

Reagan Center - 2nd Review

Original Application 9/11/15-



IBI GROUP (FLORIDA) INC.
2300 Maitland Center Parkway—Suite 101
Maitland FL 32751 USA
tel 407 660 2120 fax 407 875 8308
ibigroup.com

December 18, 2015

Sonia Fonseca, US 17-92 CRA Program Manager
Seminole County Government
Economic Development
1101 East 1st Street
Sanford, Florida 32771

Re: Reagan Center Development

Dear Sonia:

Please find enclosed the estimates for the demolition and the construction of the utilities for the Reagan Center. This is a response to comments from the original submission. Based on the original submission the following was requested:

- Entrance Feature and Landscaping
- Demolition of the existing Flea Market Site
- Utilities to service the Reagan Center

The primary comment raised by the review of the submission was for bids for the work to be performed. Based on those comments plans were prepared and bids were solicited. The bids supported the engineer's estimates. Copies of the plans for the demolition and the construction of Reagan Center Way are included in the resubmission. Below is the estimates for the site demolition and the utility work. We are still waiting on bids for the entrance feature and landscaping. In order to keep the project proceeding for consideration we have substituted the cost to bury the utility lines adjacent to the Regan Center. In order to support the cost to bury the lines emails form the two utilities are attached. The work covered is for both the east and west side of 17-92. The total cost to bury the lines is \$850,000.00. The owner of the lines impacting the Regan Center is Duke Energy. They have estimated the cost to bury the lines at \$350,000 for 3,000 Sq. Ft. or \$116.67/LF. There is 1102 LF of frontage along US 17-92. The cost to bury this line is \$128,570.34. Based on the cost to bury the lines and the average cost for the demolition and the utility, we hereby modify our request to:

	Engineer's Estimate	Independence	Creative	King	Central	Average
Site Demolition	\$ 950,000.00	\$ 849,350.00	\$ 993,000.00	\$ 740,000.00	\$ 1,310,000.00	\$ 968,470.00
	Engineer's Estimate	Blue Ox	Briar	Average		
Utilities						
Sanitary		\$ 491,275.06	\$ 538,505.25			
Forcemain			\$ 27,395.35			
Water		\$ 131,413.75	\$ 303,838.32			
Misc.		\$ 17,349.98	\$ 64,963.94			
TOTAL	\$ 827,000.00	\$ 640,038.79	\$ 934,702.86	\$ 800,580.55		

- Bury Lines \$128,570.34
- Site Demolition \$968,470.00
- Utilities \$800,580.55
- **Total \$1,897,620.89**

Thanking you in advance for your help and if you should have any questions or need additional information or back-up please do not hesitate to contact me.

Should you have any questions, please feel free to call me at 407-660-2120.

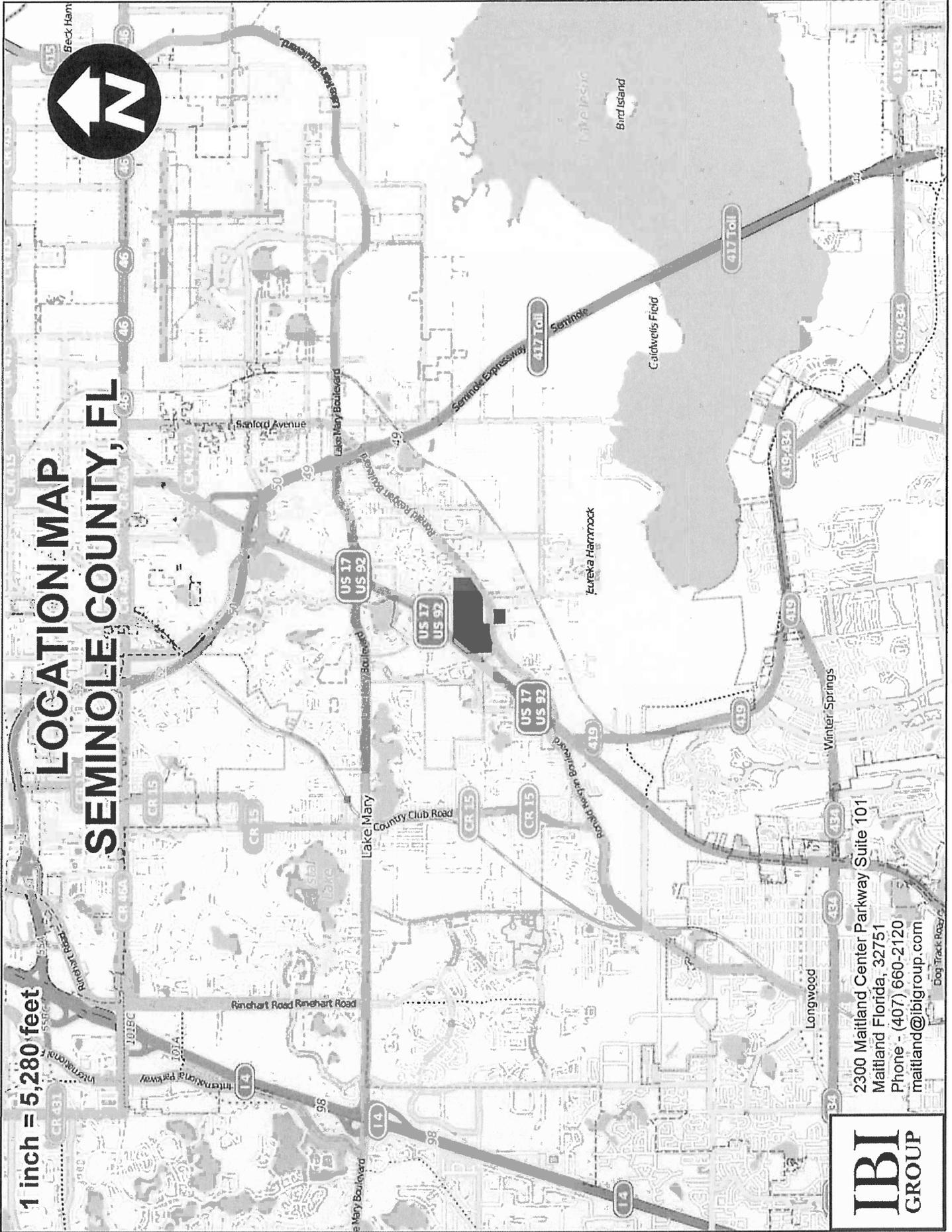
Very truly yours,
IBI Group (Florida) Inc.



