in any combination of the following conditions: "pinholes", cracks, small tears, wrinkles and/or "crazing". In addition, once awning covers are removed from the frame and reinstalled, they tend to readily attract dirt, smudges and marks. Therefore, if we remove awning cover from the frame for storage, cleaning and/or maintenance, we cannot guarantee or provide remedy against the above possible conditions. Any awning taken down, regardless of age, will get extremely dirty and Hoover Canvas Products cannot be held responsible for this occurrence. We recommend that awnings be thoroughly cleaned prior to any work being done, requiring awnings to be taken down.
19. Concerning warranties for jobs outside of Dade, Broward, Palm Beach and Martin counties. Hoover will not be responsible for any expenses incurred by Hoover to bring Hoover's labor, to and from the job site, or to bring the awning(s), to and from Hoover, including (without limitation): airfare, room and board, taxi's, rental cars, taxes, duty, labor cost to and from the job site, etc.
20. Customer acknowledges receipt from Hoover of exhibit "A" called "Statutory Disclosures".

Customer's signature: _____Date:

STATUTORY DISCLOSURES
Hoover Canvas Products Co.
Exhibit "A

CONSTRUCTION LIENS. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

THREE (3) DAY RIGHT OF RESCISSION (applicable only to residential homeowners). YOU ARE ENTERING INTO A CONTRACT THAT MAY RESULT IN A LIEN ON YOUR HOME. YOU HAVE A LEGAL RIGHT UNDER FEDERAL LAW TO CANCEL THIS CONTRACT, WITHOUT COST, WITHIN THREE BUSINESS DAYS FROM THE DATE YOUR CONTRACT IS FULLY EXECUTED (SIGNED BY BOTH PARTIES). IF YOU DECIDE TO CANCEL THIS TRANSACTION, YOU MAY DO SO BY: A] NOTIFYING HOOVER IN WRITING AT THE POSTAL ADDRESS OR E-MAIL ADDRESS SHOWN BELOW; B] USE ANY WRITTEN STATEMENT THAT IS SIGNED AND DATED BY YOU AND STATES YOUR INTENTION TO CANCEL; AND C] SENDING THE NOTICE NO LATER THAN THE THIRD BUSINESS DAY FOLLOWING FINAL EXECUTION OF YOUR CONTRACT. IF YOU SEND OR DELIVER YOUR WRITTEN NOTICE TO CANCEL SOME OTHER WAY, IT MUST BE DELIVERED TO HOOVER AT THE ADDRESS BELOW NO LATER THAN THE ABOVE SPECIFIED TIMEFRAME. IF YOU PROPERLY AND TIMELY CANCEL THE CONTRACT, HOOVER WILL REFUND YOUR DEPOSIT (SUBJECT TO CLEARANCE OF ANY DEPOSIT MADE BY CHECK) WITHIN 10 BUSINESS DAYS, NOT INCLUDING THE DATE HOOVER RECEIVES YOUR WRITTEN NOTICE OF CANCELLATION. ANY SUCH NOTICE OF CANCELATION SHOULD BE ADDRESSED TO HOOVER CANVAS PRODUCTS CO., ATTN LUCIE FABIEN, 844 NW. 9TH AVE., FT. LAUDERDALE, FL 33311 EMAIL: LUCIE@HOOVERAP.COM.

CONSTRUCTION INDUSTRIES RECOVERY FUND. PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS. CONSTRUCTION INDUSTRY LICENSING BOARD, ATTN. RECOVERY FUND, 1940 NORTH MONROE STREET, SUITE 60, TALLAHASSEE, FL 32399, (850) 921-6539.

Walker Awning - Sky Awning

5190 NW 10th Terrace
Fort Lauderdale, Florida 33309
954-772-1951
team@walkerawning.com | www.walkerawning.com

RECIPIENT:

Epic Properties

225 Southwest 2nd Terrace
Dania Beach, Florida 33004
Phone: 954-812-0414

Estimate #2839

Sent on	Mar 06, 2023
Total	**$2,600.00**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Re-cover	Install new cover at existing awning frame ~55'-6" x 3-0 lean-to style attached to building Reinforced vinyl fabric: Client's choice of color: TBD Hanging Valance: Straight or scalloped TBD Removal and disposal of old cover	1	$2,600.00	$2,600.00

A deposit of $1,300.00 will be required to begin.

