

US 17-92 CRA

Community Redevelopment Agency

11-05-2014

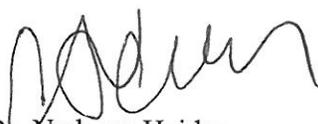
5M Associates, LLC.
1384 Moss Creek Dr.
Jacksonville, Florida 32255

Subject: Seminole Science Charter School Project

Seminole Science Charter School project is conforming to the US 17-92 CRA Redevelopment & Construction Grant Program guidelines. This project helps to grow the US 17-92 CRA corridor by improving the existing condition of the building, with quality site design and use of top quality materials as implemented in accordance with urban design principles. Project will not only provide a better aesthetic look, but will also bring the construction up to the most recent codes and standards. Elimination of the slum and blight in this vacant property will create a safe environment for the citizens. We believe that Seminole Science Charter School project qualifies as Catalyst project and will provide a positive impact on the community both economically and socially.

Thank you for your time and consideration.

Sincerely,



Dr. Nadeem Haider,



**US 17-92 CRA Grant Program
For
REDEVELOPMENT & CONSTRUCTION**
Information & Application
Fiscal Year 2014- 2015

US 17-92 Community Redevelopment Agency Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

- Please note that **applications must be submitted BEFORE work begins**. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.

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Purpose:

The purpose of the US 17-92 Community Redevelopment Agency (CRA) Redevelopment and Construction Grant is to encourage redevelopment of existing buildings and to encourage private investment for new construction in the US 17-92 CRA Area (map attached). Grants will be considered for exterior redevelopment and new construction work, except in the case of contaminant removal, where funds can be allocated for interior and exterior redevelopment projects.

The program provides funding up to 20 percent of total project cost, per site, to pay for redevelopment and construction projects within the US 17-92 CRA Area. Funds are appropriated annually in the US 17-92 CRA budget, and funding is available on a first-come first-served basis. The program is subject to the availability of budgeted funds in the US 17-92 CRA budget. The CRA reserves the right to amend its budget at any time and without notice.

All US 17-92 CRA Grants must be for projects within the Community Redevelopment Area and must support the goals and objectives the of the US 17-92 CRA Master Plan. Applicants are also encouraged to follow the design guidelines and overlay policies in the Seminole County Comprehensive Plan.

Applicants are reminded that grant awards are discretionary in nature and should not be considered an entitlement. All grant criteria contained herein are guidelines, not guarantees, for awards, and successful Applicants may receive any amount up to the maximum award. Should an Applicant meet all grant criteria, a grant may or may not be awarded at the CRA's discretion due to funding limitations, competing applications and/or competing priorities.

Eligibility Requirements:

The US 17-92 CRA Redevelopment & Construction Grant Program is available to businesses and/or property owners located within the US 17-92 CRA Area ONLY. Applicants must propose a permitted/conforming use within the US 17-92 CRA Area.

The US 1792 CRA Redevelopment & Construction Grant Program is available ONLY for projects considered "catalyst projects" as defined herein.

Catalyst Projects include:

- Projects proposed within one of the boundaries identified as a CRA Catalyst Area, as reflected in the CRA Master Plan or;

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- Projects proposed on catalyst sites identified in the CRA Master Plan Context Report, Section XIV, Catalyst Redevelopment Sites or;
- Projects likely to spur future, adjacent redevelopment along the US 17-92 CRA corridor and continue to energize the corridor's economic engine as described in the Economic Development Strategic Plan. Designation as a Catalyst Project shall be at the discretion of the Community Redevelopment Agency, and considerations for such designation may include but is not limited to;
 1. Regional/Area Connectivity;
 2. Availability to transit;
 3. Ease of vehicular accessibility;
 4. Proximity to public government buildings and/or centers;
 5. Existing and/or Future Land Uses/Property Values/Parcel Size and Assemblage Potential;
 6. Proximity to employment centers;
 7. Taxable Values and Return on Investment Calculations;
 8. Job Creation;
 9. Elimination of contamination and/or blight; and/or
 10. Improvement of Quality of Life for Seminole County residents.

Applications will not be accepted from property owners (and tenants of property owners) who are delinquent on their property taxes. Applicants must not have outstanding code violations or code liens. Additionally, Applicants must be current with their Business Tax Receipt (BTR).

Eligible Improvements:

The US 17-92 CRA Redevelopment & Construction Grant Program shall provide funds for "catalyst projects" that are consistent with the Land Development Code of the political subdivision in which they are located, and further the goals outlined in the CRA Master Plan. Funds may be used for the following types of improvements:

- Contaminant removal, interior and exterior;
- Ingress/egress improvements;
- Exterior lighting;
- Exterior signage;
- Exterior windows;
- Façade enhancements;
- Landscaping;
- Parking improvements;
- Roofing;
- Sidewalks;
- Utilities including but not limited to: relocation and improvements of existing utilities;

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waterline installation and improvements; stormwater and drainage improvements; lift stations; sewer lines; and reclaimed water; and

- Special site specific needs (as determined by the RPA and CRA).

**NOTE: All architectural designs, materials and colors must be consistent with the standards of the US 17-92 Community Redevelopment Area.*

Available Funding and Matching Requirement:

A maximum amount of up to 20 percent of the total cost of a project may be allocated from the US 17-92 CRA funds.

Application Process and Deadline:

Applications will be accepted on a monthly basis. The application deadline is the 15th of each month. If the 15th of the month falls on the weekend, the deadline is the preceding Friday. Applications will not be reviewed prior to the deadline.

