

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD**

November 12, 2024 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

- | | | |
|-------|---|---------------------------------------|
| i. | Call to Order/Roll Call
Quorum | Rhoda Glasco F.
Chair |
| ii. | Approval of Minutes
- 09.10.2024 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Martin |
| iv. | Request for Funding Increase – American Legion Robert Bethel
Post #220 – 1455 Sistrunk Blvd., Fort Lauderdale, FL 33311
\$79,200 – CRA Property and Business Improvement Incentive
Program | NPF Staff
Eleni Ward-Jankovic |
| v. | Acceptance of the Instruments of Conveyance of a Triplex
Residential Property Located at 1200 NW 3 rd Street
(Folio ID 504204200450) from the City of Fort Lauderdale | NPF Staff
Eleni Ward-Jankovic |
| vi. | Funding Request of \$500,000 - Water and Sewer Laterals | Clarence Woods
CRA Manager |
| vii. | Old/New Business | Rhoda Glasco F.
Chair |
| viii. | Public Comments | Rhoda Glasco F.
Chair |
| ix. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, December 10, 2024.**

Purpose: To review the Plan for the NPF-CRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA and to report such information to the City Commission.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

Note: *Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.*

Note: *Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.*

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance June 2024-May 2025	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	4	0
Jinny Bissainthe [Arrived 3:16]	P	4	0
Sonya Burrows	P	4	0
Kenneth Calhoun	P	4	0
Lisa Crawford [arrived 3:44]	P	3	1
Noel Edwards	A	1	3
Michael Lewin	A	2	2
Steffen Lue	A	1	3
Christopher Murphy	A	2	2
Alfredo Olvera	P	2	2
John Quailey, Vice Chair	P	4	0

Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.

Staff

Clarence Woods, III, NPF CRA Manager
 Lizeth DeTorres, Sr. Administrative Assistant
 Bob Wojcik, Housing and Economic Development Manager
 Vanessa Martin, Business Manager
 Laura Reece, Assistant City Manager
 Angela Salmon, City Manager’s office
 Anthony Fajardo, Assistant City Manager
 Tania Bailey-Watson, CRA Senior Administrative Assistant
 Eleni Ward, Housing and Economic Development Manager
 Corey Ritchey, CRA Project Manager
 J. Opperlee, Prototype Inc. Recording Secretary

Others

Gregory Wright
 Devon Fraser

Communication to the CRA Board of Commissioners

None

Items were heard out of order because the Board initially did not have a quorum.

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:08 p.m. and roll was called. A quorum was not present.

II. Approval of Minutes

NPF CRA Board

- August 13, 2024 Minutes

Motion made by Ms. Burrows, seconded by Ms. Bissainthe to approve the Board's August 13, 2024 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin provided the update. She noted that fiscal year 2025 would begin in 20 days and she would provide updates when available. There was \$29.7 million budgeted for 2025 with \$18.5 million allocated for incentives.

IV. City Manager's Office - Purchase of Commercial Property located at 18 NW 1st Avenue, Fort Lauderdale, FL 33301

Clarence Woods

Mr. Fajardo provided a Power Point presentation, a copy of which is attached to these minutes for the public record.

Ken Krasnow, Colliers, said the property was listed for \$3.2 million and there were other interested parties. He confirmed this would be profitable rent for the CRA. He acknowledged that this was a burgeoning area and the profitability would only improve, whether they kept renting the property after the City left or sold the property.

Mr. Fajardo explained the CRA would own the property and rent it to the City. If the CRA sunsetted before the property was redeveloped or sold, the City would own the property. Mr. Krasnow noted development would come to the area of the Brightline station. Mr. Fajardo said the transit opportunities would explode and the property would become even more marketable. Ms. Burrows asked if the City had considered having the CRA loan the City the funds for the property. Mr. Woods said they had not considered this. He reminded the Board that if the CRA sunsetted, all its assets would go to the City. Chair Foderingham asked why the CRA should purchase this building when the CRA was not addressing homelessness in its plan. Mr. Fajardo said they considered this purchase a way to address the CRA's goal of addressing slum and blight. He believed this location would provide synergy for the community court and the goals of the CRA.

Mr. Fajardo said the City did not have the money in the General Fund to purchase the property. Chair Foderingham thought there were more appropriate areas for improvement in the CRA than this one location. She said providing services was not the purpose of the CRA. Ms. Burrows said she had a bad taste in her mouth after the \$8 million the CRA gave the City for the Wave had never been returned after the project fell through. Mr. Fajardo thought this dovetailed with the goals and objectives of the plan. Mr. Calhoun noted that the CRA would recover almost 50% back if the CRA remained for five years.

Motion by Mr. Calhoun, seconded by Mr. Olvera, to approve the purchase as presented. In a roll call vote, motion passed 4-2 with Ms. Burrows and Chair Foderingham opposed.

**V. Request for Funding Increase – Checkmate Barber Shop, Inc. Eleni Ward
900 Sistrunk Boulevard, Unit A, Fort Lauderdale, FL 33311**

**\$98,500.00 – CRA Property and Business Improvement
Incentive Program**

Ms. Ward said they received an application for a funding increase from Checkmate Barbershop, Inc., a unisex barbershop located next door to the CRA offices. Checkmate's primary target market is local residents and working professionals in the downtown Fort Lauderdale area. The business is owned and operated by Gregory Wright, a licensed barber with extensive experience in his field. Mr. Wright plans to partner with local barbering schools and to provide internship and training opportunities for young people wishing to learn the barbering trade. The barbershop will provide an innovative and modern waiting area for its customers, with professional countertop workspaces, free WiFi, additional electrical outlets, USB ports and hardwire LAN connections, to provide a seamless transition to their work while they wait. As an additional community service and stream of income, Checkmate will provide a fully equipped podcast studio for its customers, the City of Fort Lauderdale and Broward County at large. The podcast studio allows customers to record high-quality audio content.

Ms. Ward stated the company was modern and forward-thinking and were diversifying their business models and income streams, ensuring stability and growth, even in uncertain economic times. The building had been renovated in 2017-2018, limited to the façade and the top-floor build-out for office space. The first floor was a vanilla shell Checkmate intended to build out. Checkmate Barbershop had previously received CRA funding assistance for this project from the PBIP program in January of 2023, in the amount of \$93,500, through the administrative approval process. That amount was to cover 42% of the then total build-out cost of \$218,500. The developer has incurred additional construction costs in the amount of \$131,213, increasing the total build-out cost to \$350,161. The total CRA funding amount under the PBIP program, including the increase, would be \$218,500, amounting to 63% of the total project cost. Ms. Ward said the first floor was divided into three sections: Unit A was the barber shop; Unit B was a co-working space and Unit C was the bodega. The podcast studio was inside the Unit A space, behind the barbershop.

Ms. Ward said the additional funds would be for the podcast studio and a patio area and pergola.

Mr. Wright described where the outside seating would be, which he said would seat approximately 20 people. Devon Fraser said the owner and the City had already approved the outside seating. Mr. Wright said the funds would also be used for signage and to soundproof the podcast studio. Mr. Frazier explained the barber shop and podcast

discounts for members of the community. Ms. Bissainthe requested an itemized estimate of the costs for the additions and Mr. Fraser explained.

Motion by Ms. Crawford, seconded by Ms. Burrows, to approve the funding increase as requested. In a roll call vote motion passed **7-0**.

VI. Request for Funding Increase - Provident Market 1937, LLC Eleni Ward
900 Sistrunk Boulevard, Unit C, Fort Lauderdale, FL 33311
\$98,500.00 – CRA Non-Residential Façade Improvement
Program

Ms. Ward stated the Provident Market 1937, LLC is a café/specialty foods store fusion business, serving a wide variety of healthful food options and an assortment of groceries. It was located at 900 Sistrunk Boulevard, Unit C. The developer plans to network with local suppliers and farmers to procure the freshest products and ingredients for its customers. The aim of this business is to create a place where people can enjoy healthful foods, with the best service, at affordable prices. The menu would include beer and wine. The main revenue generator will be the café. Secondary revenue generators will include a specialty foods store and a food truck commissary. Ms. Ward said the space was approximately 1,900 square feet and would have 70% dedicated to the specialty foods shopping aisles/coolers, checkout area, customer dining area and café ordering station. The rest of the space will be devoted to the kitchen area, storage and office space. In addition, the developer plans to construct a patio with removable sail-shaped awnings to cover approximately 30 tables. The applicant also hopes to provide complimentary services in the future, such as meal prep purchase, food delivery, celebrity chef dinners, and cooking classes. Future plans also include hosting community events, poetry readings and other engaging cultural activities.

Ms. Ward stated Provident Market 1937, LLC had previously received CRA funding assistance for this project from the PBIP program in January of 2023, in the amount of \$98,500, through the administrative approval process. That amount was to cover 29% of the then total build-out cost of \$335,969. The developer has incurred additional construction costs of over \$182,344, increasing the total build-out cost to over \$518,313. The CRA's contribution of \$223,500 would amount to 43% of the total project cost.