Total **$2,600.00**

This quote is valid for the next 30 days. Material pricing is secured upon receipt of deposit. 1-year workmanship warranty. 5-year warranty on heat-sealed seams. Pro-rata warranty on fabric per fabric manufacturer. Prices include design & engineering. City fees & S/S drawing fees to be added as applicable. Modifications to existing awning frames or building structure is not included unless specifically noted. We accept checks, cash, Visa, and MasterCard. 3% service fee applies to all credit card charges. Delinquent accounts are subject to incur monthly interest of 1.5% on outstanding balance plus collection costs including attorney's fees. NOTE: Fabric awnings wrinkle. Sunbrella fabric may leak.

Signature: _____ **Date:** _____

COMPLETE STRUCTURE PAINTING, INC.

933-A South State Road 7 ▪ Plantation, FL ▪ 33317
(954) 792-1834 • Fax (954) 584-7253 ▪ LICENSED PAINTING CONTRACTOR
▪ Broward Lic. 10-PU-17100-X ▪ Dade Lic. 12BS00143 ▪ Palm Beach Lic. U-21816
▪ Monroe Lic SP251 ▪ Martin Lic MC1800174 ▪ Collier Lic LCC20180002072

March 28, 2023

TO: Epic Properties

RE: 225 SW Second Terrace
Dania Beach, FL

ATTN: Steve Einhorn
954-812-0414
Einhorn44@yahoo.com

DESCRIPTION: Exterior Painting Proposal for the exterior walls and trim at 225 SW Second Terrace, Dania Beach, FL. ***Excluding the backside of the building.***

The following is our proposal for the work specified as described.

A. Scope of Work included, but not limited to:

1. Bleach wash and pressure clean all exterior stucco and trim surfaces.

2. Seal all exterior stucco surfaces using one coat of masonry sealer.

3. Patch all hairline cracks and holes using **SHERWIN WILLIAMS** Elastomeric Smooth Stucco Patch.

4. Apply **SHERWIN WILLIAMS** FINEST ***"LATITUDE"*** FLAT OR SATIN FINISH EXTERIOR PREMIUM to all exterior stucco surfaces. Complete Structure Painting, Inc. and **SHERWIN WILLIAMS** will warranty for TEN (10) years all new vertical stucco paint against peeling from previous coating. Color as selected by owner.

5. Spot prime fascia board, and dripcap, and topcoat with **SHERWIN WILLIAMS "*LATITUDE"*** SATIN FINISH. Color as selected by owner.

NOTE: *It is the responsibility of the owner to cut shrubbery away from walls and trim trees away from building, if needed.*

B. Scope of work excluded, but not limited to:

1. Exclude any and all windows, window frames, light fixtures, the backside of the building, AC units, etc. and any area not mentioned in above scope of work.

C. Workmanship:

All materials shall be applied uniformly. If any reduction of the coating's viscosity is necessary, it shall be done in accordance with the manufacturer's label directions.

Surfaces to be painted shall not be primed until it has been determined these substrates have dried sufficiently to safely accept paint.

Before painting begins, all other crafts shall have removed dirt and debris resulting therefrom. The areas are to be left in broom clean condition.

All primers and spot primers are to be allowed to dry completely before applying the finish coat.

No exterior painting shall be undertaken if air or surface temperature is below 35 degrees Fahrenheit, nor immediately following rain or until frost, dew or condensation has evaporated.

D. Materials:

Colors shall be approved. All primers and undercoats are to be tinted to the approximate selected finish coat if necessary, for better hide.

All paint and coatings will be delivered to the job site in manufacturer's original containers.

E. Preparation of Surfaces:

Complete Structure Painting, Inc. shall be wholly responsible for the quality of work, and will not commence any part of it until surface is in proper condition.

If we consider any surface unsuitable for proper finishing, we will notify the owner of this fact in writing. We will not apply any material until corrective measures have been taken or the owner has instructed us to proceed.
All surfaces will be cleaned, if for any reason the surface cannot be cleaned, this condition shall be reported to the owner promptly.
If Complete Structure Painting, Inc. has been instructed by the owner to begin painting under conditions and circumstances we believe could result in poor performance and early failure of the coatings, we shall request from the owner a decision in writing.

The prime coat will be applied soon after surface preparation has been completed, to prevent contamination of the substrate.

F. Removal:

Upon completion of an area, it shall be left in a clean and orderly condition, and all paint spatters, contaminated rags and trash shall be removed.

Upon completion of the job, Complete Structure Painting, Inc. will remove all surplus materials, scaffolds, etc. from the premises that relate to our project. We shall clean all window glass free of excess paint and remove paint that has been misplaced on other surfaces.