Richard C. Wohlfarth, P.E.

1 inch = 5,280 feet

LOCATION MAP SEMINOLE COUNTY, FL



2300 Maitland Center Parkway Suite 101
Maitland Florida, 32751
Phone - (407) 660-2120
maitland@ibigroup.com

IBI
GROUP

Dog Track Road

FW: 37407 17-92 Seminole Hub & Reagan Center Development

Helfer, Robert [Robert.Helfer@fpl.com]

Sent: Saturday, February 07, 2015 3:17 PM

To: Tia Counts [tia.counts@ibigroup.com]

Cc: Binge, Sarah [Sarah.Binge@fpl.com]

Attachments: FLEA WORLD LOCATION.JPG (3 MB) ; 37407 Powerline Exhibit-17~1.pdf (5 MB)

Looking at this, do you really want/need the OH converted to UG on both sides of 17/92? FPL's lines are on the North / West side of 17/92 from Bargain Blvd to just south of County Home Rd. A rough estimate to convert this area is \$500K plus you would have to provide 3 or 4 20'x20' easements along w/ 10'x10' easements at both ends for transformers.

You will also need to contact Duke Energy since the rest of the overhead in this area is theirs.

Just let me know if I need to look into this further.

Thanks,

Rob Helfer

386-586-6432

From: Binge, Sarah

Sent: Wednesday, February 04, 2015 9:39 AM

To: Helfer, Robert

Subject: FW: 37407 17-92 Seminole Hub & Reagan Center Development

Here is the email I just got. Not sure if it's something we will entertain since there is a lateral and a few OH aetx's but I figured you would be able to better help her!

Sarah Binge

Engineer I

Florida Power & Light

407-328-1934

From: Tia Counts [mailto:tia.counts@ibigroup.com]

Sent: Tuesday, February 03, 2015 10:27 AM

To: Binge, Sarah

Subject: FW: 37407 17-92 Seminole Hub & Reagan Center Development

This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.

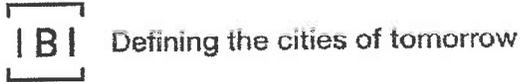
Hi Sarah,

Lyn Smith gave me your contact information because my project lies within your territory. Please find attached a location map of the proposed development Reagan Center and an exhibit showing the location and distance of the overhead lines along US HWY 17-92 that will need to be buried as a part of this development. Could you provide me with a price per linear foot to lower these lines? Please let me know if you need any additional information. Thanks!

Tia Counts EI, LEED AP BD+C

email tia.counts@ibigroup.com web www.ibigroup.com

IBI GROUP (FLORIDA) INC.
2300 Maitland Center Parkway-Suite 101
Maitland FL 32751-7410 United States
tel +1 407 660 2120 fax +1 407 875 8308



NOTE: This email message/attachments may contain privileged and confidential information. If received in error, please notify the sender and delete this e-mail message.