Mr. Fraser said they had brought the gas line from Broward Blvd. to Sistrunk Blvd. to benefit the entire neighborhood. He confirmed for Ms. Burrows that this would be a full-service restaurant.

Motion by Mr. Olvera, seconded by Ms. Bissainthe, to approve the funding increase as requested. In a roll call vote motion passed **7-0**.

VII. Old/New Business

Community Workshop: September 25

Chair Foderingham said the community was aware of the options: No extension, an extension to complete ongoing projects or an extension to 2039. She hoped once the new study was completed the City would have a better idea of what remained that met the definition of the statute.

Mr. Woods said the September 25 workshop would cover the same things as the first one. Chair Foderingham stated the first had been well attended and she hoped new people would attend the second. She stated they needed to get the message out that housing was coming.

Ms. Burrows asked about the workshop with the Budget Advisory Board and Ms. Reece said the City Manager had indicated this would take place in early 2025.

VIII. Public Comments

None

IX. Adjournment

Chair Foderingham encouraged everyone to attend the next community meeting on September 25 at 6 PM at the YMCA.

There being no further business to come before the Board at this time, the meeting was adjourned at 4:08 PM.

The next regular NPF-CRA meeting will be held **Tuesday – October 8, 2024.**

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: November 12, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, CRA Economic and Housing Development Manager

SUBJECT: Request for Funding Increase – American Legion Robert Bethel Post 220
1455 Sistrunk Boulevard, Unit A, Fort Lauderdale, FL 33311
\$79,200.00 - CRA Property and Business Improvement Incentive Program

FUNDING INCREASE REQUEST

It is requested that funding to American Legion Robert Bethel Post 220, Inc. for substantial renovation and expansion of the American Legion Post 220 at 1455 Sistrunk Boulevard be increased by an additional \$79,200.00 from the CRA Property and Business Improvement Incentive Program (PBIP). The forgivable loan will be secured by a five-year first mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information; Before and After Photos; and Change Orders are attached as Exhibits 1-4.

BACKGROUND

On August 20, 2019, The American Legion Robert Bethel Post 220, Inc was awarded a \$125,000 CRA Façade Program forgivable loan and a \$225,000 Property and Improvement Program forgivable loan to renovate and expand their facility at 1455 Sistrunk Boulevard. The award was the maximum award under both programs and the maximum the CRA could contribute to eligible project costs when the project is in a CRA Focus Area, assigned a CRA project manager and is bid and managed by the CRA.

The original estimated cost of the renovations was projected at approximately \$350,000 to \$375,000 and the project was awarded \$125,000 under the CRA Façade Improvement Program and \$225,000 under the Property and Business Improvement Program, secured by a first mortgage, with the estimated contribution of the American Legion of \$25,000. The project is in the CRA Focus Area. Under the Façade Program, the CRA funds cover 100% of the project cost of the first \$75,000 and 95% for cost between \$75,000 and \$125,000. Under the PBIP program, the funding limits in the CRA focus area are 90% of

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

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the project cost not to exceed \$225,000. The American Legion had sufficient funds to cover their required \$25,000 funding match and still have an adequate operating reserve. They received assistance from the Florida Panthers Foundation in 2017 in form of a \$25,000 donation to help with this capital project.

On September 22, 2022, the CRA Board of Commissioners approved a funding increase from the PBIP in the amount of \$416,900.00 to pay for the lowest contractor bid and for additional hard construction costs, including millwork, fixtures, finishes and paint. Those costs were not included in the original bid amount. Additional soft construction costs included architectural documents and permitting, bringing the total project cost to \$811,900.00. Corey Ritchie, CRA Project Manager and State Certified General Contractor is assigned to the project and has been working with the contractor, who had submitted the lowest responsible bid in the amount of \$640,000.00 on July 19, 2022.

This project is currently 99% complete. The request for a final funding increase is to cover change orders, which brought the total contract amount to \$795,750.00. The building department imposed additional scope of work to increase the parapet height, additional work on the exterior of the building, including the windows, doors and site work. The City also added scope of work to the electrical system, HVAC and the interior roof. To complete this project, an additional amount of \$79,200.00 from the Property and Business Improvement Program and \$12,500.00.

American Legion Robert Bethel Post 220 has been in existence since 1947 and has continuously provided services to the community over the years, including ROTC scholarships, academic scholarships, sponsorships of little league baseball teams, targeted food giveaways and providing fellowship among veterans. They also have a women's auxiliary unit that provides services to the community with an additional focus on women veterans, children and youth services, needy families and supplies for disabled veterans. The building has been expanded from 960 square feet to 2,544 square feet, and into a contemporary, open and attractive facility with high ceilings, storage space, ample windows, street frontage and good visibility. The new facility will create a large meeting area that can also be rented out to members and others for special events, serviced by a new modern kitchen, new handicapped accessible restrooms, an outdoor social gathering and event area, office and storage space.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life and attract

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sound business and commercial development that provide employment and job opportunities. This includes expanding opportunities for existing stakeholders to participate in the revitalization of the area and to put together incentive packages that focus on existing buildings and people who have already invested in and own property in the community.

RECOMMENDATION

It is recommended that the CRA Advisory Board recommend that the CRA Board provide an additional \$79,200.00 in CRA funding from the Property and Business Improvement Incentive Program to the American Legion Robert Bethel Post 220, Inc. to complete the project at 1455 Sistrunk Boulevard.

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Broward County Property Appraiser Information
- Exhibit 3: Before and After Photos
- Exhibit 4: Updated Construction Budget and Change Orders

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Area Map



Robert Bethel American Legion Post 220



Site Address	1455 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 11 0850
Property Owner	ROBERT BETHEL POST 220 AMERICAN LEGION INC	Millage	0312
Mailing Address	3901 W BROWARD BLVD # 12027 FORT LAUDERDALE FL 33312-8510	Use	77-02
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOT 5 LESS RD R/W,6 LESS RD R/W BLK 4		

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)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$93,420	\$65,550	\$158,970	\$106,440	
2023	\$34,250	\$62,520	\$96,770	\$96,770	\$209.49
2022	\$34,250	\$64,640	\$98,890	\$88,480	\$190.44

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$158,970	\$158,970	\$158,970	\$158,970
Portability	0	0	0	0
Assessed/SOH	\$106,440	\$158,970	\$106,440	\$106,440
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 33-09	\$106,440	\$158,970	\$106,440	\$106,440
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$30.00	3,114	SF
Adj. Bldg. S.F. (Card, Sketch)		960
Eff./Act. Year Built: 1952/1951		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
Y								
960						3114		

BEFORE



AFTER



AMENDED PROJECT BUDGET – AGENCY FUNDING

USES:

Construction Soft Cost	\$71,900.00
Construction Hard Cost	740,000.00
Final Change Orders	<u>\$79,200.00</u>
TOTAL	\$891,100.00

SOURCES:

Approved CRA Funding – August 20, 2019


Non-Residential Façade Program	\$125,000.00
Property and Business Improvement Program	225,000.00

Approved CRA Funding – October 24, 2022

Property and Business Improvement Program	416,900.00
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American Legion Contribution	<u>45,000.00</u>
TOTAL	\$811,900.00

Additional CRA Funding Required to Complete the Project	\$79,200.00
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 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 4/17/2023
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Permitting	AGREEMENT NO.
CHANGE ORDER NO. 000000003	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #003 (Permitting)
1	Permit Fees - ALLOWANCE	\$2,600
2	General Conditions	\$2,400
3	Demolition	
4	Site/Civil	
5	Landscape & Irrigation	
6	Concrete/Masonry	
7	Metals	
8	Wood Trusses & Sheathing	
9	Roofing & Waterproofing	
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	
15	Electrical	
16	Sub Total	\$5,000
17	General Contractor's Fee	\$360

Total Amount of Change: \$ 5,360.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding FIVE THOUSAND THREE HUNDRED SIXTY AND 00/100 Dollars (**\$5,360.00**). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	82,200.00
Revised Agreement Sum	\$	722,200.00
Amount of this Change Order	\$	5,360.00
New Agreement Amount of this Project (including this Change Order)	\$	727,560.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.

Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted

**American Legion Post #220
Cost Reconciliation Matrix**



DATE: 4/17/2023

Item No.	Description	Total Cost	OCO #001 (OWNER's Added Scope)	Comments	OCO #002 (Permit Set Revisions)	Comments	OCO #003 (Permitting)	Comments
1	Permit Fees - ALLOWANCE	\$20,000		No Change		No Change	\$2,600	Permit expediting
2	General Conditions	\$49,550		No Change	\$10,500	Increased Project Duration (3 Months due to added scope)	\$2,400	Geotechnical Report w/ Percolation/Exfiltration Test (\$1,650); Asbestos Survey (\$750)
3	Demolition	\$10,300		No Change	\$1,200	Price adjustment		No Change
4	Site/Civil	\$22,800		No Change	\$2,300	Engineering Plan Revisions per 1.9.2023 Civil Plans		No Change
5	Landscape & Irrigation	\$14,080		No Change	\$2,500	Irrigation, Plants and Structural Soil Revisions		No Change
6	Concrete/Masonry	\$120,000		No Change	\$18,000	Price adjustment January 2023 concrete material increase (per attached letter)		No Change
7	Metals	\$6,700		No Change		No Change		No Change
8	Wood Trusses & Sheathing	\$15,000	\$12,000	Plastic Laminated Cabinets & Solid Surface Countertop @ Prep Area - ALLOWANCE		No Change		No Change
9	Roofing & Waterproofing	\$70,400		No Change		No Change		No Change
10	Windows & Doors	\$60,340		No Change	\$4,000	Price adjustment		No Change
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$67,500	\$6,000	Flooring Material (PR-01 Atlas Concord 24x36 Floor Tile)	\$6,500	Price adjustment		No Change
12	Toilet Accessories & Fire Extinguishers	\$3,500	\$2,000	Exterior Mailboxes ALLOWANCE; Building Signage by ART Sign (C. Hirschle to provide)		No Change		No Change
13	Plumbing	\$43,500		No Change	\$5,000	Price adjustment		No Change
14	HVAC	\$31,230		No Change		RTU Anchor Details (TER-20-28418 Detail) - ALLOWANCE		No Change
15	Electrical	\$50,000		No Change	\$7,500	Price adjustment		No Change
16	Sub Total	\$383,000	\$20,000	Sub Total	\$59,200	Sub Total	\$5,000	Sub Total
17	General Contractor's Fee	\$35,000	\$3,000	15% Fee		No Change	\$360	15% Fee
		\$640,000	\$23,000	\$663,000	\$59,200	\$722,200	\$5,360	\$727,560

Base Contract **\$640,000**



3931 SW 47th Ave. #104
Davie, FL 33314
Tel: 954-584-6115
Email: Laura@soilprobe.net

Soilprobe Engineering & Testing, Inc.

April 17, 2023

Sagoma Construction Services, Inc.
10032 NW 46th Street,
Sunrise, FL 33352
Phone: 954-616-7035 (Bianca Jarantow - Pre-Const. Manager)
E-mail: bjarantow@sagomacs.com

RE: **Subsurface Investigation
Proposed Addition & Exfiltration Test @
1455 NW 6th Street
Fort Lauderdale, FL 33311
Client #23-0068**

Thank you for the opportunity to submit this proposal to conduct the subsurface exploration, engineering evaluation and geotechnical recommendation for the above referenced project. The following includes our understanding of the proposed construction, scope of services, cost estimate and anticipated schedule to conduct our geotechnical study related to the referenced site as follows:

- **Two (2) Standard Penetration Test (SPT) to depth 14'-16' using Portable-mounted drilling Rig.....\$ 600.00**
- Mobilization Fee.....\$ 200.00
- Engineering Evaluation, Geotechnical Report, and Recommendations.....\$ 350.00
- One Exfiltration Test.....\$ 500.00
- **Total.....\$1,650.00**

Laboratory Testing

A geotechnical engineer will examine the soil samples in the field and representative samples will be tested for physical properties such as gradation, moisture content and organic content, if deemed necessary.

Engineering Evaluation

Using the results of the field exploration and laboratory test results, we will provide geotechnical recommendation for foundation repair/ design/related construction and our professional opinion in a written report which shall include the following:

1. Soil borings location sketch.
2. Logs of soil borings.
3. Existing and estimated groundwater levels.
4. Recommendations for foundation stabilization design and construction (Shallow and/or deep foundation systems) allowable soil bearing capacity.

Mold & Asbestos Surveys & Removal * Phase 1 Environmental Assessment * Air Monitoring & Analysis

February 18, 2023

Bianca Jarantow
Sagoma Construction Services, Inc.
10032 N.W. 46 Street
Sunrise, Florida 33351

RE: Commercial Building
1455 N.W. 6 Street
Fort Lauderdale, Florida 33311

Dear Ms. Jarantow :

Pursuant to your email, please allow this letter to serve as our **"PROPOSAL AGREEMENT"** between **SAGOMA CONSTRUCTION, SERVICES, INC.** as the **CLIENT** and **ETS ENVIRONMENT, INC.**, as the **CONSULTANTS**.

The Client / Owner and Consultants agree to set forth in the following:

ARTICLE I

A) PROPOSED SCOPE OF WORK

* **PRE DEMOLITION ASBESTOS SURVEY INSPECTION WITH UNLIMITED SAMPLE ANALYSIS VIA P.L.M.**

B) FEE SCHEDULE

Flat Rate\$ 750.00

Ms. Jarantow, after you have had the opportunity to review the above and should find it to be favorable, please execute one copy indicating which services are requested and forward back to our office at your earliest convenience.

Respectfully submitted,
ETS ENVIRONMENT, INC.



Dennis Emerson I.H.
Director of Environmental Services

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2023

Name / Title

**American Legion Post #220
Cost Reconciliation Matrix**

DRAFT



DATE: 11/22/2022

Item No.	Description	Total Cost	OCO #001 (OWNER's Added Scope)	Comments	OCO #002 (Permit Set Revisions)	Comments
1	Permit Fees - ALLOWANCE	\$20,000		No Change		No Change
2	General Conditions	\$49,590		No Change	\$10,500	Increased Project Duration
3	Demolition	\$10,300		No Change	\$1,200	Scope Change
4	Site/Civil	\$22,800		No Change		
5	Landscape & Irrigation	\$14,080		No Change	\$2,500	Engineering Plan Revisions TBD - ALLOWANCE
6	Concrete/Masonry	\$120,000		No Change	\$18,000	Irrigation, Plants and Structural Soil Revisions
7	Metals	\$6,700		No Change		No Change
8	Wood Trusses & Sheathing	\$15,000	\$12,000	Prep Area Plastic Laminated Cabinets & Solid Surface Countertop ALLOWANCE		No Change
9	Roofing & Waterproofing	\$70,460		No Change		No Change
10	Windows & Doors	\$60,340		No Change	\$4,000	Scope Change
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$67,500	\$6,000	Flooring Material	\$6,500	Scope Change
12	Toilet Accessories & Fire Extinguishers	\$3,500	\$2,000	Exterior Mailboxes ALLOWANCE; Building Signage by ART Sign (C Ritchie to provide)		No Change
13	Plumbing	\$43,500		No Change	\$5,000	Scope Change
14	HVAC	\$31,230		No Change	\$1,500	RTU Anchor Details
15	Electrical	\$50,000		No Change	\$7,500	Scope Change
16	Sub Total	\$585,000	\$20,000	Sub Total	\$59,200	Sub Total
17	General Contractor's Fee	\$55,000	\$3,000	TBD		No Change
		\$640,000	\$23,000		\$59,200	\$722,200

Base Contract **\$640,000**

**American Legion Post #220
Cost Reconciliation Matrix**


DRAFT



DATE: 11/22/2022

Item No.	Description	Total Cost	OCO #001 (OWNER's Added Scope)	Comments	OCO #002 (Permit Set Revisions)	Comments	
1	Permit Fees - ALLOWANCE	\$20,000		No Change		No Change	
2	General Conditions	\$49,590		No Change	\$10,500	Increased Project Duration	
3	Demolition	\$10,300		No Change	\$1,200	Scope Change	
4	Site/Civil	\$22,800		No Change	\$2,500	Engineering Plan Revisions TBD - ALLOWANCE	
5	Landscape & Irrigation	\$14,080		No Change	\$2,500	Irrigation, Plants and Structural Soil Revisions	
6	Concrete/Masonry	\$120,000		No Change	\$18,000	Scope Change	
7	Metals	\$6,700		No Change		No Change	
8	Wood Trusses & Sheathing	\$15,000	\$12,000	Prep Area Plastic Laminated Cabinets & Solid Surface Countertop ALLOWANCE		No Change	
9	Roofing & Waterproofing	\$70,460		No Change		No Change	
10	Windows & Doors	\$60,340		No Change	\$4,000	Scope Change	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$67,500	\$6,000	Flooring Material	\$6,500	Scope Change	
12	Toilet Accessories & Fire Extinguishers	\$3,500	\$2,000	Exterior Mailboxes ALLOWANCE; Building Signage by ART Sign (C Ritchie to provide)		No Change	
13	Plumbing	\$43,500		No Change	\$5,000	Scope Change	
14	HVAC	\$31,230		No Change	\$1,500	RTU Anchor Details	
15	Electrical	\$50,000		No Change	\$7,500	Scope Change	
16	Sub Total	\$585,000	\$20,000	Sub Total	\$59,200	Sub Total	
17	General Contractor's Fee	\$55,000	\$3,000	TBD		No Change	
		\$640,000	\$23,000		\$663,000	\$59,200	\$722,200

Base Contract **\$640,000**

 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 9/21/2023
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Permit Set Revisions & RFI Responses	AGREEMENT NO.
CHANGE ORDER NO. 000000004	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #004 (Permit Set Revisions & RFI Responses)
1	Permit Fees - ALLOWANCE	
2	General Conditions	\$5,250
3	Demolition	
4	Site/Civil	\$16,000
5	Landscape & Irrigation	
6	Concrete/Masonry	\$12,090
7	Metals	\$8,800
8	Wood Trusses & Sheathing	
9	Roofing & Waterproofing	\$1,560
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$5,670
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	\$2,740
15	Electrical	
16	Sub Total	\$52,110
17	General Contractor's Fee	\$6,891

Total Amount of Change: \$ 59,000.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding FIFTY-NINE THOUSAND AND 00/100 Dollars (**\$59,000.00**). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	87,560.00
Revised Agreement Sum	\$	727,560.00
Amount of this Change Order	\$	59,000.00
New Agreement Amount of this Project (including this Change Order)	\$	786,560.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.


Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted

 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 10/24/2023
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Permit Set Revisions, Credited Owner's Added Scope & RFI Responses	AGREEMENT NO.
CHANGE ORDER NO. 000000004R	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #004R (Permit Set Revisions, Credited Owner's Added Scope & RFI Responses)
1	Permit Fees - ALLOWANCE	
2	General Conditions	
3	Demolition	
4	Site/Civil	\$16,000
5	Landscape & Irrigation	
6	Concrete/Masonry	\$12,090
7	Metals	(\$6,700)
8.1	Wood Trusses & Sheathing	
8.2	Miltwork	(\$12,000)
9	Roofing & Waterproofing	\$1,560
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$5,670
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	
15	Electrical	
16	Sub Total	\$16,620
17	General Contractor's Fee	(\$180)

Total Amount of Change: \$ 16,440.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding SIXTEEN THOUSAND FOUR HUNDRED FORTY AND 00/100 Dollars (\$16,440.00). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	87,560.00
Revised Agreement Sum	\$	727,560.00
Amount of this Change Order	\$	16,440.00
New Agreement Amount of this Project (including this Change Order)	\$	744,000.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.


Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted

 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 11/15/2023
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Permit Set Revisions, Credited Owner's Added Scope & RFI Responses	AGREEMENT NO.
CHANGE ORDER NO. 000000004R2	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #004R2 (Permit Set Revisions, Credited Owner's Added Scope & RFI Responses)
1	Permit Fees - ALLOWANCE	
2	General Conditions	
3	Demolition	
4	Site/Civil	\$2,660
5	Landscape & Irrigation	
6	Concrete/Masonry	\$12,090
7	Metals	(\$6,700)
8.1	Wood Trusses & Sheathing	
8.2	Millwork	\$3,500
9	Roofing & Waterproofing	\$1,560
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$5,670
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	
15	Electrical	
16	Sub Total	\$18,780
17	General Contractor's Fee	\$160

Total Amount of Change: \$ 18,940.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding EIGHTEEN THOUSAND NINE HUNDRED FORTY AND 00/100 Dollars (**\$18,940.00**). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	87,560.00
Revised Agreement Sum	\$	727,560.00
Amount of this Change Order	\$	18,940.00
New Agreement Amount of this Project (including this Change Order)	\$	746,500.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.

Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted


**American Legion Post #220
Cost Reconciliation Matrix**



DATE: 11/18/2023

Item No.	Description	Total Cost	OCO #001 (OWNER'S Added Scope)	Comments	OCO #002 (Permit Set Revisions)	Comments	OCO #003 (Permitting)	Comments	OCO #004R (Permit Set Revisions, Credited Owner's Added Scope & RFI Responses)	Comments	OCO #004R2 (Permit Set Revisions, Credited Owner's Added Scope & RFI Responses)	Comments
1	Permit Fees - ALLOWANCE	\$70,000		No Change		No Change	\$1,000	Permit expiring		No Change		No Change
2	General Conditions	\$49,490		No Change	\$10,450	Increased Project Duration (1 Month due to added scope)	\$2,000	Geotechnical Report w/ Viscosity w/ Consolidation Test (\$1,500)		No Change		No Change
3	Grading	\$10,300		No Change	\$1,200	Prior adjustment		Asbestos Survey (\$100)		No Change		No Change
4	Sign Wall	\$12,000		No Change				Revising File Revisions per 10-2023 C&B Plans		\$10,000		Revised C&B Plans to include SIGN WALL, SIGNAGE, LIGHT
5	Landscaping & Irrigation	\$12,000		No Change				Revisions, Plans and Structural Soil Revisions		No Change		No Change
6	Concrete/Masonry	\$70,000		No Change	\$10,000	Price adjustment January 2023 concrete removal system (per: submittal)		Price adjustment		\$12,000		RFI #899 Response (Building overall height raised 4'-0")
7	Roofs	\$6,700		No Change				No Change		\$56,700		RFI #11 of Item #04 Steel Decking & Fireproofing Scope #1
8.1	Wood Trusses & Sheathing	\$12,000		No Change				No Change		\$12,000		RFI #11 of Item #04 Steel Decking & Fireproofing
8.2	Millwork	\$12,000		Plastic Laminated Cabinetry & Solid Surface Countertop w/ Prep Area - ALLOWANCE				No Change		\$12,000		RFI #899 Response (Building overall height raised 4'-0")
9	Roofing & Waterproofing	\$10,000		No Change				No Change		\$10,000		RFI #11 of Item #04 Steel Decking & Fireproofing Scope #1
10	Windows & Doors	\$10,000		No Change				No Change		\$10,000		RFI #11 of Item #04 Steel Decking & Fireproofing
11	Paint (Interior, ACE, Ceiling, Stairs, Pairs)	\$67,500		No Change	\$4,000	Prior adjustment		No Change		\$67,500		RFI #899 Response (Building overall height raised 4'-0")
12	Soft Acoustics & Fire Ratings	\$3,500		No Change				No Change		\$3,500		Additional Doors & Pairs
13	Hardware	\$4,500		No Change				No Change		\$4,500		RFI #899 Response (Building overall height raised 4'-0")
14	HVAC	\$11,500		No Change				No Change		\$11,500		RFI #899 Response (Building overall height raised 4'-0")
15	Electrical	\$50,000		No Change				No Change		\$50,000		RFI #899 Response (Building overall height raised 4'-0")
16	Sub Total	\$583,990								\$583,990		
17	General Contract Fee	\$5,000								\$5,000		
		\$649,000			\$6,650		\$5,000		\$16,650	\$649,000		\$16,650

Base Contract **\$649,000**

 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 12/8/2023
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Permit Set Revisions & RFI Responses	AGREEMENT NO.
CHANGE ORDER NO. 000000004R3	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #004R3 (Permit Set Revisions & RFI Responses)
1	Permit Fees - ALLOWANCE	
2	General Conditions	
3	Demolition	
4	Site/Civil	\$2,660
5	Landscape & Irrigation	
6	Concrete/Masonry	\$12,090
7	Metals	\$2,400
8.1	Wood Trusses & Sheathing	
8.2	Millwork	\$3,500
9	Roofing & Waterproofing	\$1,560
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$5,670
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	
15	Electrical	
16	Sub Total	\$27,880
17	General Contractor's Fee	\$561

Total Amount of Change: \$ 28,440.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding TWENTY-EIGHT THOUSAND FOUR HUNDRED FORTY AND 00/100 Dollars (\$28,440.00). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	87,560.00
Revised Agreement Sum	\$	727,560.00
Amount of this Change Order	\$	28,440.00
New Agreement Amount of this Project (including this Change Order)	\$	756,000.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.


Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted

 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 1/24/2025
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Electrical Revision – Underground Service	AGREEMENT NO.
CHANGE ORDER NO. 000000005	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #005 (Electrical Revision - UG Service)
1	Permit Fees - ALLOWANCE	
2	General Conditions	
3	Demolition	
4	Site/Civil	
5	Landscape & Irrigation	
6	Concrete/Masonry	
7	Metals	
8.1	Wood Trusses & Sheathing	
8.2	Millwork	
9	Roofing & Waterproofing	
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	
15	Electrical	
		\$16,410
16	Sub Total	\$16,410
17	General Contractor's Fee	\$2,390

Total Amount of Change: \$ 18,800.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding EIGHTEEN THOUSAND EIGHT HUNDRED AND 00/100 Dollars (**\$18,800.00**). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	116,000.00
Revised Agreement Sum	\$	756,000.00
Amount of this Change Order	\$	18,800.00
New Agreement Amount of this Project (including this Change Order)	\$	774,800.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.

Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted

American Legion Post #220
Cost Reconciliation Matrix



DATE: 1/24/2024

Item No.	Description	Total Cost	OCO #001 (OWNER'S Added Scope)	Comments	OCO #002 (Permit Set Revisions)	Comments	OCO #003 (Remaining)	Comments	OCO #004B3 (Permit Set Revisions & RFI Responses)	Comments	OCO #005 (Electrical Hardware - LUG Services)	Comments
1	Permit Fees - ALLEGIANCE	\$3,200.00		No Change		No Change		\$3,200.00	Permit consultation			No Change
2	General Conditions	\$42,992.00		No Change	\$16,400.00	Enhanced Project Description (3 Manholes & 40' dia pipe)		\$26,592.00	Geotechnical Report w/ Foundation and Retention Footings/As-Built			No Change
3	Excavation	\$18,150.00		No Change	\$1,200.00	Price adjustment		\$16,950.00	As-Built Survey (5/2021)			No Change
4	Sub-Total	\$33,442.00		No Change								No Change
5	Excavation & Importation	\$14,800.00		No Change								No Change
6	Construction	\$1,500.00		No Change	\$14,000.00	Final approved January 2023 contract award if permit (per attached bid)						No Change
7	Metals	\$6,700.00		No Change		No Change						No Change
8.1	Wood Framing & Sheathing	\$12,000.00		No Change		No Change						No Change
8.2	Shelving	\$12,000.00		Plastic Laminated Cabinets & Solid Surface Countertop (6' Deep) (see 11.11 PERMANENT)		No Change						No Change
9	Branding & Waterproofing	\$7,144.00		No Change		No Change						No Change
10	Windows & Doors	\$643.00		No Change		\$4,000.00	Price adjustment					No Change
11	Paints (Drywall, ACE, Flooring, Sinks, Pans)	\$27,500.00		\$6,000.00		Supply Manual (FR-01 Alpha Concrete 24318 Floor Tiles)						No Change
12	Tile Accessories & Fix Endcap/Slope	\$1,500.00		\$1,000.00		Remove Tiles from ALL FLOORING; including slope to sink						No Change
13	Plumbing	\$23,500.00		No Change		\$1,000.00	Price adjustment					No Change
14	HWAC	\$41,000.00		No Change								No Change
15	Electrical			No Change								Electrical Hardware - Underground electrical service to FTL
16	Sub-Total	\$38,000.00		No Change		\$1,500.00	Price adjustment					Underground electrical service to FTL
17	General Utilities/Exp	\$52,000.00		\$20,000.00		\$17,000.00	Sub-Total					\$16,000.00
		\$649,000.00	\$21,000.00	\$63,000.00	\$59,100.00	\$727,500.00	\$15,300.00	\$727,500.00	\$16,440.00	\$156,000.00	\$18,000.00	\$714,000.00

Base Contract: \$640,000

Bianca Jarantow

From: Jacquet, Jessan <Jessan.Jacquet@fpl.com>
Sent: Wednesday, January 24, 2024 9:41 AM
To: Bianca Jarantow
Cc: Estimating
Subject: RE: American Legion Post #220 (1455 NW 6th Street, Fort Lauderdale, FL 33311) - FPL Disconnect
Attachments: pole location.png

Hello,

Circled in blue is where your point of service will be (handhole at the base of the pole)

Jessan Jacquet
Associate Engineer
Wingate Service Center – FPL
3020 NW 19TH St.
Fort Lauderdale, FL 33311
Office: 954-717-2134
Email: jessan.jacquet@fpl.com (preferred)



Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader : Roy Torres at 954-717-2082 or roy.torres@fpl.com

Visit the new FPL Project Portal at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL residential and commercial construction projects including milestones.

From: Bianca Jarantow <bjarantow@sagomacs.com>
Sent: Monday, January 22, 2024 1:37 PM
To: Jacquet, Jessan <Jessan.Jacquet@fpl.com>
Cc: Estimating <Estimating@sagomacs.com>
Subject: RE: American Legion Post #220 (1455 NW 6th Street, Fort Lauderdale, FL 33311) - FPL Disconnect
Importance: High

Hi Jessan,

Please give me a call at 954.616.7035 to discuss.

Best regards,

P. Bianca Jarantow
Pre-Construction Manager
Sagoma Construction Services, Inc.
10032 NW 46th Street, Sunrise, FL 33351
o (954) 636-8560 | c (954) 616-7035 | f (800) 905-1873

American Legion
Underground Electrical Service

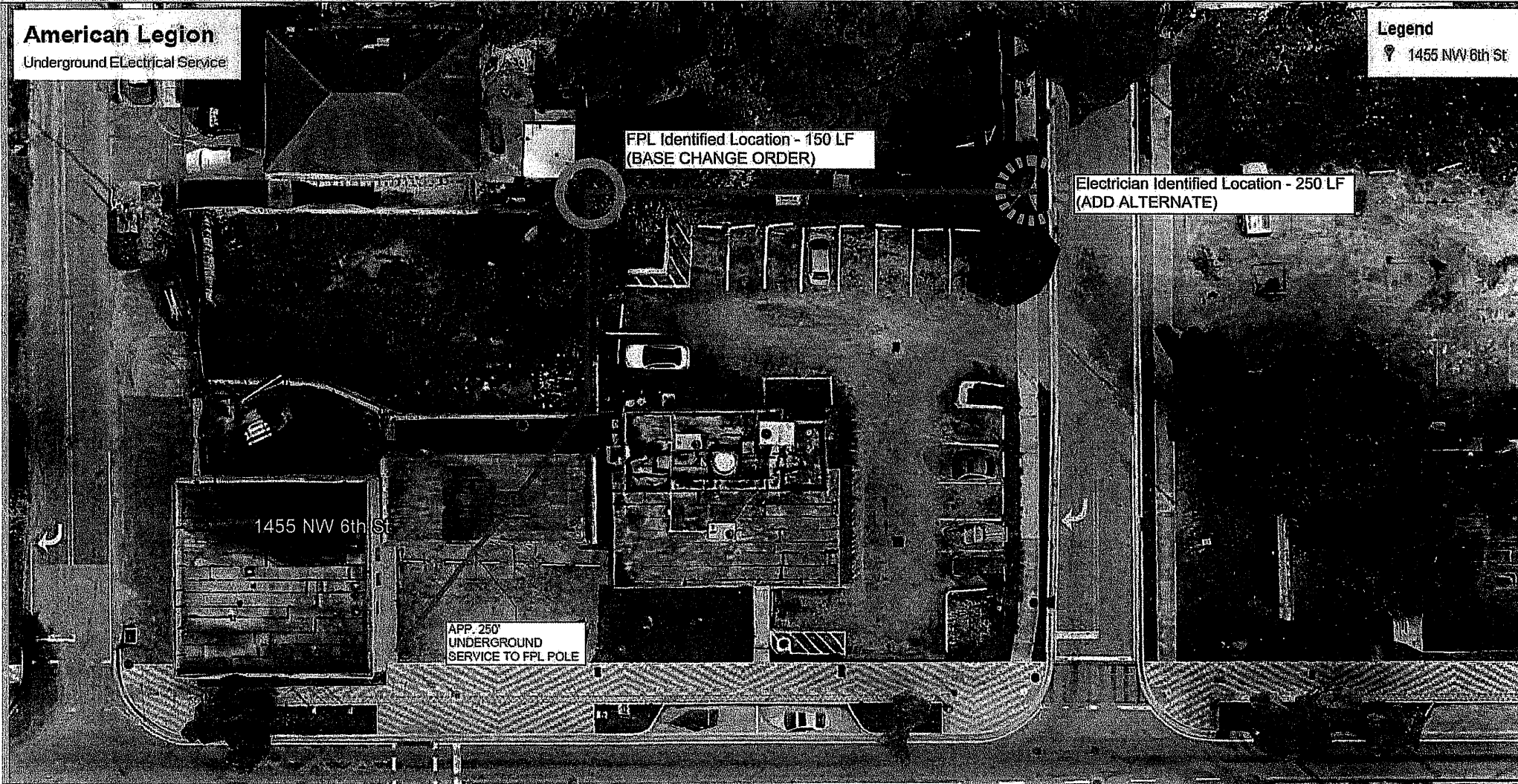
Legend
📍 1455 NW 6th St

FPL Identified Location - 150 LF
(BASE CHANGE ORDER)

Electrician Identified Location - 250 LF
(ADD ALTERNATE)

1455 NW 6th St

APP. 250'
UNDERGROUND
SERVICE TO FPL POLE





6601 NW 14th STE 7
Plantation, FL 33313
954-727-3555
projects@turntwoelectric.com
Turntwoelectric.com

Proposed Change Order #01-REV.1

Date: January 24th, 2024

Proposal: American Legion – Electrical Underground Service Conductor/Conduit

We are pleased to submit our Change Order, Pages 1 through 2 enclosed, to furnish and install the electrical at the construction project referenced below. We guarantee that all equipment and materials except as herein otherwise noted, shall be new and conform to the standards specified by these documents.

To provide the electrical installation at American Legion, 1455 NW 6th St., Ft. Lauderdale, FL33311

- To furnish and install Conductor/conduit from Building electrical service panel with 4-3/0 Feeders to main Disconnect from FPL Pole 150'-0" (For FPL Handhole Location)
- Electrical Contractor will install two low voltage conduits from Utility pole to exterior electrical panel.
- Electrical Contractor will trench and backfill.

Total Price: \$16,140

Add alternate for an additional 100' of wire and trenching, etc. (Original Location Identified). \$10,760

**This cost impact shall be absorbed by Sagoma Construction and American Legion (Project Owner)
See Exclusion.**

Exclusion:

If FPL shall choose to relocate the manhole location at time of construction, the cost of additional wires and materials.