1. The Applicant receives a US 17-92 CRA Grant Program Application form from The Seminole County Planning Division Located at 1101 East First Street, Sanford, FL 32771, or by downloading it from the **RedevelopmentinSeminole.com** website.
2. The Applicant completes the application and submits it to the CRA Program Manager for processing. The application package includes the following:
 - a. Completed Application and W-9
 - b. Current photo(s) of project site.
 - c. Proof property taxes are current
 - d. Proof business taxes are current
 - e. Plans/Drawings/Scope of Work
 - f. 3 Competitive Bids
 - f. Narrative describing how the proposed project qualifies as a "Catalyst Project"

The Applicant is responsible for all building and other permits and fees associated with the proposed project.

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- Applicants are advised to submit a complete application and all supporting materials per the instructions in this packet; incomplete applications will not be reviewed.

Staff undertakes the initial review of the application and either approves or denies the advancement of the application. If staff denies the advancement of the application to the Technical Advisory Committee (TAC), the Applicant has the right to appeal the staff's decision (see page 13 for appeal process). The TAC reviews the application according to the program selection criteria and forwards a recommendation to the RPA, who then recommends approval or denies the advancement of the application to the CRA. If approved the application is referred to CRA for final consideration. If an application is denied at any level of review, the Applicant may modify the existing application or reapply at a later date for a different project.

If the application is approved, the Applicant and the US 17-92 CRA shall enter into a contract to specify the Applicant's obligations for grant reimbursement. The contract shall be recorded in the public records of Seminole County, Florida. Prior lien holders may be required to subrogate their lien interests as a condition of the grant.

- Please note that **applications must be submitted BEFORE work begins**. Additionally, award of the grant is not guaranteed, and the Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA.

Cities and County are required to file informational returns (Form 1099-G) for individuals and entities receiving grants from the US 17-92 CRA. Grant recipients must sign and return a Substitute W9 form to the City/County before funds can be distributed.

Upon completion of the improvements; final inspection and approval by the US 17-92 CRA Program Manager; and issuance of a Certificate of Occupancy or Certificate of Completion (if applicable), the Applicant submits a reimbursement package to the US 17-92 CRA which includes the following:

- a. Written Request for Reimbursement by Applicant
- b. Copies of applicable invoices and;
- c. Proof of payment for improvements/invoices and;
- d. Lien Releases for all payments; and

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- e. Photos of improvements (before and after).

Applicants will receive grant funding after the project is completed and all associated costs have been paid. It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the US 17-92 CRA Program Manager by the Applicant. The project must be completed essentially as presented to the US 17-92 CRA in order to receive payment. At the approximate midpoint of the project the Applicant will give an update to the RPA on the progress of the project either in writing or in person. The CRA reserves the right to make on-site inspections throughout the course of the project.

- Acceptable documentation is defined as PAID invoices/ and/or schedule of values from vendors clearly detailing the work done for the project accompanied by copies of release of contractors liens.

If the project is not completed, is not approved in its final inspection, or does not receive its Certificate of Occupancy or Certificate of Completion (if applicable) within one year of award, the grant shall expire. Extensions must be granted by the RPA and CRA Boards.

- Applicants have 12 months from the completion date of the project to file for reimbursement according to procedures set forth within the contract. The CRA will not be responsible for informing the Applicants of this deadline.

If you have more than one project:

Eligible properties may not receive more than one grant within a 10 year period.

The following selection criteria will be used to review applications for the US 17-92 CRA Grant Program. Criteria are derived from the goals and objectives of the US 17-92 CRA's adopted Redevelopment Plan as well as the adopted Comprehensive Plan of the political subdivision where the project is located.

(1) Is the project within the US 17-92 CRA boundary?

(2) Does the project meet one of the CRA's goals and objectives?

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- (3) **Catalyst Project:** Is the proposed project within a Catalyst Area; on a Catalyst Site; and/or does it spur future adjacent redevelopment along the US 17-92 CRA corridor to continue to energize the corridor's economic engine?
- (4) **Quality of Site Design and Materials:** Degree to which the proposed project promotes the adopted Redevelopment Plan and promotes harmony with neighboring structures through implementation of land development regulations and the use of urban design principles, site design, architecture, materials, color, landscaping, and other visual physical amenities.
- (5) **Streetscape Aesthetics and Functionality:** Degree to which the proposed project enhances the streetscape of US 17-92, including the addition or enhancement of display windows, awnings, landscaping, ADA compliance and architectural amenities such as arcades, balconies and porches.
- (6) **Increased Safety:** Degree to which the proposed project will promote safety by easily identifying the business for customers and emergency services.
- (7) **Removal of Slum and Blight:** Degree to which the proposed project upgrades or eliminates substandard structures or eliminates non-conforming uses.

Disclaimer:

Neither Seminole County, nor the Cities of Sanford, Lake Mary, Winter Springs, or Casselberry, shall be responsible for the planning, design, or construction of the property that is owned by the Applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the US 17-92 CRA Grant Program. The Applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

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(For Official Use Only)

Redevelopment/Construction Grant Application

Applicant: 5M ASSOCIATES, LLC Dr. Naem Haider
Address: 1384 MOSS CREEK DR.
City: JACKSONVILLE Zip Code: 32255
Phone/Cell # (904) 469-6010 E-Mail drnhaider1@gmail.com

Project Contract Person if different from Applicant: Yalcin Akin
Phone: (407) 967-7062
E-mail: akin@orlandoscience.org
Mailing Address: 2427 Lynx Lane Orlando, FL 32804

Application Preparer (if different than owner): _____
Phone: _____ - _____ - _____
E-mail: _____
Mailing Address: _____

Note: If the Applicant is not the property owner, Applicant must submit Addendum A with the application.