From: Tia Counts
Sent: Friday, January 30, 2015 2:24 PM
To: 'lyndonia.smith@fpl.com'
Cc: Richard Wohlfarth
Subject: 37407 17-92 Seminole Hub & Reagan Center Development

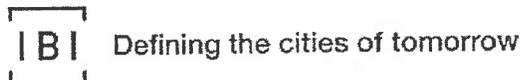
Hi Lyn,

It was a pleasure speaking with you this afternoon. Please find attached to this email a location map and exhibit of the overhead lines to be lowered. We would like to get a price to lower the lines. Please let me know if you have any questions. Thanks.

Tia Counts EI, LEED AP BD+C

email tia.counts@ibigroup.com web www.ibigroup.com

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RE: 37407 17-92 Seminole Hub & Reagan Center Development

Dellinger, Tyler [Tyler.Dellinger@duke-energy.com]

Sent: Friday, March 06, 2015 5:23 PM

To: Tia Counts [tia.counts@ibigroup.com]

Cc: Richard Wohlfarth; Randall Morris [morris@cfl.rr.com]; Turgut Dervish [Turgut@tpdtraffic.com]

Tia,

I appreciate your patience in allowing me to review our current installed facilities within the area of conflict. I've also reviewed the material you've provided and have the following comments:

- Overhead facilities requiring conversion:
 - West side of 17-92 – Going south from East County Home Rd. (identified on your OHL print as the 'County Services Center')
 - These facilities cover approximately 1,000 sq. ft along 17-92 and include (2) tap lines of overhead primary. Converting these facilities to underground would be paid at **full cost** by the requesting party, including all necessary modifications to customer fed facilities. The overhead primary lines would need to be installed via directional bore along the roadway.
 - Estimates for construction costs to include removal and underground installation would be a **minimum** of \$150,000.00.
 - Keep in mind that these costs can vary greatly upon final design.
 - Upon settlement of finalized electrical information for any new development requiring power delivery, additional CIAC (Cost in Aid of Construction) may be required and is *not* included in the quote above.
 - East Side of 17-92 – Parallel with the roadway going north (identified as Reagan Center South/North to extend beyond Bush Blvd.)
 - These facilities cover approximately 3,000 sq. ft. along 17-92 and include multiple tap lines extending east. Converting these facilities to underground would also be paid at **full cost** by the requesting party, including all necessary modifications to customer fed facilities. The overhead primary lines would be installed via directional bore along the roadway and may include tap lines should it be necessary.
 - Estimates for construction costs to include removal and underground installation would be a **minimum** of \$350,000.00
 - Keep in mind that these costs can vary greatly upon final design.
 - Upon settlement of finalized electrical information for any new development requiring power delivery, additional CIAC may be required and is *not* included in the quote above.

Just a heads up: There's (3) joint use attachments on our poles along the west and east side of 17-92. Ensure they're aware of the conversion as those costs to run underground will not be included in Duke Energy's estimates.

Please keep in mind that **all information** is subject to change as the project progresses with design/facility review.

If you have questions, please feel free to contact me at any time.

Regards,

Tyler Dellinger
Engineering Tech II

office: (407) 359-4823
fax: (407) 359-4449
Tyler.Dellinger@Duke-Energy.com

From: Tia Counts [mailto:tia.counts@ibigroup.com]
Sent: Thursday, February 19, 2015 3:41 PM
To: Dellinger, Tyler
Cc: Richard Wohlfarth; 'Randall Morris'; Turgut Dervish
Subject: RE: 37407 17-92 Seminole Hub & Reagan Center Development

*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Tyler,

I am currently in coordination with Seminole County, FDOT, and Cardno to coordinate the cost and timing to bury the power lines on 17-92 along our joint project. FP&L has given us their ballpark cost to lower the lines and easement requirements for switch boxes to continue to provide service on their portion of the west side of 17-92.

Based on our conversation, I have attached an updated exhibit of Duke's overhead line ownership. Please note that I have also included an additional 1,123 L.F. of OHL to the north on the east side of 17-92 that will also be lowered as a part of our project.

Can you please verify Duke's ownership of these lines and provide the ballpark cost to bury these lines?

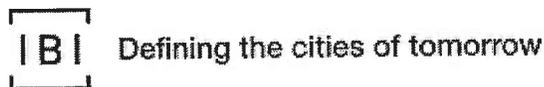
In addition to the burying the lines I have also attached a utility service request letter for the Reagan Center Development.

Thanks again and if you have any questions please don't hesitate to contact me.

Tia Counts EI, LEED AP BD+C

email tia.counts@ibigroup.com web www.ibigroup.com

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From: Tia Counts
Sent: Tuesday, February 10, 2015 7:57 AM
To: 'Dellinger, Tyler'

Subject: RE: 37407 17-92 Seminole Hub & Reagan Center Development

From: Dellinger, Tyler [<mailto:Tyler.Dellinger@duke-energy.com>]
Sent: Tuesday, February 10, 2015 7:46 AM
To: Fogarty, Sherry; Tia Counts
Subject: RE: 37407 17-92 Seminole Hub & Reagan Center Development

Tia,

I will be handling this project moving forward and/or coordinating DE's efforts throughout the process so please use me as your contact for all correspondence. I will be providing you an email in the near future to initiate the process officially but please feel free to reach out via phone or email as we move forward.