EXTERIOR SURFACE PREPARATION AND FINISHING SYSTEM:

A. Exterior Stucco:

Apply commercial mildewcide (chlorine) solution to remove dirt, mildew, and all red and green mildew. This solution will be allowed to stay on the surface until all mildew has been killed.

Pressure clean all stucco and masonry surfaces with pressure cleaning equipment using 3,500 p.s.i. to remove as much existing deteriorating coating as possible. All masonry surfaces will be free of dirt, grease, oil, and chalk. Surfaces will be allowed to dry thoroughly. If necessary, we will repeat procedure. Multiple coats of paint that are in an advance state of deterioration will be removed.
NOTE: If aggressive cleaning techniques become necessary for proper preparation to the substrate, work should cease until an equitable solution can be reached between the Owner and Contractor as to proceed. This situation will be determined as a concealed condition.

All cracks in masonry larger than hairline (over 1/16") are to be ground out to form a "V" or "U" shape and blown or brushed out to remove all dust, dried of all moisture, sealed with penetrating masonry primer. The resultant opening shall have sealant knifed into completely fill the void.

Once cured, the filled crack shall be over-coated with knife grade "flexible" sealant, such as Flex-Lox knife grade, crowned in the center approximately 1/16" and feathered at least 3" on either side of the crack to match the surrounding surface as closely as possible.

All hairline cracks (less than 1/16") will be filled using an approved "flexible" sealant over a properly primed surface, crowning the application approximately 1/16" over the center of the crack and feathering the edges approximately 2" on either side to match the adjacent surface.

Primer: After pressure cleaning and chlorinating apply one coat of **SHERWIN WILLIAMS PREMIUM** ACRYLIC MASONRY SEALER.

Apply **SHERWIN WILLIAMS** Elastomeric as per specifications.

Finish Coat: Apply **SHERWIN WILLIAMS** FINEST ***"LATITUDE"*** 100% ACRYLIC EXTERIOR PREMIUM.

CONTRACTOR RESPONSIBILITIES:

A. The Contractor shall supply all labor, materials and equipment necessary for the total completion of the required work as per Sherwin-Williams specifications. The Contractor shall be responsible for and use care in the protection of the occupant's property, such as screens, windows, shrubbery, and walkways, and shall protect other areas not in this scope of work for paint and/or damage. If such damage occurs, the Contractor shall be solely responsible for the restoration of such damages caused by either the Contractor, or any employees of the Contractor. The Contractor shall work with the manager to arrange for all automobiles and other vehicles to be removed from the adjacent work areas to safeguard against possible damages.

B. The Contractor shall be responsible for the proper preparation of surfaces to be treated and will not commence any part of the work until surfaces are in proper condition to receive the specified system and/or product. In the event Contractor discovers deteriorated areas or latent defects of structure previously undetected, the repair of which is not covered under the enclosed specifications, the Contractor shall notify Owners/Association for further direction.

C. All work shall be performed in a workmanlike manner by skilled mechanics and shall be carried out in such a way as to minimize any inconvenience to the occupants and tenants. The Contractor shall maintain a full work force from the start to the completion of the project providing a qualified foreman on the job site at all times. The Contractor shall ensure that all such mechanics shall be fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the work areas.

D. All stages, ladders, and other materials shall be secured at the end of each work day. Contractor will inspect area as job progresses, and upon completion of the work, the Contractor shall promptly remove all debris, material and equipment, etc., and shall leave the premises of the job site clean and orderly. The Contractor shall not be responsible to clean glass except from new paint drips.

E. The Contractor shall deliver, or have delivered, necessary materials in unopened containers with the original labels and batch numbers clearly visible. All materials shall be used in strict adherence to the manufacturer's written specifications, and/or recommendations.

F. The Contractor shall arrange with the manager for working space, space for material storage, and proper access to the areas where the work is to be performed.

G. Contractor will NOT be responsible to clean glass except from new paint drips. Contractor shall not be responsible for any scratches or imperfections in glass unless clearly caused by contractor's negligence. Under no circumstances shall contractor be responsible for scratches which are of medium or less intensity as defined in ASTM designation: C1036-91 (Re-approved 1997)

OWNER'S RESPONSIBILITIES:

A. The Owner shall provide proper water and full 20 amps electric service for the preparation of materials and equipment necessary to complete the work. Use of sanitary facilities shall be used by mutual consent.

B. It shall be the responsibility of the Owner to perform any trimming or pruning of foliage necessary to prevent any problems with the requirements of the coating work. The Owners shall be responsible to remove or protect loose objects in the work area that are not included in this scope of work. If such items are not removed, the Contractor shall exercise due diligence to protect any such items, but will not be responsible for any damages. The Owner shall be responsible for providing proper parking spaces for vehicles and all equipment necessary to complete all work.