Anthony Cover
Project Executive Manager

Approved By:

Sagoma Construction – Print Name

Sagoma Construction – Signature

Date

 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 3/20/2024
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Unforeseen Field Conditions	AGREEMENT NO.
CHANGE ORDER NO. 000000006	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #006 (Unforeseen Field Conditions)
1	Permit Fees - ALLOWANCE	
2	General Conditions	\$1,750
3	Demolition	\$3,816
4	Site/Civil	\$3,972
		\$5,750
5	Landscape & Irrigation	
6	Concrete/Masonry	
7	Metals	
8.1	Wood Trusses & Sheathing	
8.2	Millwork	
9	Roofing & Waterproofing	
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	
15	Electrical	
16	Sub Total	\$15,288
17	General Contractor's Fee	(\$88)

Total Amount of Change: \$ 15,200.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding FIFTEEN THOUSAND TWO HUNDRED AND 00/100 Dollars (\$15,200.00). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	134,800.00
Revised Agreement Sum	\$	774,800.00
Amount of this Change Order	\$	15,200.00
New Agreement Amount of this Project (including this Change Order)	\$	790,000.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.

Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted

American Legion Post #220
Cost Reconciliation Matrix



DATE: 3/20/2024

Item No.	Description	Total Cost	DCU 0001 (OWNER'S Added Steps)	Comments	DCU 0002 (Permit Set Backlog)	Comments	DCU 0003 (Permitting)	Comments	DCU 0004 (Permit Set Backlog & REI Revisions)	Comments	DCU 0005 (Electrical Backlog - IFC System)	Comments	DCU 0006 (Unforeseen Field Conditions)	Comments
1	General Excise - All Items	132.00	No Change		No Change		No Change		No Change		No Change		No Change	
2	General Excise	149.90	No Change		No Change		No Change		No Change		No Change		No Change	
3	Demolition	10.00	No Change		No Change		No Change		No Change		No Change		No Change	
4	Site Work	822.80	No Change		No Change		No Change		No Change		No Change		No Change	
5	Excavation & Backfill	110.00	No Change		No Change		No Change		No Change		No Change		No Change	
6	Concrete Slabwork	8120.00	No Change		No Change		No Change		No Change		No Change		No Change	
7	Formwork	64.00	No Change		No Change		No Change		No Change		No Change		No Change	
8.1	Steel Trusses & Sheathing Metalwork	111.00	No Change		No Change		No Change		No Change		No Change		No Change	
8.2	Steel Trusses & Sheathing Metalwork	111.00	No Change		No Change		No Change		No Change		No Change		No Change	
9	Roofing & Waterproofing	150.00	No Change		No Change		No Change		No Change		No Change		No Change	
10	Roofing & Waterproofing	150.00	No Change		No Change		No Change		No Change		No Change		No Change	
11	Windows, Doors, AC, Heating, Sewer, Etc.	221.50	No Change		No Change		No Change		No Change		No Change		No Change	
12	Light Fixtures & Electrical Outlets	12.00	No Change		No Change		No Change		No Change		No Change		No Change	
13	Roofing	12.00	No Change		No Change		No Change		No Change		No Change		No Change	
14	HVAC	111.50	No Change		No Change		No Change		No Change		No Change		No Change	
15	Mechanical	150.00	No Change		No Change		No Change		No Change		No Change		No Change	
16	Sub Total	1277.00	No Change		No Change		No Change		No Change		No Change		No Change	
17	General Excise Fee	92.00	No Change		No Change		No Change		No Change		No Change		No Change	
	Base Contract	\$640,000												

Base Contract: \$640,000



FDOT DBE
 State of Florida MBE
 Broward County CBE
 Broward County Public Schools MBE
 School District of Palm Beach County MBE, SBE
 Miami-Dade County Public Schools MBE
 LEED Accredited

COR #01

To: Robert Bethel American Legion Post #220, Inc
 Owner
 1455 NW 6th Street

Fr: Chris Silburn

Date: March 20th, 2024

RE: Demolition of Existing Concrete Structure

This proposal is being submitted for your review and approval as requested by Owner and AOR's directive. It represents the ADDED cost for the removal of the unforeseen concrete structure. (See attached backup).

TOTAL.....\$3,816.00 (ADD)

No.	COST SUMMARY	UNIT	QTY	UNIT COST	TOTAL
1	General Requirement - (Overhead & Profit)	LS	1	\$ 497.00	\$ 497.00
2	Direct Cost to perform added work	LS	1	\$ 3,319.00	\$ 3,319.00
TOTAL COST SUMMARY					\$ 3,816.00

No.	SUBCONTRACTOR COST	UNIT	QTY	UNIT COST	TOTAL
1	Laz Construction added cost to demo, remove, add fill, and compact area	LS	1	\$ 2,794.00	\$ 2,794.00
2	SCS cost to furnish lime rock (See attached ticket)	LS	1	\$ 525.00	\$ 525.00
TOTAL SUBCONTRACTOR COST					\$ 3,319.00

Clarifications

1. The quote includes haul-off of structure & temporary protection of existing site wall.
2. The quote includes placing fill and compacting the existing crater.

ACCEPTANCE OF PROPOSAL

Sagoma Construction Services Inc. is pleased to present this Proposal which, unless rescinded earlier, shall remain open for up to 30 days. The scope of work described above supersedes any and all prior communication about this Proposal. By accepting this Proposal, Customer understands that changes to the scope for any reason not controlled by Sagoma Construction may result in additional charges. Invoices for work completed shall be presented at least monthly and shall be due as noted in billing terms.

Client Signature: _____
 Date: _____

Sincerely,
 Sagoma Construction Services, Inc.

Chris Silburn
 Sr. Project Manager
 File: American Legion COR #01



RFI: 016

Project: American Legion – Robert Bethel Rehabilitation

Official? **Y**

Closed? **N**

Number: 016 **Subjects:** Requesting Directive on Unforeseen Concrete Structure
Importance: 1 - Urgent **Category:** **Discipline:** Structural

Author Company: Chris Silburn
Author Contact: 954 616-7035
Author RFI #: 016

Answer Company: CFM Architects
Answer Contact: Ana Duque

Date Created: 3/13/2024 **Date Responded:** **Date Required:** 3/14/2024.

Question

Reference: Structural Sheet C-1 & Pictures of Existing Condition

During the excavation of the Wall Footings, we encountered a Concrete Structure buried in the Northeast corner of the site. The dimension is 49" x 87" x 53" DEEP.

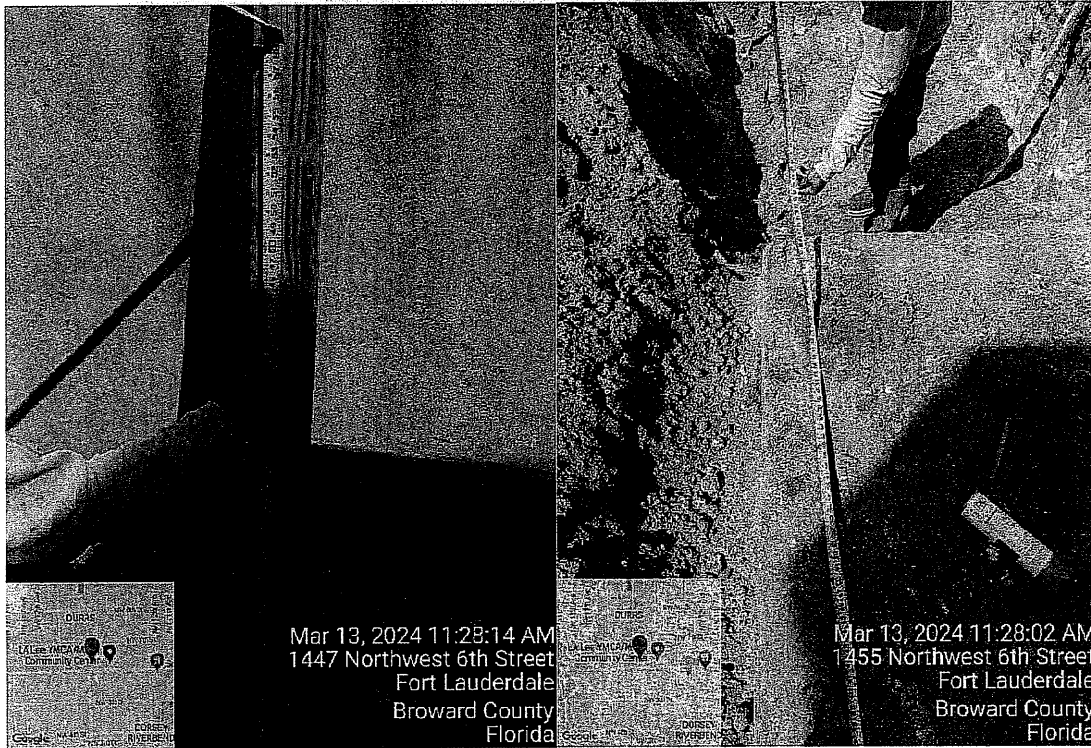
Proposed solution- We are proposing that the EOR tie this box into the New Nyloplast Structure. The Structural Engineer show design section of Wall Footing around this Concrete Box.

Answer

As per owner directive, proceed with the demo of the concrete structure.- CFM ARCHITECTS.