Regards,

Tyler Dellinger
Engineering Tech II
office: (407) 359-4823
fax: (407) 359-4449
Tyler.Dellinger@Duke-Energy.com

From: Fogarty, Sherry
Sent: Tuesday, February 10, 2015 7:42 AM
To: tia.counts@ibigroup.com
Cc: Dellinger, Tyler
Subject: FW: 37407 17-92 Seminole Hub & Reagan Center Development

Tia, I believe your contact for this job will be Tyler Dellinger, 407 359-4823.

Tyler, If this is not your area, please forward to the correct person and let Tia know who the contact will be.

Thank you,
Sherry Fogarty
Sr. Engineering Technologist
Duke Energy
3250 Bonnet Creek Rd.
PO Box 10,000
Lake Buena Vista, FL 32830
407-938-6616



From: Tia Counts [<mailto:tia.counts@ibigroup.com>]
Sent: Monday, February 09, 2015 10:21 AM
To: Fogarty, Sherry
Cc: Richard Wohlfarth; Sally Prescott
Subject: 37407 17-92 Seminole Hub & Reagan Center Development

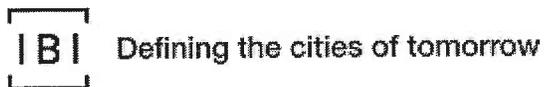
Hi Sherry,

Sally Prescott gave me your contact information because Duke Energy owns the overhead lines in the area of the Reagan Center Development and 17-92 Seminole Hub project. Please find attached a location map of the proposed development and an exhibit showing the location and distance of the overhead lines along US HWY 17-92 that will need to be buried as a part of this development. Could you provide me with a price per linear foot to lower these lines? We are currently coordinating with FDOT, FPL, and Seminole County for this project. Please let me know if you need any additional information. Thanks!

Tia Counts EI, LEED AP BD+C

email tia.counts@ibigroup.com web www.ibigroup.com

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INDEPENDENCE EXCAVATING, INC.
5720 Schaaf Road
Independence, Ohio 44131

Phone: 216-524-1700
Fax: 216-524-1701

Industrial & Commercial

www.indexc.com

ATTN: Richard Wohlfarth
IBI Group
2300 Maitland Center Pkwy #101
Maitland FL 32751
Via Phone 407-660-2120
Via Email rwohlfarth@ibigroup.com

Date: December 1, 2015

Reference: Demolition of Flea Market Sanford FL (Reagan Center)

Dear Mr. Wohlfarth,

We are pleased to offer you a Proposal on the above-mentioned project, included in our number are the following items:

Demolition

- Independence Excavating (IX) is honored to be nationally recognized by the Associated General Contractors receiving the 2014 AGC Construction Safety Excellence Award in the Federal and Heavy division for working 1,000,000 man hours safely and without incident in 2013. This is the second time in six years IX has received this achievement.
- IX received the 2013 Ohio Contactors Association (OCA) Jerry Keller Memorial Safety Award for Division 1 with 760,000 man-hours. This award is presented each year to the contractor with the best overall safety record, based upon total hours worked. The winner in each division has demonstrated the lowest combined rate for recordable and lost time accidents. This year, there were four division winners based on total hours worked, Division I, being the largest.
- IX is a recognized industry leader in challenging site development and demolition services. We are proud to be ranked in the top 20 for excavation and demolition services of ENR's Top 600 specialty contractors over the last several years.
- An EMR safety rating that ranks among the best in the United States for the Construction industry.
- IX is committed to providing the highest quality of service to the owner.
- On site safety personnel and daily or weekly safety reports provided to general contractors and owner for the duration of the project.
- Attention is directed toward the concerns of surrounding businesses and residents as we recognize dust and noise control issues as well as job site cleanliness.
- IX uses a Dust Mitigation System for maximum dust control per city or job requirements
- IX is dedicated to eco-friendly work practices. Buildings being demolished and their contents are recycled and reused at a later date. We will meet all required LEED directives if a project requires.
- We specialize in projects with demanding schedules, multiple technical capabilities, and heavy resource requirements. Our diverse Turn-key capabilities prepare us to deal with varying site conditions and execute multiple trades, saving both time and money.