C. Whenever possible, exterior work shall be performed from the exterior of the building. However, in the event it becomes necessary to enter the building, the Owner shall be present to access and the in attendance for building entry.

D. Owner shall notify Contractor, in writing, of any unusual circumstances (i.e. Lexan glass, hurricane glass, frosted glass, loose tiles and/or deteriorated tile grout, deteriorated carpet, etc.) which may be present on the building(s). Contractor shall not assume any responsibility or liability for items of this nature.

SAFETY AND PUBLIC CONVEYANCE:

The Contractor shall rope off and erect warning signs in areas where overspray, dripping, or any chance of damage or injury could occur. The Contractor shall be responsible for job safety administrations, including tools, equipment, and work methods, and will be in compliance with the applicable OSHA safety regulations.

Price for work as detailed in these specifications using **QUALITY COMPLETE STRUCTURE PAINTING, INC. LABOR AND SHERWIN WILLIAMS** paint.

LABOR AND MATERIALS COMPLETE: $2,250.00

-This Proposal does not include any permit and/or other municipality fees. Any such fees shall be additional and paid by the Owner.

-This Proposal will expire in 90 days.

-Any alteration or deviation from the specifications in the Proposal which involves additional time, materials or costs, will not be performed until there is an agreement on the scope and cost and Owner executes a written change order.

Payment terms will be 50% at start of job and balance on completion.

Thank you-

_____ _____
Complete Structure Painting, Inc. Date

_____ _____
Epic Properties Date

PROPOSAL

Date
3/1/2023

5631 JOHNSON STREET
HOLLYWOOD, FL 33021
FAX (954) 987-0344
GEMCO98@AOL.COM

Name / Address
Steven Einhorn 225 SW 2nd Terrace Dania Beach, FL 33004

Description	Total
EXTERIOR PAINTING PROPOSAL 3 SIDES OF SAM'S COIN LAUNDRY BUILDING Pressure clean walls, trim, dumpster fence, tile walls and floors; lightly rinse windows, doors, and canopy Cover floors, lights, vehicles, etc. Patch walls as needed with Vinlox masonry patch SW corner of building - Scrape loose stucco; apply bonding agent. Apply 1 scratch coat of stucco. Apply 1 finish coat of stucco; texture to match as closely to existing as possible Caulk door frames as needed Apply sealer to all surfaces being painted Prime all patches with water-based primer Prime roll-up and swing doors with DTM primer Apply 2 coats of high-quality exterior acrylic latex paint to all masonry surfaces, trim, and building letters; colors to be specified Apply 1 coat of high-quality solvent-based urethane to swing doors and roll-up doors; color to be specified Clean up all areas daily. Certificate of insurance workers compensation and liability and copy of license upon request. Payment to be made in full upon completion of proposed work	5,200.00

YOU ARE HEREBY AUTHORIZED TO DO THE WORK SPECIFIED ABOVE. PAYMENT WILL BE MADE AS OUTLINED. PROPOSAL IS VALID FOR 60 DAYS. PLEASE SIGN AND RETURN TO SCHEDULE WORK.

DATE:_____

SIGNATURE:_____

Total $5,200.00

PROPOSAL CTL#

Arrow Asphalt & Engineering, Inc.

3050 N.W. 129th Street, Opa Locka, FL 33054
(305) 688-8686 Voice (305) 688-8484 Fax

PROPOSAL SUBMITTED TO: ***Date: Thursday, April 6, 2023***

Client Information
Steve Einhorn
Sam's Coin Laundry
225 SW 2 Terrace
Dania Beach, FL 33004
(954) 812-0414 Email:

Job Site Information
Sam's Coin Laundry
Parking Area Demo & Restore
All Asphalt Parking
Fabricate Trash Bunker (CBS)
Bollard Installation (4)

We hereby submit specifications and estimates to perform work at the above job site:

1. Demo existing concrete slab. Load and dispose of debris. Approx 1,000 SF.....$2,500.00

2. Furnish & install up to 6" limerock base. Approx. 1,000 SF.....$1,500.00

3. Remove existing damaged asphalt in areas to be marked in orange. Load and dispose of debris. Add limerock, fine grade and compact to 98%. Apply RC 70 tack coat. Pave area with up to 1 1/2" thick type SP-9.5 hot plant mix asphalt. Compact new asphalt with 5 ton roller & compactor.
Approx. 3,120 SF.....$15,600.00

4. Demo 6" deep existing material on southside of building. Form and pour new 6"concrete slab driveway out to street using 3,000 PSI concrete mix. Approx. 500 LF.....$6,000.00