I. SITE IDENTIFICATION AND HISTORY

SITE INFORMATION

1. Name of Site or Business Name: SEMINOLE SCIENCE CHARTER SCHOOL
Site Address: 3580 North US Highway 17-92
City, County or Township: Lake Mary Zip Code: 32746

Acreage of Site: _____ Bldg. Sq. Ft.: 32,065 SF

County Commission/City Commission District# _____ A _____ B

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CURRENT AND FUTURE LAND USE

2. Zoning/Land Use:

A. Current: Industrial _____ Commercial _____ Residential _____
Mixed-use _____ Other (Specify) E (EDUCATIONAL)

B. After Re-Zone (if applicable): Industrial _____ Commercial _____ Residential _____
Mixed-use _____ Other (Specify) _____

3. Current economic condition:

Vacant lot _____ Developed site _____ Other _____

4. How many buildings are currently on site?

Industrial _____ How many are occupied? _____ If vacant, for how long? _____
Commercial 1 How many are occupied? 0 If vacant, for how long? 1 month.
Residential _____ How many are occupied? _____ If vacant, for how long? _____

5. Year building(s) was/were built: Built in 1989 and renovated in 2007.

6. Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required).

Existing building is located at the intersection of Ronald Reagan Blvd and US 17-92. It has frontage on US 17-92. Building facade needs major improvements; including repairs, and replacements. Its parking lot needs to be repaired, striped, and sealed. Landscaping has not been well maintained, and needs serious attention. On the other hand, mechanical, electrical and plumbing features of the building have to be redesigned to bring them up to an efficient and working condition. Building roof needs to be reworked and current structural elements needs to be reworked.

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10. Will Seminole Economic Enhancement District (SEED) Funds be requested? No

If so, for what purpose?

11a. What is the expected rate of return on the investment by the CRA. _____

11b. What is the time frame for the return on investment by the CRA? _____

The ROI will be calculated by the CRA Program Manager and attached to the application

JOB CREATION & RETENTION

12. Forecast the number of new jobs created after redevelopment or new development of the site (jobs that did not exist in the US17-92 CRA prior to redevelopment or new development).

Total New Jobs: 45 staff position an average of \$40,000 annual salary each.

OTHER PUBLIC BENEFITS

13. What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements. Please see the attached document.

PROXIMITY TO PUBLIC TRANSIT

14. Attach a local transit schedule, and highlight the lines that serve the project site or surrounding area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the project site.
Please see the attached document.

15. Would you agree to provide an easement to establish a bus shelter if appropriate or requested? Yes _____ No

Submittals

Applications must include the following materials, if applicable, for consideration by the US 17-92 CRA:

- a. Completed Application and W-9 (must be signed by an officer as reflected in SunBiz)
- b. Current photo(s) of project site.
- c. Proof property taxes are current
- d. Proof business taxes are current
- e. Plans/Drawings/Scope of Work
- f. 3 Competitive Bids
- f. Narrative describing how the proposed project qualifies as a "Catalyst Project"

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Applications lacking sufficient materials to describe the project will NOT be reviewed.

I, NAEEM HAIDER attest that the information contained herein is correct to the best of my knowledge. I understand that the US 17-92 CRA Redevelopment & Construction Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval and are not to be construed as an entitlement or right of a property owner or Applicant. Properties within the designated US 17-92 CRA boundary are not eligible for grant-funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work, and hold harmless Seminole County for any damage associated with this application or the US 17-92 Grant Program.

N Haider
Signature of Applicant

NAEEM HAIDER
Print Name

STATE OF FLORIDA: COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 1 day of November 2014, by Naeem Haider. He/She is personally known to me or has produced DL as identification and did not (did) take an oath.

(SEAL)

[Signature]

Notary Public, State of Florida, (Signature of Notary taking acknowledgement

Ana Novakovic
Name of Notary Typed, Printed or Stamped

My Commission Expires:

Commission Number EE 838578



Ana Novakovic
State of Florida
My Commission # EE 838578
Expires: September 26, 2016

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Note: if Applicant is not the property owner, Applicant must submit Addendum A with application.

Addendum A

Date: 11/06/2014
To: US 17-92 CRA
Community Redevelopment Agency
From: SM Associates, LLC
(Property Owner)

Subject: Permission for US 17-92 Grant Program Participation

As the owner of SM Associates, LLC I give, Serkan Saglam, permission to participate in the US 17-92, Grant Program as detailed in the Revitalization and Construction Grant Application, and hold Seminole County harmless for any damages associated with this application or the US 17-92 Grant Program.

N. Haider
Property Owner's Signature

NAEEM HAIDER
Property Owner's Name Printed

STATE OF FLORIDA:
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this 7 day of November 2014, by Naeem Haider. He/She is personally known to me or has produced FL DL as identification and did not (did) take an oath.

(SEAL)

[Signature]
Notary Public, State of Florida, (Signature of Notary taking acknowledgement)



Ana Novakovic
State of Florida
My Commission # EE 838578
Expires: September 26, 2016

ANA NOVAKOVIC
Name of Notary Typed, Printed or Stamped
My Commission Expires:
Sept 26, 2016

Commission Number

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Grant Appeal Process:

- CRA Program Manager denies grant application.
- Staff informs Applicant in writing via certified/ return receipt mail that the grant has been denied, and cites the reason.
- Applicant has 30 days from the date they signed the return receipt, to inform the CRA Program Manager, in writing, that they are appealing the decision.
- CRA Program Manager has TAC review the grant. The TAC Board does not make a recommendation on the appeal, but comments on the technical aspects of the grant.
- Grant is submitted to the RPA, which can either uphold the denial or recommend that the CRA Board overturn the denial. If the RPA Board upholds the denial, the application does not proceed to the CRA Board; (the RPA Board has the power to deny funds as outlined in the Interlocal Agreement). If RPA Board overturns the staff recommendation, the grant proceeds to CRA Board with any additional recommendations that the RPA Board made to the grant.
- CRA Board votes to either uphold staff recommendation, or overturn staff recommendation. If the Board overturns staff recommendation the grant is then before the Board for final consideration and vote.