Clarifications

Our Proposal Includes:

- Structural demolition
 - All demolition included in drawing DE-1
- Removal of all slab/footers/foundations
- Site demolition, including removal of parking lot areas
- Rough grade disturbed area
- Erosion & Sediment Control
- Removal & disposal of demolition debris
- Permitting
- Dust control
- Traffic control
- Protection for demolition work
- Coordinate with Owner/Owners Rep & utility companies for the disconnection, cut/cap at curb within property line, of all utility lines servicing the structure(s) to be removed or abandoned prior to the start of any demolition work. Owner to assume any unpaid utility balances.
- All work to be completed upon abatement of hazardous and regulated materials by others.
- IX retains rights to all salvage generated from project
- All pricing is based on one mobilization, with work being completed on a continuing basis
- All pricing is based on working 40 hours / week. Overtime is not included
- Independence will have exclusive occupancy of the entire work area to perform the aforementioned removal work. Independence will not be responsible for any person who enters the work area unless such person or persons has obtained permission from an Independence agent on site

Exclusions

- Removal/Disposal of any environmental or hazardous materials work including, but not limited to:
 - Asbestos Containing Material (ACM)
 - Removal/disposal of universal/regulated wastes
 - Removal/disposal of refrigerant
 - Removal/disposal of unsuitable soils
- Removal of any unknown and/or underground structures
- Any re-routing of utilities
- Testing
- Any new construction

Pricing

Lump Sum

\$ 849,350.00

Please contact me if you have any questions or need further clarification

Respectfully,
Donald M. DiGeronimo
General Manager of Demolition

216-401-1999 Cell
donnied@indexc.com

Mike Davis, President
Jason Mead, Project Manager

King Constuction
233 Wood Lake Drive
Maitland, Florida 32751
407.701.4706

Construction Services Proposal

The following proposal outlines the construction services that will be provided to George Schnippel and Levi Sydney ("Owner") by King Construction ("KC") for the demolition of the approximately 300,000 square feet of various structures at Flea World, 4311 Orlando Drive (US 17-92), Sanford, Florida 32773. The services that will be provided are as follows:

1. Architectural and engineering fees
2. Permitting and all related fees
3. Electrical needed for demolition
4. Plumbing needed for demolition
5. HVAC needed for demolition
6. Fire protection system adjustments needed for demolition
7. Site management
8. Demolition of all structures (concrete slabs not included) *+ Bluesteps*
9. All heavy equipment required to complete the project
10. Fuel for equipment
11. Transportation of all materials from site to recycler or county waste facility
12. Waste facility fees
13. Dumpsters
14. Safety program
15. Liability insurance

King Construction anticipates a June 15th start date and will continue through approximately February 1st, 2016. It will take approximately 2-3 weeks to complete the architectural and engineering design phase and permitting will take 3-4 weeks depending on the county workload, so actual work can begin around August 1st. KC will operate monday through friday and there will be two front end loaders with experienced operators, plus three laborers on site each day (more can be added if needed). Jason will also be on site daily managing the operators and labor crew, as well as coordinating transportation to the recycler and county waste facility.

Mike Davis, President
Jason Mead, Project Manager

King Constuction
233 Wood Lake Drive
Maitland, Florida 32751
407.701.4706

The metal will be separated into multiple piles on site in area designated by Owner. The recycler wants the metal to be separated into non-ferrous (aluminum, copper, lead, nickel, brass, zinc, etc.) and ferrous (mild steel, cast iron, piping, etc.), so they will be sorted and placed into dumpsters ready to be transported to the recycling facility. It is not recommended to leave the metal on site too long do to the possibility of theft and related issues, so transportation to the recycler will be arranged almost daily depending on how much metal is accumulating. The metal will be weighed at the recycler and a ticket will be provided via email, so the amount due from the recycler can be paid to KC and the Owner. The market for recycled metal fluctuates, so the price will be set every 30 days or so. **The proceeds from the recycler will be shared on a 50/50 basis with the owner and paid on a bi-weekly basis.**

A mobilization payment equal to 10% of the contract amount shall be provided at contract execution with bi-weekly draws thereafter. The mobilization will cover payment of all architectural and engineering fees, permitting fees and getting all equipment on site. All labor including equipment operators will be paid on a bi-weekly basis, with will coincide with each draw. If a draw is not paid, work will be suspended the following week until payment is made.

The price for this project is \$740,000 or approximately \$2.47 per building square foot.