5. Excavate 12" existing dirt and grass 30" wide for new spread footer, load and dispose of debris. Form and pour new spread footer with #5 vertical rebar 4' OC doubled at corner. using 3,000 PSI concrete mix. Approx. 40 LF.....$2,250.00

6. Furnish and install new 7' high block wall, with cell filled using 3,000 PSI concrete. Furnish and instal U-block tie beam filled with 3,000 PSI concrete. Approx. 40 LF.....$5,500.00

7. . Furnish and install 6" thick concrete slab inside walls using 3,000 PSI concrete.
Approx 120 SF.....$1,440.00

8. Furnish and install (4) 6" concrete bollards 2 inside structure at back wall and 2 outside structure to protect corners of bunker, leave ready for gate installation by others.....$3,200.00

Total: $37,990.00

***[Add cost of permit processor & permit to total, any additional work will be an extra]**

We hereby propose to furnish labor and materials to complete in accordance with the above specifications, for the sum of: Thirty Seven Thousand Nine Hundred Ninety Dollars & 00/100($37,990.00) with 50% deposit, and remaining balance payment due upon completion of job.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. We have reviewed the important Disclosures and have provided any special billing instructions on the reverse side. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature:_____

Date:_____

AUTHORIZED SIGNATURE:

_____
Arrow Asphalt & Engineering, Inc

IMPORTANT DISCLOSURES
AND DESIGNATION OF SPECIAL BILLING INSTRUCTIONS

Disclosures:

1.) Bid does not include fees for permits, bonds, engineering stakes layouts, as-builds or densities. A fee of $500.00 will be added if Arrow Asphalt & Engineering Inc. is to apply and be responsible for procurement of permit. No import or export, excess fill or deterious materials included unless noted (cap-rock, muck, grass, trees, ect.) Not responsible for errors and/ or omissions by engineer or surveyor. **BID PRICE VALID FOR THIRTY (30) DAYS.**

2.) A 50% deposit is required upon signed contract to schedule work proposed, balance will be due upon job completion. DEPOSIT IS NON-RE FUNDABLE

3.) All material guaranteed to be specified, and the above work to be preformed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

4.) We guarantee our work not to flake, crack or unravel for a period of one year. We are not responsible for the wearing off of the material from the top of the asphalt aggregate due to traffic wear.

5.) Any alteration or deviation from the above specifications involving extra costs will be executed only upon written change order, and will become and extra charge over and above the contract. Bid is based on today's market price for materials. Any increase in material price at start of job will be extra cost. All agreements contingent upon strikes, accidents or delays beyond our control.

6.) Prices given without plans and specs are subject to price change when plans are available. Final payment will be based on actual quantities installed which will be verified by field measurements.

7.) Arrow Asphalt and Engineering is not responsible for delays created by other trades, material suppliers, labor strikes or acts of God.

8.) Arrow Asphalt and Engineering is not responsible for damage to underground sprinkler's or utilities, sod , landscaping, dust removal, painting or stucco, during the normal course of construction.

9.) Claims for property damage must be made in writing 24 hours after the completion of the work. Job related complaints must be made within 48 hours of completion.

10.) Tree hedges and grass to be trimmed prior to the commencement of work.

11.) Seal Coating and striping to be completed in one mobilization. Additional mobilization are additional costs to the contract. Additional mobilizations are $1,200.00 per mobilization.

12.) Arrow Asphalt and Engineering is not responsible for the following but not limited to the tracking of the sealer on pavers, driveways, sidewalks or any other areas besides roadway. Sealed areas will be blocked off until dry.

13.) A 1.5% finance charge per month shall be added to any invoice 30 days past due.

14.) This proposal is based on work being completed during the hours of 8am- 5pm, Monday - Friday excluding Holidays and Weekends. No warranties are honored unless payment is made in full. Arrow Asphalt & Engineering will provide a one (1) year warranty on material and workmanship. Normal wear and tear is not covered under this warranty.

15.) Due to the instability in today's market, Arrow Asphalt & Engineering, Inc. cannot guarantee unit prices for any materials, All increases in material costs will be added to cost of contract.

16.)Asphalt unit price predicated on asphalt costing $110.00 per ton, asphalt will be requoted at time of installation and client to be responsible for difference in cost plus 15% DRE mark-up for overhead and profit, change order to be executed prior to installation of asphalt.