**See list for qualifying improvements page three of application*

Boundaries:

US 17-92 CRA Area

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This Section for Official Use Only

Date Reviewed by TAC: _____

Recommendation to US 17-92 RPA: _____

Date Reviewed by RPA: _____

Recommendation to US 17-92 CRA: _____

Action by US 17-92 CRA: _____

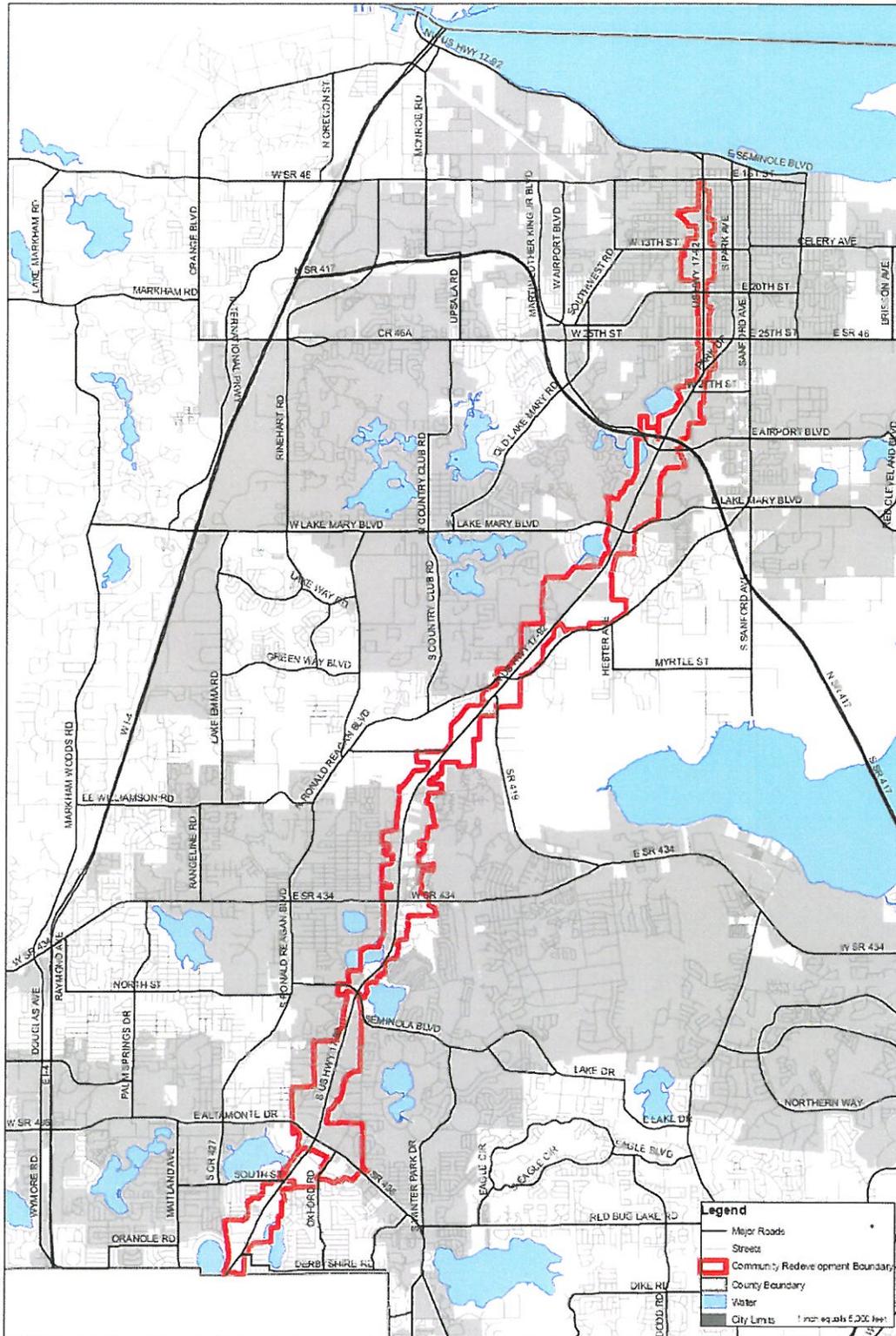
Amount approved: _____

**Release of Funds authorized by*

US 17-92 CRA Program Manager: _____

*Release of funds only occurs after the US 17-92 Program Manager has verified that all conditions of the contract and grant application have been satisfied.

Community Redevelopment Boundary



III. ANALYSIS OF REDEVELOPMENT POTENTIAL

7. Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is in line with the goals, vision and mission of the US 17-92 CRA.

Existing building is located at the intersection of Ronald Reagan Blvd and US 17-92. It has frontage on US 17-92. Project is aligned with CRA's goals and objectives. It is filling a gap for a need of K-8 education for the surrounding communities. Projected school will be creating jobs by hiring teachers, staff, and vendors. It also will create revenue to the local authorities by paying property tax.

Building has easy access to US 17-92 and it is close to the Seminole County Government Offices as well as Seminole State College. This project will eliminate the deserted look of the building by constructing a top quality, new modern facade and upgraded site-work. Residents will be pleased by the aesthetic look of the proposed building.

8. Describe how the redevelopment of the site will increase Public Safety.

Prospective school building will create a safe environment for the students, teachers, staff, parents and adjacent neighborhoods by utilizing the vacant and non-maintained property. This will benefit to the community in general in terms of public safety and reduce the risk of incidents.