Note: Add for concrete + Blucktapp
Removal
+ 450,000.00



FLEA WORLD DEMOLITION PROJECT

JULY 8, 2015

DEMOLITION PROPOSAL

SITE VISIT 7-2-15

PROJECT NAME: FLEA WORLD DEMOLITION PROJECT
PROJECT LOCATION: 4311 SOUTH ORLAND AVE. (17-92) SANFORD, FL.
CLIENT NAME: FLEA WORLD / UNITED TROPHY MFG.
CLIENT ADDRESS: 4311 SOUTH ORLAND AVE. SANFORD, FL. 32773-6118
CONTACT NAME: GEORGE SCHNIPPEL GEN. MGR.
PHONE NUMBER: 407-595-3859
MR. SID LEVI 407-970-3436
EMAIL: GSCHNIPPEL1@CFL.RR.COM
BID PROPOSAL #15-321

CENTRAL ENVIRONMENTAL SERVICES, INC. (C.E.S. INC.) HEREBY PROPOSES AND AGREES TO FURNISH ALL NECESSARY INSURANCE, LABOR, MATERIALS, EQUIPMENT, MACHINERY, TOOLS AND SAFETY GEAR REQUIRED TO PERFORM THE FOLLOWING SCOPE OF WORK IN ACCORDANCE WITH SPECIFICATIONS SUPPLIED AND REVIEWED. ALL WORK WILL BE IN ACCORDANCE OR EXCEEDING THE REGULATIONS BY LOCAL, STATE AND FEDERAL AUTHORITIES, IN COMPLIANCE WITH REGULATIONS WITH EPA / DEP / AND FOLLOWING OSHA RULES AND ALL SAFETY REGULATIONS.



CENTRAL ENVIRONMENTAL SERVICES, INC.

2727 APOPKA BLVD., APOPKA, FL 32703
(D) 407.295.7005 (F) 407.295.7004

Web Site: www.centralenvironmental.com





SCOPE OF WORK:

THIS PROJECT WILL REQUIRE A EPA ASBESTOS SURVEY TO DETERMINE IF REGULATED ASBESTOS CONTAINING MATERIALS R A C M'S, ARE PRESENT AND HOW WE WILL DEAL WITH THE RESULTS.

1. SECURE SITE . AFTER PROPER PERMITTING, 10 DAY EPA FILING, MAKE ALL SUNSHINE FILINGS TO IDENTIFY AND LOCATE EXISTING UTILITIES. PREPARE AN OSHA REQUIRED ENGINEERING STUDY, , PROVIDE ASSISTANCE FOR THE PROPER CUT AND CAPS OF EXISTING AFFECTED UTILITIES, FILE A DEMOLITION, SAFETY, AND TRAFFIC PLANS WITH OWNER AND COUNTY. VERIFY ASBESTOS SURVEYS AND ABATEMENTS HAVE BEEN COMPLETED, CLEARED AND HAD FINAL INSPECTIONS. INSTALL ALL REQUIRED EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO SILT FENCING, HAY BALES, GEO CLOTH STORM SEWERS OPENINGS ECT. AS PER SWPPP PLAN PROVIDED BY OTHERS. SECURE DEMOLITION SITE AND POST NO TRESPASS CONSTRUCTION SIGNAGE, REMOVE ALL KNOWN HAZMAT FROM INTERIOR AND EXTERIOR OF ALL BUILDINGS, INCLUDING BUT NOT LIMITED TO WHAT IS IDENTIFIED ON THE OSHA REQUIRED ENGINEERING STUDY, INCLUDING ALL LIGHT BULBS, BALLAST, EXIT SIGNS, PAINTS, CLEANING PRODUCTS, AIR CONDITIONER FREON GAS, FIRE SUPPRESSION SYSTEMS. **NOTE:** IDENTIFY AND LOCATE ALL ITEMS THAT ARE TO BE REMOVED, INCLUDING IDENTIFYING ANY AND ALL UNDERGROUND TANKS, SEWER AND STORM LINES, HYDRANTS AND WATER LINES.
2. DEMOLISH AND COMPLETELY REMOVE ALL STRUCTURES AS SHOWN, INCLUDING ENTIRE STRUCTURES, METAL STRUCTURES, FRAMED BARNS, CONCRETE SLABS, PADS, WALLS, FOUNDATIONS, AND FOOTERS TO THE DIRT USING THE “ **WET DEMOLITION METHOD** “ FOR DUST CONTROL. PULL HEALTH DEPT PERMITS FOR ANY SEPTIC SYSTEM THAT ARE FOUND TO BE PROPERLY PUMPED AND REMOVED.
3. REMOVE ALL SURFACE CONCRETE APPROX. 2,000,000 SQ. FT. PLUS, REMOVE CONCRETE CURBING, BRICK PAVERS, CONCRETE DRIVEWAYS AND PARKING LOTS, WALK WAYS WOOD RAMPS, ASPHALT PAVEMENT, SIGNAGE, AND MISC. STRUCTURES, FENCINGS, KNEE WALLS, UNEVEN RACE TRACK CONCRETE, BRICK & CONCRETE WALLS, FENCING, POND CONCRETE TO THE DIRT.
4. REMOVE ALL UNDERGROUND SERVICES PIPING , SEWER LINES, STORM SEWER LINES, MANHOLES, CONDUITS, TRANSFER VALVES, AND SHUT OFF VALVES AS FOUND. REMOVE ALL STREET BRICK AND PADS,
5. BRING ENTIRE AREA TO DIRT AND RE GRADE ALL AFFECTED AREAS TO SURROUNDING GRADES.
6. HAUL ALL DEMOLITION DEBRIS OFF SITE TO AN APPROVED LANDFILL OR RECYCLING CENTER FOR PROPER DISPOSAL. REPAIR AND MAINTAIN EROSION CONTROL MEASURES. LEAVE SITE READY FOR DEVELOPMENT. (PLAN TO CRUSH CONCRETE AND ASPHALT ON SITE.)