Initial _____

Paving Commercial/ Owner Responsibility & Conditions

1.) Barricaded Parking Lot: It is vital that all vehicles are removed from our area of work no later than 7:15am unless otherwise agreed. As you can imagine, our project costs are based on the property having all cars, people and objects off the area of work. Tow Trucks need to be arranged 5 days prior to the start of any work and be on call to remove cars from the scheduled work area. If any cars are left in the area of work, we cannot be held responsible for any damage to the vehicles. There will be additional costs if we are unable to access the work area billed at a minimum of $2,500.00

2.) Site service: The management company / property owner is responsible to notify all landscapers and garbage companies to not show up in the area of work the day we are performing work. In the event of a reschedule due to unforseen conditions, you are required to let all service providers know about the change.

3.) Rain: If it is raining the day of scheduled service, assume we will not be coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact our representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas any areas where sealer has not bonded.

4.) Sprinklers: Should be off 24 hours prior and 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.

5.) Drainage: Arrow Asphalt and Engineering cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.

6.) Asphalt Over-Runs: Will be billed to owner at $150.00 per ton.
Pricing does not include asphalt leveling unless stated otherwise in the original scope of work. Owners agrees to leveling at $185.00 per ton.

7.) Reflective Cracking: Arrow Asphalt and Engineering will not accept responsibility for reflective cracking of new asphalt overlay due to the cracked conditions of the existing asphalt pavement.

8.) Driving on surface: Once you start driving on paved/ sealed surface, avoid turning your wheels unless your car is moving. We understand this may be difficult to do, but understand that when wheels are turned on freshly paved/ sealed asphalt surface, scuffing and turn marks will be evident, no worries in time they will blend with surrounding surface.

Other Terms and Conditions:

1.) 90% of contract amount and change orders must be paid prior to completing punch list items and/ or any changes for additional work required by cities or municipalities.

2.) Towing fees, if necessary, billed as actual. Any vehicles left in the construction area at the commencement of the work will be relocated on site and billed to the Owner/Authorized Agent

3.) Change orders, additions or extras requested by Owner, Contractor or Municipality will be invoiced as an addition to the contact and shall not delay payment of the original contract sum. All Change Orders must be approved and signed by management/ Board President/ Building Owner (whichever applies.)

4.) Arrow Asphalt and Engineering will not be responsible for paint adhesion to car stops that have not been pressure cleaned.

5.) Cannot guarantee sealcoat longevity where there is standing water. Cracks in pavement will still be noticeable after sealcoating. Tire turning marks will be visible at first but will disappear over time.

8.) Additional mobilization to be billed at $1,200.00 each for sealcoating. This charge may be billed due to, but not limited to: site unavailability for commencement of work due to vehicles encroaching on the work area, change of schedule by Other/ Authorized Agent without prior consent of contractor or repairs to work caused by tresspassing.

Initial _____

9.) Additional mobilizations to be billed at $3,000.00 each for Concrete Services. This charge may be billed due to, but not limited to site unavailability for commencement of work due to vehicles encroaching on the work area, change of schedule by Owner/ Authorized agent without prior consent of contractor or repairs to work caused by tresspassing.

10.) Additional mobilizaions to be billed at $2,500.00 for paving. This charge may be billed due to, but not limited to: site unavailability for commencement of the work to due to vehicles encroaching on the work area, change of schedule by Owner/ Authorized agent without prior consent of contractor or repairs to work caused by tresspassing. Arrow Asphalt and Engineering will provide a schedule to be approved by Owner prior to any additional mobilizations.

11.) Saturday mobilizations will be an additional $2,000.00.

12.) Arrow Asphalt and Engineering cannot guarantee 100% drainage in areas where the design grade is less than 1% fall.

Special Billing Instructions:

Please fill out the information below:

Specify Billing Information:

Company Name:_____

Contact Person: _____

Address: _____

_____

Phone Number: _____

Purchase Order: _____

Provide email for eBilling:_____

Please note any particular forms, documents, and/or procedures required prior to release of payment:

_____

_____

_____

_____

Initial _____

HRT CONSTRUCTION GROUP

Dumpster Enclosure & Parking Lot

PREPARE FOR:

Steve Einhorn

LOCATION:

225 SW 2nd Terrace, Dania Beach 33004.

PREPARE BY:
WILLIAM HALL

HRT CONSTRUCTION GROUP
E: WHALL@HRTCGP.COM
P: 786.646.6730 EXT 701
CGC:1527561

DUMPSTER ENCLOSURE & PARKING LOT ESTIMATE

Client Name: Steve Einhorn

Estimate valid for 15 days from:

Address: 225 SW 2nd Terrace, Dania Beach 33004.