OTHER PUBLIC BENEFITS

13. What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements.

Project provides a modern building conveniently located in the community, and serves to the community by providing K-12 education. New construction also brings building up to the local and federal construction codes, including accessibility and environmental standards.

LYNX Routes Schedules and Bus Stop Locations

Routes Schedules and Stop Locations with Stop Sequence Number



Downtown Orlando development Board, LYNX, City of Orlando | LYNX GIS, County GIS and FDOT | LYNX GIS, LYNX Service Planning | LYNX Service Planning, LYNX GIS | DigitalGlobe, Microsoft, USGS



Property Record Card
 Parcel: 22-20-30-516-0000-0010
 Owner: 5M ASSOCIATES LLC
 Property Address: 3580 N 17-92 HWY LAKE MARY, FL 32746

< Back Save Layout Reset Layout New Search

<p>Parcel: 22-20-30-516-0000-0010</p> <p>Property Address: 3580 N 17-92 HWY Owner: 5M ASSOCIATES LLC Mailing: 1384 MOSS CREEK DR JACKSONVILLE, FL 32225</p> <p>Subdivision Name: <u>VICTORIA COMMONS A CONDOMINIUM</u> Tax District: M4-LAKE MARY- 17-92 REDVDST Exemptions: DOR Use Code: 1905-OFFICE CONDO</p>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2015 Working Values</th> <th>2014 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$909,020</td> <td style="text-align: right;">\$909,020</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td></td> <td></td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td><u>Just/Market Value **</u></td> <td style="text-align: right;">\$909,020</td> <td style="text-align: right;">\$909,020</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$909,020</td> <td style="text-align: right;">\$909,020</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$0 <u>2014 Tax Bill Amount</u> \$0 <u>Tax Estimator</u> Save Our Homes Savings: \$0</p> <p style="text-align: right; font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2015 Working Values	2014 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$909,020	\$909,020	Depreciated EXFT Value			Land Value (Market)			Land Value Ag			<u>Just/Market Value **</u>	\$909,020	\$909,020	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$909,020	\$909,020
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Map Aerial Both Footprint + - Extents Center
 Larger Map Advanced Map Dual Map View - External

Legal Description

UNIT 1 VICTORIA COMMONS A CONDOMINIUM ORB 6875 PG 15

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$909,020	\$0	\$909,020
Schools	\$909,020	\$0	\$909,020
City Lake Mary	\$909,020	\$0	\$909,020
SJWM(Saint Johns Water Management)	\$909,020	\$0	\$909,020
County Bonds	\$909,020	\$0	\$909,020

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	10/2014	<u>08356</u>	<u>0104</u>	\$1,295,000	Improved	No
CORRECTIVE DEED	01/2008	<u>06911</u>	<u>0880</u>	\$100	Improved	No
WARRANTY DEED	11/2007	<u>06875</u>	<u>0148</u>	\$2,150,000	Improved	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT			1.000	.10	

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages

1	MASONRY PILASTER	1989	2	12 986.00	CONCRETE BLOCK- STUCCO · MASONRY	\$909,020	\$909,020	Description	Area
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Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
00100	Exempt	Lake Mary	\$398		02/11/2013
00176	Addition - Commercial Condo	Lake Mary	\$29,700		03/18/2009
00278	Addition - Commercial Condo	Lake Mary	\$4,000		01/09/2009
00278	New Condo - Commercial	Lake Mary	\$4,000		08/14/2008
00278	Personal Property	Lake Mary	\$4,000		04/09/2008
01347	New Condo - Commercial	Lake Mary	\$35,000		04/01/2008
00278	New Condo - Commercial	Lake Mary	\$4,000		04/01/2008
01347	New Condo - Commercial	Lake Mary	\$35,000		02/25/2008
00748	New Condo - Commercial	Lake Mary	\$1,740		06/28/2007
99959	New Condo - Commercial	Lake Mary	\$0		04/04/2007

Extra Features

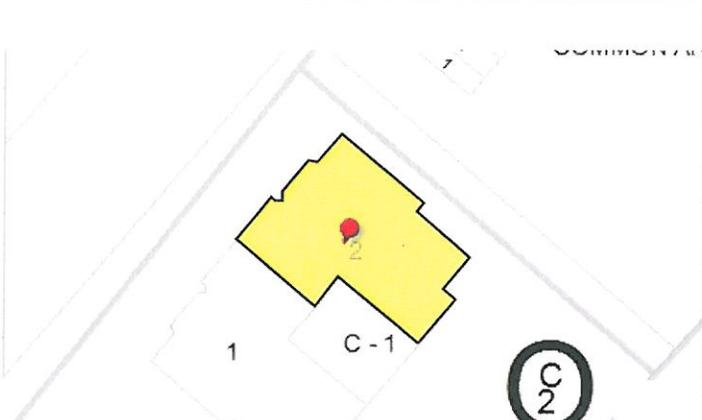
Description	Year Blt	Units	Value	Cost New
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 Subdivision Name: VICTORIA COMMONS A CONDOMINIUM
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 Exemptions:
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Map Aerial Both Footprint + - Extents Center
 Larger Map Advanced Map Dual Map View - External

Value Summary

	2015 Working Values	2014 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$920,640	\$920,640
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
<u>Just/Market Value **</u>	\$920,640	\$920,640
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$920,640	\$920,640

Tax Amount without SOH: \$0
2014 Tax Bill Amount: \$0
Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

UNIT 2 VICTORIA COMMONS A CONDOMINIUM ORB 6875 PG 15

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$920,640	\$0	\$920,640
Schools	\$920,640	\$0	\$920,640
City Lake Mary	\$920,640	\$0	\$920,640
SJWM(Saint Johns Water Management)	\$920,640	\$0	\$920,640
County Bonds	\$920,640	\$0	\$920,640