NOTE: THIS PROJECT HAS BEEN PRICED TO INCLUDE **100 % SALVAGE RIGHTS** TO ALL PROPERTIES AND SALVAGE.

ALTERNATE # 1 PROVIDE AN ASBESTOS SURVEY BY A STATE OF FLORIDA ASBESTOS CONSULTANT WHO WILL INVESTIGATE , TAKE SAMPLES TO A LAB FOR ANALYSIS, AND PROVIDE A SURVEY (REPORT) WITH RESULTS. FOR THE SUM OFADD \$ 6,250.00



CENTRAL ENVIRONMENTAL SERVICES, INC.

2722 APOPKA BLVD., APOPKA, FL 32703
(O) 407.295.7005 (F) 407.295-7804

Web Site: www.centralenvironmental.com




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*****
***      Send Results      ***
*****

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Sending is complete.

Job No.	0304
Address	4074235512
Name	UNITED TROPHY
Start Time	10/16 02:44 PM
Call Length	00'47
Sheets	3
Result	OK



FLEA WORLD DEMOLITION PROJECT

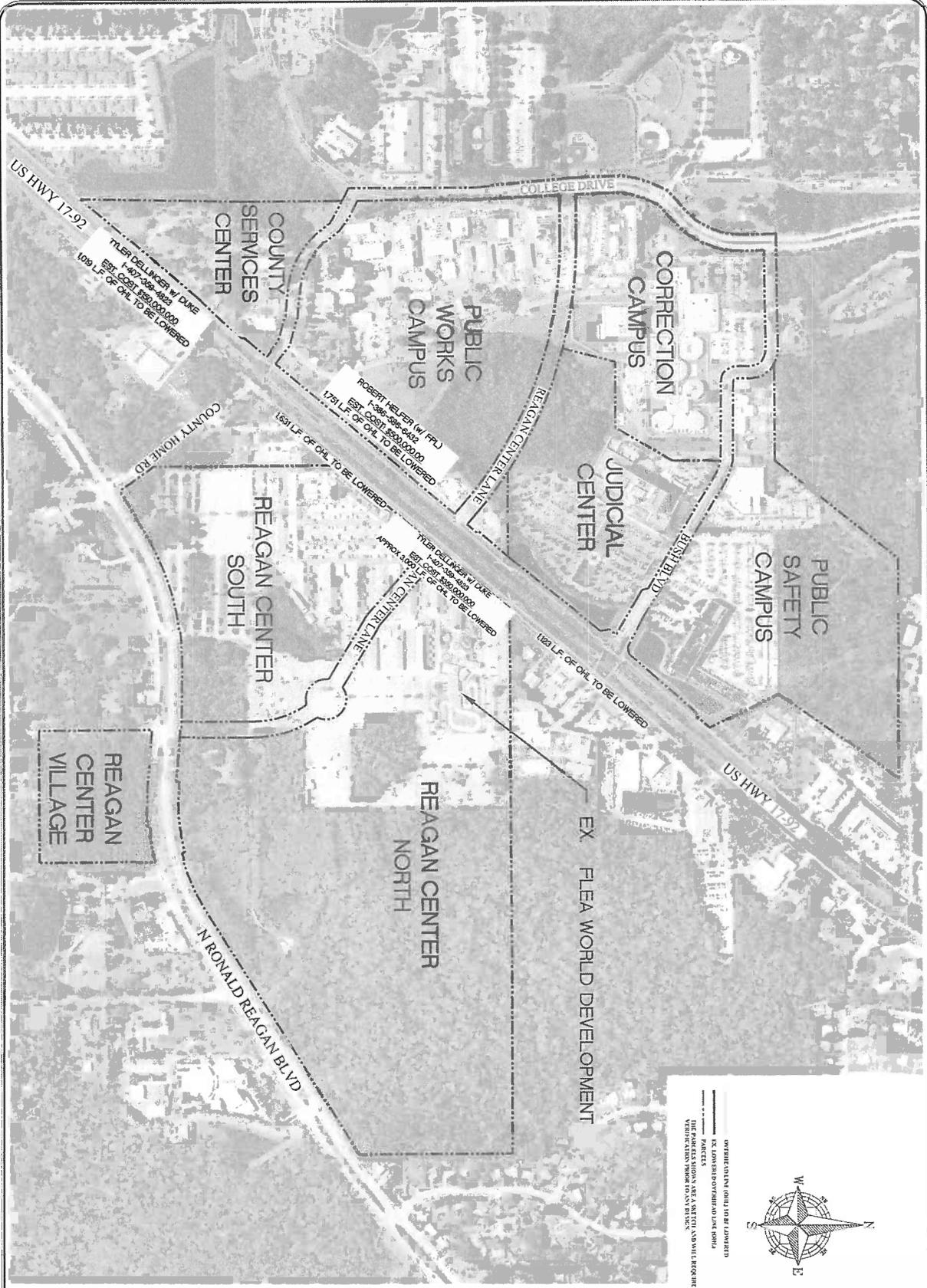
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SITE VISIT 7-2-15