03/21/2023

We hereby propose to complete the repairs and improvements shown below.

DUMPSTER ENCLOSURE & PARKING LOT ESTIMATE

- **Scope of Work**: Detailed description below
- **Material Selection:** Selected finish materials for the space.
-
- **Payment Terms:** Payment schedule based on percentage project completion
- **Project Schedule:** Estimated length of project completion
- **Estimated Project Cost:** List of materials that will be purchased to complete the scope of work.

Submitted by:

William Hall
HRT Construction Group, LLC
786.646.6730 Ext:701
Cell: 786.325.1884

**The final construction amount can vary beyond these figures based on client selections, and further evaluation of existing structural and mechanical conditions.*

SCOPE OF WORK: DUMPSTER ENCLOSURE

SECTION 1: PRECONSTRUCTION:

- ENGINEERING SERVICES
  - ONSITE INSPECTION AND SITE MEASUREMENTS
  - SIGNED/SEALED ENGINEERING DRAWINGS
    - (3) THREE ROUNDS OF REVISION WITH THE CITY
  - STRUCTURAL DESIGN CALCULATIONS
  - PRELIMINARY DRAWING REVIEW WITH THE OWNER.
  - PERMIT READY PLANS

SECTION 2: GENERAL CONDITIONS:

- PERMIT PROCESSING WITH THE CITY
- HRT PROJECT MANAGEMENT
- CITY INSPECTIONS
- MOBILIZATION INCL. BONDS, ETC.

SECTION 3: DEMOLITION

- REMOVAL of existing structure AND HAULing
- Bobcat Services
  - EXCAVATION FOR FOUNDATION WALLS, slab, and ROW approach
- DUMPSTER ON SITE
- REMOVE AND HAUL LEFTOVER DEBRIS

SECTION 4: SLAB WORK

- FRAME & POUR CONCRETE FOUNDATION FOOTERS AND SLAB
  - FRAMING, REBAR, WIRE MESH, CONCRETE, AND BOLLARD MAT
- POUR 300 SQFT AT A 6"SLAB
- APPROACH 90SQFT AT 6" THICKNESS
- BOLLARDS DIG 6" AND FILLED
- FOLLOWING FLORIDA BUILDING CODE 2020 & CITY REQUIREMENTS

SECTION 4: Masonry Work

- FOLLOWING FLORIDA BUILDING CODE 2020 & CITY REQUIREMENTS
- INSTALL (2) CMU WALLS 8’ W X 6’ H PER PROVIDED PLAN SET BY CITY REQUIREMENTS
- CREATE A 36” W OPENING ON THE SIDE OF THE ENCLOSURE FOR ACCESS
- STUCCO FINISH

- INSTALL (2) BOLLARDS AT 6' H (SCHEDULE 40 STEEL 6")

SECTION 5: Welding Work

- FABRICATE AND INSTALL A 12’ W X 6’ H METAL GATE
    - INSTALL THE GATE TO THE STEEL BOLLARDS
- FABRICATE AND INSTALL A 36” W X 6’ H METAL GATE

SECTION 6: Finish

- PER PROVIDED A PLAN SET
- EXTERIOR PAINT OF THE NEW ADDITION
    - MATCH THE EXISTING PAINT COLOR
    - MATCH THE EXISTING TEXTURE

SECTION 7: CLEAN UP AND DISPOSAL

- LEAVE THE JOBSITE BROOM CLEAN DAILY
- REMOVAL OF ALL DEBRIS FROM THE SITE AS NEEDED
- LEAVE ALL SPACE CLEAN AND READY TO OCCUPY UPON COMPLETION

SECTION 8: NOT INCLUDED

- CITY PERMIT FEES
- LANDSCAPING

ESTIMATE PROJECT

ITEMS		AMOUNT
Material		$12,636.70
Labor		$30,348.55
TOTAL		**$42,985.25**

PROJECT DURATION:

The anticipated duration of this project construction is 2.75 – 3.75 weeks after city approval. The duration does not include building & zoning review and approval time. All product selections will need to be made before we can confirm a start date. The project start date is predicated on product availability and lead times.

SCOPE OF WORK: ASPHALT MILLING & PAVING AND STENCILING

SECTION 1: PRECONSTRUCTION

- ENGINEERING SERVICES
  - ONSITE INSPECTION AND SITE MEASUREMENTS
  - AS-BUILT DRAWINGS
    - (3) THREE ROUNDS OF REVISION WITH THE CITY
  - PERMIT READY PLANS

SECTION 2: GENERAL CONDITIONS

- PERMIT PROCESSING WITH THE CITY
- HRT PROJECT MANAGEMENT
- CITY INSPECTIONS
- MOBILIZATION INCL. BONDS, ETC.