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	10/2014	<u>08356</u>	<u>0104</u>	\$1,295,000	Improved	No
CORRECTIVE DEED	01/2008	<u>06911</u>	<u>0880</u>	\$100	Improved	No
WARRANTY DEED	11/2007	<u>06875</u>	<u>0148</u>	\$2,150,000	Improved	No

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT			1.000	.10	

Building Information

#	Description	Year Built Actual/Effective	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages

1	MASONRY PILASTER	1989	2	13 152.00	CONCRETE BLOCK- STUCCO - MASONRY	\$920 640	\$920 640	Description	Area
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Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
00016	New Condo - Commercial	Lake Mary	\$20,000		01/17/2008
00019	Personal Property	Lake Mary	\$2,606		01/16/2008

Extra Features

Description	Year Blt	Units	Value	Cost New

Prepared by Blue Ocean Construction
11-7-14

AIA Document G703™ - 1992
Continuation Sheet

AIA Document, G702™, 1992, Application and Certification for Payment, or G736™, 2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE (32.06%sqft)	D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G)	I TOTAL RETAINAGE REQUEST (10%)
		APPLICATION NO: Semmole Science Charter School		APPLICATION DATE: 11/04/2014		PERIOD TO: 09/01/2014 - 11/04/2014		
1	Exterior Demolishing & Window Cutting	\$ 33,150.00			\$ -	\$ -	\$ 33,150.00	0.00%
2	Roof Replacement	\$ 253,341.00			\$ -	\$ -	\$ 253,341.00	0.00%
3	Skylights	\$ 20,900.00			\$ -	\$ -	\$ 20,900.00	0.00%
4	Exterior Concrete & ADA Ramp & Sidewalk	\$ 32,062.00			\$ -	\$ -	\$ 32,062.00	0.00%
5	Interior Concrete Slab & Fill	\$ 22,800.00			\$ -	\$ -	\$ 22,800.00	0.00%
6	Reinforcement Steel Structural	\$ 18,900.00			\$ -	\$ -	\$ 18,900.00	0.00%
7	Asphalt Pavement & Sealing & Striping	\$ 62,500.00			\$ -	\$ -	\$ 62,500.00	0.00%
8	Flag Pole	\$ 4,500.00			\$ -	\$ -	\$ 4,500.00	0.00%
9	CMU Support & Lintels	\$ 12,300.00			\$ -	\$ -	\$ 12,300.00	0.00%
10	Towers & Stocco & Clock	\$ 96,331.00			\$ -	\$ -	\$ 96,331.00	0.00%
11	Parapet Wall & Exterior Decoration	\$ 18,831.00			\$ -	\$ -	\$ 18,831.00	0.00%
12	Electronic Sign Allowance	\$ 37,700.00			\$ -	\$ -	\$ 37,700.00	0.00%
13	Building & Monument Signs	\$ 5,500.00			\$ -	\$ -	\$ 5,500.00	0.00%
14	Playground & Rubber Flooring	\$ 54,100.00			\$ -	\$ -	\$ 54,100.00	0.00%
15	Shade & Awning & Canopy	\$ 87,600.00			\$ -	\$ -	\$ 87,600.00	0.00%
16	Basketball Court & Equipment	\$ 15,200.00			\$ -	\$ -	\$ 15,200.00	0.00%
17	Chain link Fence for Playground & Court	\$ 14,900.00			\$ -	\$ -	\$ 14,900.00	0.00%
18	Landscaping & Irrigation	\$ 19,800.00			\$ -	\$ -	\$ 19,800.00	0.00%
19	Dumpster Enclosure	\$ 6,500.00			\$ -	\$ -	\$ 6,500.00	0.00%
20	Utility Connection & Temporary Utility	\$ 9,500.00			\$ -	\$ -	\$ 9,500.00	0.00%
21	Skylight & HVAC Curb	\$ 11,500.00			\$ -	\$ -	\$ 11,500.00	0.00%
22	Electric	\$ 160,191.00			\$ -	\$ -	\$ 160,191.00	0.00%
23	Exterior Light Upgrades	\$ 9,600.00			\$ -	\$ -	\$ 9,600.00	0.00%
24	Lighting Fixtures	\$ 38,500.00			\$ -	\$ -	\$ 38,500.00	0.00%
25	HVAC	\$ 210,518.00			\$ -	\$ -	\$ 210,518.00	0.00%
26	Fire Alarm	\$ 29,975.00			\$ -	\$ -	\$ 29,975.00	0.00%
27	Fire Sprinkler	\$ 19,932.00			\$ -	\$ -	\$ 19,932.00	0.00%
28	IDMI & USB Cables	\$ 3,500.00			\$ -	\$ -	\$ 3,500.00	0.00%
29	Phone & Modem Cables & Server Room	\$ 18,250.00			\$ -	\$ -	\$ 18,250.00	0.00%
30	Security Cameras IP	\$ 19,500.00			\$ -	\$ -	\$ 19,500.00	0.00%
31	Intercom System	\$ 14,500.00			\$ -	\$ -	\$ 14,500.00	0.00%
32	Plumbing	\$ 110,384.00			\$ -	\$ -	\$ 110,384.00	0.00%
33	ADA Bathroom Partitions & Accessories	\$ 16,500.00			\$ -	\$ -	\$ 16,500.00	0.00%
34	Doors & Hardware	\$ 37,500.00			\$ -	\$ -	\$ 37,500.00	0.00%
35	Aluminum Storefront & Exterior Windows	\$ 34,500.00			\$ -	\$ -	\$ 34,500.00	0.00%
36	Framing & Drywall	\$ 160,800.00			\$ -	\$ -	\$ 160,800.00	0.00%
37	Fire Chalking	\$ 7,650.00			\$ -	\$ -	\$ 7,650.00	0.00%
38	Wall & Ceiling Insulation	\$ 23,623.00			\$ -	\$ -	\$ 23,623.00	0.00%
39	Ceiling Tiles & Grid	\$ 58,000.00			\$ -	\$ -	\$ 58,000.00	0.00%
40	Exterior Paint	\$ 34,850.00			\$ -	\$ -	\$ 34,850.00	0.00%
41	Interior Paint	\$ 54,800.00			\$ -	\$ -	\$ 54,800.00	0.00%
42	Floor Tiles & Wall Ceramic	\$ 68,275.00			\$ -	\$ -	\$ 68,275.00	0.00%
43	Carpet	\$ 38,750.00			\$ -	\$ -	\$ 38,750.00	0.00%
44	Granite Counter-top	\$ 4,800.00			\$ -	\$ -	\$ 4,800.00	0.00%
45	Tactile Signs	\$ 990.65			\$ -	\$ -	\$ 990.65	0.00%
46	Fire Extinguishers & Cabinet	\$ 1,950.00			\$ -	\$ -	\$ 1,950.00	0.00%
GRAND TOTAL		\$ 2,015,753.65			\$ -	\$ -	\$ 2,015,753.65	\$ -