Cost Impact? NONE **Schedule Impact?** In Review **Drawing Impact?** TBD
Amount: TBD **Days:** TBD **Drawing Updated?** --

RFI #016 -UNFORESEEN CONCRETE STRUCTURE



Mar 13, 2024 11:28:14 AM
1447 Northwest 6th Street
Fort Lauderdale
Broward County
Florida

Mar 13, 2024 11:28:02 AM
1455 Northwest 6th Street
Fort Lauderdale
Broward County
Florida



Mar 13, 2024 11:37:43 AM
1447 Northwest 6th Street
Fort Lauderdale
Broward County
Florida



LAZ
Construction, Inc.

Non Nisi Optimo

CGC#: 1520679

C.O. #1

Proposal submitted to: SAGOMA CONSTRUCTION

DATE: 03/16/2024

Attention: CHRIS SILBURN

From: LAZARO SANCHEZ, PRESIDENT

Phone: (786) 210-3271

Fax: (786) 522-2536

Website: www.lazconstructioninc.com

Job Name: AMERICAN LEGION

Job Description:

- Demo Concrete Structure
- Skid Steer Rental
- Concrete Breaker Rental
- Lime Rock NIC -by GC
-

COST: \$2,540.00

○

SUBTOTAL COST: \$2,540.00

OH & PROFIT (10%): \$254.00

TOTAL COST: \$2,794.00

(786) 210-3271
358 West 43RD Street,
Hialeah, FL, 33012
lazconstructioninc@yahoo.com

022691

CSR LOGISTICS INC
6051 NW 61 AV. BLDG 14 APT 206
TAMARAC, FL. 33319 PHONE

CUSTOMER'S ORDER # 054-274 8369 DATE 3-19-24

NAME Sagomo Construction

ADDRESS 475 SW 27th AV FT. Lauderdale

CITY, STATE, ZIP FROM Miami W-R

SOLD BY CASH C.O.D. CHARGE UNACCT. MDSE. RETD. PAID OUT

QUAN	DESCRIPTION	PRICE	AMOUNT
1	1000 OF TIME	\$	525.00
2	ROCK TRUCK		
3	2430.		
4			
5			
6			
7			
8			
9			
10			
11	BY RUBEN		
12			

RECEIVED BY

FDOT DBE
 State of Florida MBE
 Broward County CBE
 Broward County Public Schools MBE
 School District of Palm Beach County MBE, SBE
 Miami-Dade County Public Schools MBE
 LEED Accredited

FL License # CGC 1511575

COR #02

To: Robert Bethel American Legion Post #220, Inc
 Owner
 1455 NW 6th Street

Fr: Chris Silburn

Date: March 20th, 2024

RE: Soil Prep for Wall Footing

This proposal is being submitted for your review and approval. It was requested by Soilprobe and endorsed by the AOR. It represents the ADDED cost for the removal 1'-0" of existing soil replaced with compacted lime rock below ALL Wall Footing. (See attached backup).

TOTAL.....\$3,972.00 (ADD)

No.	COST SUMMARY	UNIT	QTY	UNIT COST	TOTAL
1	General Requirement - (Overhead & Profit)	LS	1	\$ 518.00	\$ 518.00
2	Direct Cost to perform added work	LS	1	\$ 3,454.00	\$ 3,454.00
TOTAL COST SUMMARY					\$ 3,972.00

No.	SUBCONTRACTOR COST	UNIT	QTY	UNIT COST	TOTAL
1	Laz Const added cost to excavate, add lime rock and compact area	LS	1	\$ 3,454.00	\$ 3,454.00
2	Furnish Two Loads of Lime Rock included in above (SEE TICKETS)	LS	1	\$ -	\$ -
TOTAL SUBCONTRACTOR COST					\$ 3,454.00

Clarifications

1. The quote includes excavation below the specified elevation at ALL Wall Footing.
2. The quote includes furnishing, placing and compacting the added Lime rock.

ACCEPTANCE OF PROPOSAL

Sagoma Construction Services Inc. is pleased to present this Proposal which, unless rescinded earlier, shall remain open for up to 30 days. The scope of work described above supersedes any and all prior communication about this Proposal. By accepting this Proposal, Customer understands that changes to the scope for any reason not controlled by Sagoma Construction may result in additional charges. Invoices for work completed shall be presented at least monthly and shall be due as noted in billing terms.

Client Signature: _____

Date: _____

Sincerely,
 Sagoma Construction Services, Inc.

Chris Silburn
 Sr. Project Manager
 File: American Legion COR #02

Non Nisi Optimo

CGC#: 1520679

C.O. #2

Proposal submitted to: SAGOMA CONSTRUCTION

DATE: 03/16/2024

Attention: CHRIS SILBURN

From: LAZARO SANCHEZ, PRESIDENT

Phone: (786) 210-3271

Fax: (786) 522-2536

Website: www.lazconstructioninc.com

Job Name: AMERICAN LEGION

Job Description:

- Excavate Footing 12" Deeper
- Mini Excavator Rental
- Skid Steer Rental
- Operator & Labor (2 Days)
- 2 Loads of Lime Rock
 - COST: \$3,140.00

SUBTOTAL COST: \$3,140.00

OH & PROFIT (10%): \$314.00

TOTAL COST: \$3,454.00

(786) 210-3271
358 West 43RD Street,
Hialeah, FL, 33012
lazconstructioninc@yahoo.com

Project: American Legion – Robert Bethel Rehabilitation

Official? Y
Closed? N

Number: 018 **Subjects:** ADDED SITE PREPARATION AT WALL FOOTING
Importance: 1 - Urgent **Category:** **Discipline:** Structural

Author Company: Chris Silburn **Answer Company:** CFM Architects
Author Contact: 954 616-7035 **Answer Contact:** Ana Duque
Author RFI #: 018

Date Created: 3/15/2024 **Date Responded:** **Date Required:** 3/19/2024.

Question

Reference: *Geotech Report & Email from Soilprobe*

Please advised us on the Testing Company Recommendation below:

Our engineer has reviewed the boring test results and the foundation recommendation report provided by our previous engineer dated May 9th, 2023 and it is his professional opinion that the backfill material to be used below the footing should consist of stabilized lime rock & lime sand compacted to a minimum of 98% of the maximum dry density before placing the following lifts of backfill material in order to reach the allowable bearing capacity of 2,500 PSF.

Proposed solution- EOR to review and respond.

Answer

As long as the backfill material allows bearing capacity of 2,500 PSF, it's ok.

J. GUZMAN

Cost Impact? NONE **Schedule Impact?** In Review **Drawing Impact?** TBD
Amount: TBD **Days:** TBD **Drawing Updated?** --

Bianca Jarantow

From: Chris Silburn
Sent: Tuesday, March 19, 2024 1:39 PM
To: Bianca Jarantow
Subject: FW: Site Preparation and Recommended Backfill Material

From: Amy Torres <Office@soilprobe.net>
Sent: Friday, March 15, 2024 1:24 PM
To: Chris Silburn <csilburn@sagomacs.com>
Cc: rico@soilprobe.net; 'Tyler Washington' <tyler@soilprobe.net>
Subject: Site Preparation and Recommended Backfill Material

Good afternoon Mr. Silburn,


I hope you are doing well.

Our engineer has reviewed the boring test results and the foundation recommendation report provided by our previous engineer dated May 9th, 2023 and it is his professional opinion that the backfill material to be used below the footing should consist of stabilized lime rock & lime sand compacted to a minimum of 98% of the maximum dry density before placing the following lifts of backfill material in order to reach the allowable bearing capacity of 2,500 PSF.

If you have any questions or concerns please feel free to contact me at your convenience.
Thank you.

Respectfully,

Rico Martinez
Director of Operations
Representative of Ghasem Khavanin, P.E.
Soilprobe Engineering & Testing, Inc.
3931 SW 47th Ave., Unit 104
Davie, FL 33314
Phone: 954-584-6115
rico@soilprobe.net

 Sagoma Construction Services		CHANGE ORDER AGREEMENT	
ATTENTION: Robert Bethel American Legion Post #220, Inc. (OWNER) 1455 NW 6 th Street Fort Lauderdale, FL 33311		OFFICE Sunrise	DATE 6/24/2024
		PROJECT NAME American Legion Post #220 – Robert Bethel Renovations	PROJECT NO. 2022-004
		WORK DESCRIPTION Added Scope of Work	AGREEMENT NO.
CHANGE ORDER NO. 000000007	ADDITION TO AGREEMENT PRICE	The terms and conditions of the Original Agreement for the above work shall govern this change.	