SECTION 3: ASPHALT MILLING OF EXISTING PAVEMENT SURFACE

- MILLING OF DAMAGED ASPHALT PAVEMENT.
- REMOVAL & DISPOSAL OF ALL MILLED MATERIAL.
- SUPPLY AND COMPACT LIMEROCK AS MAY BE NEEDED.
- CLEANING OF PREPARED MILLED SURFACE USING MECHANICAL BROOM.

SECTION 4: ASPHALT PAVING

- PREPARATION OF PAVEMENT AREA FOR ASPHALT PAVING.
- SAW CUT, REMOVAL & DISPOSAL OF A 2' PERIMETER AROUND DRAIN INLETS, MANHOLE COVERS, AND ABUTTING EDGES TO DOORS, SIDEWALKS, WALKWAYS, ETC.
- CLEAN THE ENTIRE EXISTING ASPHALT AREA TO BE OVERLAYED
- APPLICATION OF SS-1H TACK COAT TO PROMOTE ADHESION BETWEEN PREPARED SURFACE AND PRECEDING ASPHALT SURFACE.
- FILLING IN AND ROLLING OF LOW-LYING ASPHALT AREAS BEFORE ASPHALT OVERLAY.
- PAVE PREPARED AREAS USING ASPHALT PLANT HOT MIX
- ROLLING AND COMPACTION OF SPREAD ASPHALT USING A 4-5 TON VIBRATORY ROLLER.
- RE-SETTING AND INSTALLATION OF REMOVED CAR STOPS.

SECTION 5: CLEAN UP AND DISPOSAL

- LEAVE THE JOBSITE BROOM CLEAN DAILY
- REMOVAL OF ALL DEBRIS FROM THE SITE AS NEEDED

- LEAVE ALL SPACE CLEAN AND READY TO OCCUPY UPON COMPLETION

SECTION 6: NOT INCLUDED

- CITY PERMIT FEES
- LANDSCAPING

ESTIMATE PROJECT RANGE*

$ 18,922 - $23,750

**Once the site inspection is completed, we would be able to provide a formal proposal.*

PROJECT DURATION:

The anticipated duration of this project construction is 0.75 – 1.75 weeks after city approval. The duration does not include building & zoning review and approval time. All product selections will need to be made before we can confirm a start date. The project start date is predicated on product availability and lead times.

PAYMENT TERMS

	Progress
10% Signing non-refundable deposit	CONTRACT AGREEMENT
20% Notice to Proceed	MOBILIZATION
30% progress payments	60% COMPLETION
30% progress payments	90% COMPLETION
10% upon substantial completion.	100% COMPLETION

CONSTRUCTION PROCESS FLOW

- **ESTIMATE:** FREE BALLPARK COSTS ESTIMATE AND DURATION
- **PRE-CONSTRUCTION SERVICES**: PROVIDE A MORE EXACT COST ESTIMATION, BETTER DECISION-MAKING, AND A DETAILED BUDGET TO FOLLOW. SERVICE FEE (CREDIT WILL BE APPLIED IF AWARDED)
- **CONTRACT AGREEMENT:** CONTRACT SIGNING MEETING WITH CONTRACTOR AND OWNER
- **KICK-OFF MEETING:** PROVIDE PRELIMINARY CONSTRUCTION SCHEDULE AND PERMIT DOCUMENTS PROCESS
- **MOBILIZATION:** START OF THE CONSTRUCTION
- **INSPECTIONS**: CITY INSPECTION, PUNCH LIST, SUBSTANTIAL COMPLETION, AND FINAL APPROVAL
- **POST-CONSTRUCTION MEETING:** PROJECT CLOSE-OUT, PROVIDE PRODUCT AND WORKMANSHIP WARRANTIES
- **WARRANTY PERIOD**: PERFORMANCE & COOPERATION. END-OF-WARRANTY INSPECTIONS

CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY MEETING DATES
JANUARY 2024 – DECEMBER 2024

CRA Meeting Date 2nd Tuesdays – 5:30 p.m.	**Holidays and/or Events**
January 9, 2024	
February 13, 2024	
March 12, 2024	
April 9, 2023	
May 14, 2024	
June 11, 2024	
July 9, 2024	
August 13, 2024	**Commission Summer Break**
September 10, 2024	
October 8, 2024	
November 12, 2024 (Special, CRA & Regular Meeting)	**Special Meeting for 11/5 General Election Confirmation**
December 10, 2024	

DRAFT