A	B	C	D	E
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PERCENTAGE	REDEVELOPMENT GRANT
1	Asphalt Pavement & Reseal & Striping	\$ 62,500.00	20%	\$ 12,500.00
2	Flag Pole	\$ 4,500.00	20%	\$ 900.00
3	Exterior Lighting Upgrades	\$ 9,600.00	20%	\$ 1,920.00
4	Shade & Canopies \$ Awning	\$ 87,600.00	20%	\$ 17,520.00
5	Playground Equipment & Rubber Flooring	\$ 54,100.00	20%	\$ 10,820.00
6	Basketball Court Slab & Goals	\$ 15,200.00	20%	\$ 3,040.00
7	Chain Link Fence for Playground & Basketball Court	\$ 14,900.00	20%	\$ 2,980.00
8	Sidewalk & ADA Ramps & Curbs	\$ 32,062.00	20%	\$ 6,412.40
9	TPO Roof Replacement & Skylights	\$ 274,241.00	20%	\$ 54,848.20
10	Exterior Paint	\$ 34,850.00	20%	\$ 6,970.00
11	Exterior Concrete & Windows Opening Cut & Support	\$ 33,150.00	20%	\$ 6,630.00
12	Exterior Doors & Aluminum Storefront Windows	\$ 34,500.00	20%	\$ 6,900.00
13	Landscaping Upgrade & Irrigation System	\$ 19,800.00	20%	\$ 3,960.00
14	School Electronic Sign	\$ 37,700.00	20%	\$ 7,540.00
15	Building & Monument Signs	\$ 5,500.00	20%	\$ 1,100.00
16	(2) Towers(CMU, Stucco, Clock, Tile Roofs)	\$ 96,331.00	20%	\$ 19,266.20
17	Parapet Wall & Exterior Decoration	\$ 18,831.00	20%	\$ 3,766.20
18	Dumster Enclosure	\$ 6,500.00	20%	\$ 1,300.00
	GRAND TOTAL	\$ 841,865.00		\$ 168,373.00

PREPARED BY BLUE OCEAN CONSTRUCTION 11/07/2014.



11/13/2014

Dr. Naeem Haider,
5M Associates, LLC
1384 Moss Creek Dr.
Jacksonville, FL 32225

Re: Seminole Science Academy,
Job Address: 33580 US 17 Lake Mary, FL 32746

Dr. Haider,

We appreciate the opportunity to provide our proposal for exterior construction of the Seminole Science Academy located at 3580 N US 17-92 Lake Mary, FL.

This price is based on our understanding of the information given on plans developed by CPH Engineers, specifically sheet CS, GN, GI, D0.0, D0.1, D0.2, D0.4, MD0_1, MD0_2, PDO_2, FDO_1, FDO_2, EDO_1, EDO_2 DATED 10/27/14; and your responses to our questions via email.

Our base price to perform the work as described on the plans and qualified below is **\$900,606.26.**

The following information was used in developing this proposal:

Division 1: Owner Allowances **\$48,066.67**

1. We reserved this amount as for Owner's allowance to be used throughout the project.

Division 2: Sitework **\$257,690.44**



1. Demolition of exterior window and door openings, awnings, ramp.
2. Asphalt repair & striping of the parking lot.
3. Fencing around the basketball court and dumpster enclosure.
4. Landscaping improvements as proposed.
5. All concrete work including basketball area, ADA ramp, sidewalk and slab of the clock towers.
6. The playing surface is included is a 2-1/2" thick rubber surfacing.
7. We have included fence gates for the basketball court.

Division 5: Masonry **\$43,362.78**

1. New parapet wall, new wall at the entry and the soft openings fill with CMU blocks is also included.

Division 5: Metals **\$71,694.39**

1. We have included cost to augment the roof structure for the new rooftop unit and for the structural elements for the clock tower.

Division 7: Roofing **\$310,117.84**

1. We have included waterproofing, damp proofing, sealants & expansion joints on the current exterior structure.
2. New TPO roofing per specs is included.

Division 8: Doors and Windows **\$62,626.30**

1. We have included all exterior windows and doors.
2. We have included new hardware for the new windows and doors.
3. We added new storefront system as shown in the drawings.
4. We added skylights in the classrooms.