It is mutually agreed that the Agreement, between Robert Bethel American Legion Post #220, Inc. "Owner" and Sagoma Construction Services, Inc "Contractor" dated 11/16/2022 is hereby amended to include all labor, equipment and supervision to perform the following:

Description

Item No.	Description	OCO #007 (Added Scope)
1	Permit Fees - ALLOWANCE	
2	General Conditions	
3	Demolition	\$650
4	Site/Civil	\$2,500
5	Landscape & Irrigation	
6	Concrete/Masonry	
7	Metals	
8.1	Wood Trusses & Sheathing	
8.2	Millwork	
9	Roofing & Waterproofing	
10	Windows & Doors	
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$1,850
12	Toilet Accessories & Fire Extinguishers	
13	Plumbing	
14	HVAC	
15	Electrical	
16	Sub Total	\$5,000
17	General Contractor's Fee	\$750

Total Amount of Change: \$ 5,750.00

Notes:

Through acceptance of this Change Order, Owner acknowledges that it has reviewed the progress of the Work related to this Project and the potential impact of the added work on the progress of the Project in the future. As a result, this Change Order includes compensation to Contractor for any and all effects, delays, inefficiencies or similar demands associated with this Project and the Contractor recognizes that there is no basis for any such claim in the future. Note that this amendment does not constitute a modification to the original agreement until accepted by both Owner and Sagoma Construction Services, Inc.

Please note that all other terms and conditions of the Agreement remain unchanged, including those related to schedule and Time of Completion, provided that any schedule referred to in the Agreement shall instead refer to the current project schedule; and Owner agrees that all costs to satisfy said terms and conditions with the inclusion of the adjusted scope of work as set forth by this Change Order are included within the lump sum Change Order amount stated herein.

In consideration of the above, your Agreement is modified by adding FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars (**\$5,750.00**). This includes the costs of all appropriate taxes and insurance.

Original Contract	\$	640,000.00
Previous Authorized Change Order (s) this Project	\$	150,000.00
Revised Agreement Sum	\$	790,000.00
Amount of this Change Order	\$	5,750.00
New Agreement Amount of this Project (including this Change Order)	\$	795,750.00

Kindly acknowledge your acceptance of this Change Order by signing in the space provided below. By executing this agreement, each signatory personally represents and warrants that they have full authority to bind the party for which they are signing.

Sincerely,

Robert Bethel American Legion Post #220, Inc.

Sagoma Construction Services, Inc.

Accepted

Accepted



**American Legion Post #220
Cost Reconciliation Matrix**

DATE: 6/24/2024

Item No.	Description	Total Cost	OCO #001 (OWNER's Added Scope)	OCO #002 (Permit Set Revisions)	OCO #003 (Permitting)	OCO #004R3 (Permit Set Revisions & RFI Responses)	OCO #005 (Electrical Revision - UG Service)	OCO #006 (Unforeseen Field Conditions)	OCO #007 (Added Scope)	Comments
1	Permit Fees - ALLOWANCE	\$20,000			\$2,600					No Change
2	General Conditions	\$49,500		\$10,500	\$2,400			\$1,750		
3	Demolition	\$10,300		\$1,200				\$3,816	\$650	Tree removal per FPL request
4	Site/Civil	\$22,800		\$2,500		\$2,660		\$3,972	\$2,500	Added Civil Scope - Revised Civil Sheet
5	Landscape & Irrigation	\$14,080		\$7,500						No Change
6	Concrete/Masonry	\$120,000		\$18,000		\$12,090				No Change
7	Metals	\$6,700				\$2,400				No Change
8.1	Wood Trusses & Sheathing	\$13,000								No Change
8.2	Millwork		\$12,000			\$3,500				No Change
9	Roofing & Waterproofing	\$70,460				\$1,500				No Change
10	Windows & Doors	\$60,340		\$4,000						No Change
11	Finishes (Drywall, ACT, Flooring, Stucco, Paint)	\$67,500	\$6,000	\$6,500		\$5,670			\$1,850	Added Wall Insulation per RFI #032
12	Toilet Accessories & Fire Extinguishers	\$3,500	\$2,000							No Change
13	Plumbing	\$43,500		\$5,000						No Change
14	HVAC	\$31,230		\$1,500						No Change
15	Electrical						\$16,416			No Change
16	Sub Total	\$583,000	\$20,000	\$59,200	\$5,000	\$27,880	\$16,416	\$15,288	\$5,000	Sub Total
17	General Contractor's Fee	\$55,000	\$3,000		\$160	\$561	\$2,390	(\$88)	\$750	15% Fee (Included in CORs) and Discounted
		\$640,000	\$23,000	\$59,200	\$5,160	\$28,440	\$18,806	\$15,200	\$5,750	\$708,750



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: November 12, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, CRA Economic and Housing Development Manager

SUBJECT: Acceptance of the Instruments of Conveyance of a Triplex Residential Property Located at 1200 NW 3rd Street (Folio ID 504204200450) from the City of Fort Lauderdale

PROPERTY TRANSFER

The City of Fort Lauderdale intends to convey a City-owned property located at 1200 NW 3 Street (Folio ID 504204200450) to the Fort Lauderdale Community Redevelopment Agency (“CRA”). The property is zoned as Residential Multifamily Mid Rise/Medium High Density (RMM-25).

A copy of the Location Map and the Broward County Property Appraiser Information are attached as Exhibits 1 and 2.

BACKGROUND

Section 8.02 of the City Charter allows the City to convey real property owned by the City to another public agency for a public purpose. This property is located within the boundaries of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency, at 1200 NW 3 Street (Folio ID 504204200450), and is a triplex residential structure, and is valued at \$550,000.

To effectuate the transfer of the property from the City to the CRA, the City Commission must adopt a resolution declaring its intent to convey the property to the CRA and set a date for a public hearing, not less than 30 days after the adoption of the resolution. After the public hearing, a second resolution must be adopted, confirming the first resolution.

The CRA will be accepting title to the property, subject to the City authorizing the conveyance and execution and delivery of the deed. The transfer will be subject to all title defects and other adverse matters and conditions that may affect the property. Transfer

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-6130

WWW.FORTLAUDERDALE.GOV



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

from the City will occur by Quit Claim Deed, and all fees, cost and expenses shall be borne by the CRA.

Florida Statute 163.370(2)(c)(7) delegates power to the CRA to acquire real property for certain proscribed purposes and to engage in community redevelopment pursuant to a duly adopted plan. The City's condition for the transfer is that the CRA transfer the parcels to individuals or families whose gross income does not exceed eighty percent (80%) of the area median income for the metropolitan statistical area of Broward County, Florida, as adjusted for family size, as published by the United States Department of Housing and Urban Development and that the eligible buyers shall be required to reside on the parcels for a minimum of seven (7) years.

The property to be transferred consists of the following lot:

FOLIO#	ADDRESS	SF	ZONING	CRA District
504204200450	1200 NW 3 Street Fort Lauderdale, FL 33311	5,952	RMM-25 – Residential Multifamily Mid-Rise/ Medium High Density	NPFH CRA

Consistency with the NPF CRA Community Redevelopment Plan

This action is permitted by the NPF CRA Plan as amended under Section 5 of the Community Redevelopment Program and Strategies, where it states that from time to time, the CRA may identify opportunities to acquire property that can be conveyed or assembled for redevelopment. When those opportunities are identified, with approval of the CRA Board, the CRA shall proceed with the acquisition using funds available to the CRA including acquiring City owned vacant parcels and/or building targeted for redevelopment purposes. From time to time the CRA shall dispose of property that it acquires to private and public persons for redevelopment purposes and may enter into agreements with such persons to ensure that the redevelopment occurs, as provided in Section 163.380 Florida Statutes.

The CRA may fund appraisals, conduct surveys, obtain site information, fence the property to prevent illegal dumping, conduct due diligence necessary to stimulate redevelopment in the CRA district.

RECOMMENDATION

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-6130

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**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

Community Redevelopment Agency (CRA) staff recommends that the Northwest-Progresso-Flagler Hights advisory board approve the property transfer from the City of Fort Lauderdale to the NWPFH CRA.

Attachments

Exhibit 1: Location Map

Exhibit 2: Broward County Property Appraiser Information

COMMUNITY REDEVELOPMENT AGENCY

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Site Address	1200 NW 3 STREET #1-3, FORT LAUDERDALE FL 33311	ID #	5042 04 20 0450
Property Owner	CITY OF FORT LAUDERDALE	Millage	0312
Mailing Address	528 NW 2 ST FORT LAUDERDALE FL 33311-9108	Use	08
Abbr Legal Description	SEMINOLE FOREST 14-16 B LOT 22 BLK 3		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$17,860	\$524,690	\$542,550	\$250,380	
2023	\$17,860	\$314,810	\$332,670	\$227,620	
2022	\$17,860	\$315,290	\$333,150	\$206,930	

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$542,550	\$542,550	\$542,550	\$542,550
Portability	0	0	0	0
Assessed/SOH	\$250,380	\$542,550	\$250,380	\$250,380
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 14	\$250,380	\$542,550	\$250,380	\$250,380
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/21/1997	WD	\$47,300	26464 / 271
4/1/1993	QCD	\$100	20561 / 26
3/1/1993	SWD	\$10,000	
8/1/1989	QCD	\$7,500	
4/1/1989	TXD	\$4,100	

Land Calculations		
Price	Factor	Type
\$3.00	5,952	SF
Adj. Bldg. S.F. (Card, Sketch)		1792
Units		3
Eff./Act. Year Built: 1986/1964		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
3								



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