Division 9: Finishes **\$39,625.00**

1. We added the new paint for the stucco.

Division 10: Specialties **\$51,116.00**

1. Two new flagpoles are included.
2. New building, monument and led signs are included.

Division 16: Electrical **\$16,306.84**

1. Exterior lighting is not functioning properly. New exterior lighting is included.

We appreciate this opportunity to provide this proposal and look forward to the possibility of working with you on this project. Feel free to call me with any questions.

Thank you,

Russell Flint
President
Flint Construction Services, Inc.
Russell@flintconstruction.net

I accept all scopes above with price of **\$900,606.26**

Customer Name:

Accepted Date:

Customer Signature:



6538 Collins Ave, #176, Miami Beach, FL 33141
 Office: 1-855-5 MIAMI 5
 Fax: 1-305-675-8392
 office@anatoliaconstruction.com
 www.anatoliaconstruction.com

ESTIMATE

3580 N US HIGHWAY 17/92 LAKE MARY, FL 32746
 Year 2014 Quarter 3
 Assembly Detail Report with Subcontracted Lines

JOB NAME:SEMINOLE SCIENCE CHARTER SCHOOL
 OWNER: 5M ASSOCITES, LLC
 DATE: 11-13-2014

Assembly Number	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
B Shell					
B10107002010	Concrete Ramp	4.20	C.Y.	\$215.00	903.00
B10203100100	Specialties. canopies, wall hung, prefinished aluminum, 8' x 10'	2,300.00	S.F.	\$44.64	102,672.00
B20101102010	Concrete stair on grade	40.00	L.F.	\$71.10	2,844.00
B20101855020	Clock tower, 14'x 14' x 25', steel framing, exterior to match to existing building	2.00	Ea.	\$53,800.00	107,600.00
B20103001040	Parapet wall, exterior to match to existing building	3,078.00	S.F.	\$7.50	23,085.00
B20201066750	Windows, aluminum, sliding, standard glass, 9' x 5'	16.00	Ea.	\$785.32	12,565.12
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.00	Opng.	\$1,738.93	3,477.86
B30101200900	Roofing, Single-ply roofing membranes, Thermoplastic polyolefin	30,520.00	S.F.	\$10.12	308,862.40
B30106200250	Downspout, aluminum, rectangular, 3" x 4", enameled, .024" thick	240.00	V.L.F.	\$5.94	1,425.60
B30201105200	Skylight, plastic domes, insulated curbs, nominal size to 10 SF, double glazing	38.00	S.F.	\$43.49	1,652.62
B Shell Subtotal					\$565,087.60
F Special Construction					
F20101202100	Minor remodeling demolition, 12" CMU exterior block cutting.	518.00	L.F.	\$5.90	3,056.20
F20101202200	Minor remodeling demolition, 12" CMU exterior block and concrete sidewalk removal.	28.20	C.Y.	\$107.00	3,017.40
F Special Construction Subtotal					\$6,073.60
G Building Sitework					
G10201002030	Remove Sidewalk Including Disposal	4.00	C.Y.	\$130.80	523.20
G10800672010	Railings, Guardrail Pipe, Pipe Guardrail At Floor Edge, Pipe Railing	45.00	L.F.	\$34.50	1,552.50
G20201001230	Site, Pavement Seal, Stripe, 18' Pavement Marking	46.00	Ea.	\$1,562.10	71,856.60
G20201001240	Site, Direction Arrows, Straight, Direction Arrow, Straight Pavement Marking	14.00	Ea.	\$64.00	896.00
G20201001320	Parking, Parking Space, Ada, 9' X 18' (8' Aisle) Parking Space Marking	10.00	Ea.	\$612.00	6,120.00
G20400101010	Site, Chain link fence, Basketball court perimeter, 50'X70'	240.00	L.F.	\$61.80	14,832.00
G20400101020	Chain link swing gate with panic bar, single	2.00	Ea.	\$1,080.00	2,160.00

G20400505010	Site, Monument Sign	1.00	Ea.	\$9,150.00	9,150.00
G20400505020	Site, Exterior building sign	1.00	Ea.	\$3,523.00	3,523.00
G20400505030	LED Sign, 2 Sided, Outdoor, Full Color, 6X12 Programmable Wifi B/G	1.00	Ea.	\$44,870.00	44,870.00
G20400701010	Play structure for ages 5-12	1.00	Ea.	\$29,570.00	29,570.00
G20400701030	Resilient play surfaces	2,400.00	S.F.	\$10.90	26,160.00
G20400701050	Playing Fields, Concrete slab, sealed, Basketball court, 4"	3,500.00	Ea.	\$5.95	20,825.00
G20400701070	Outdoor play area Basketball court equipment, goals	2.00	Ea.	\$250.00	500.00
G20408100110	Specialties, flagpole, on grade, aluminum, tapered, 20' high	2.00	Ea.	\$1,677.61	3,355.22
G20502001240	Landscaping, Shrubs and groundcover	1.00	All	\$15,000.00	15,000.00
G20502001250	Site, Landscaping irrigation system	1.00	All	\$10,750.00	10,750.00
G20602300210	Site, Bike Stand, 102" Bicycle Rack	1.00	Ea.	\$870.00	870.00
G30101201020	Stucco, Painted	12,825.00	S.F.	\$5.70	73,102.50
G40202001240	Building exterior lighting	1.00	All	\$13,200.00	13,200.00
G90905006010	Dumpster Pad and Enclosure, 22 gauge, 12'X9'X8'	1.00	Ea.	\$8,150.00	8,150.00
G Building Sitework Subtotal					\$356,966.02
Subtotal					\$928,127.22
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$928,127.22
General Conditions				5.00%	\$46,406.36
Subtotal					\$974,533.58
General Contractor's Overhead and Profit				4.00%	\$38,981.34
Grand Total					\$1,013,514.92


 Ekrem Uzman, VP
 Anatolia Construction, LLC