DEMOLITION PROPOSAL

PROJECT NAME: FLEA WORLD DEMOLITION PROJECT
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PHONE NUMBER: 407-595-3859
MR. SID LEVI 407-970-3436
EMAIL: GSCHNIPPEL1@CFL.RR.COM
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ORIGINATE LINE (OH) OR RE-LOWERING PROJECTS
 EX. LOWERING PROJECTS OR LINE OH'S
 THE PROJECTS SHOWN ARE A PART OF A COMPLETE RECORD SET
 WHICH INCLUDES OTHER PROJECTS.

NOT FOR CONSTRUCTION
 3/18/15

IBI GROUP FLORIDA UNIT MEMBER OF THE	SCALE	DRANL
	1" = 200'	T. COUNTS
	PROJECT	DESIGNED:
	37407	R. WICKFARTH
	CHECKED:	
	R. WICKFARTH	
EXHIBIT	DATE:	
	2/18/2015	

DUKE POWERLINES
 17-92 SEMINOLE HUB
 SEMINOLE COUNTY, FL

IBI GROUP (FLORIDA) INC.
with IBERIAGROUP.COM
 ENGINEERS SURVEYORS PLANNERS
 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
 2300 HARTLAND CENTER PARKWAY SUITE 101 POMPANO BEACH, FLORIDA 33064
 (954) 865-3100
 ORLANDO POMPANO BEACH

REV	DATE	DESCRIPTION	BY

THE BRIAR TEAM
TOTAL SITE DEVELOPMENT
LEADERS BY PERFORMANCE®

The Briar Team, LLC is pleased to quote the following project:
*****REAGAN CENTER*** (BUDGETARY)**

For : IBI Group (Florida), Inc.
 Location : S. Orlando Dr. & County Home Rd., Sanford
 Engineer : IBI Group (Florida), Inc.
 Plan Date : November 11, 2015
 Bid Date : December 4, 2015
 Attention : Richard Wohlfarth

Description	Quantity	UM	Unit Price	Total
I. SITE WORK				
a) construction entrance	2	EA	2,030.57	\$4,061.14
b) strip wetlands@ 1'	7,400	CY	3.82	\$28,268.00
c) clearing & grubbing	7	AC	8,298.18	\$58,087.26
d) silt fence	6,855	LF	1.19	\$8,157.45
e) mass excavation	(cut) 800	CY	2.28	\$1,824.00
	(fill) 32,700	CY	0.41	\$13,407.00
f) import fill (less excess fill from pond)	4,940	CY	11.51	\$56,859.40
			subtotal . . .	\$170,664.25
II. TEMPORARY POND				
a) silt fence	1,785	LF	1.19	\$2,124.15
b) retention pond	(cut) 29,200	CY	3.05	\$89,060.00
	(fill) 1,100	CY	0.49	\$539.00
c) sod pond slopes (bahia)	4,450	SY	2.02	\$8,989.00
d) seed & mulch pond bottom	6,900	SY	0.22	\$1,518.00
			subtotal . . .	\$102,230.15
III. SANITARY				
a) lift station (22')	1	LS	238,342.60	\$238,342.60
b) jack & bore	150	LF	376.73	\$56,509.50
c) manholes	0/6	1 EA	4,548.24	\$4,548.24
	6/8	2 EA	5,045.82	\$10,091.64
	8/10	5 EA	5,839.32	\$29,196.60
	10/12	8 EA	7,050.89	\$56,407.12
	12/14	2 EA	8,115.45	\$16,230.90
d) 8" PVC (SDR-35)	6/8	511 LF	12.39	\$6,331.29
	8/10	1,004 LF	13.56	\$13,614.24
	10/12	1,429 LF	17.28	\$24,693.12
	12/14	1,198 LF	19.52	\$23,384.96
e) dewatering	4,142	LF	11.20	\$46,390.40
f) TV video	4,142	LF	2.19	\$9,070.98
g) air test	1	LS	3,693.66	\$3,693.66
			subtotal . . .	\$538,505.25

IV. FORCE MAIN

a) wet tap		1	EA	8,649.07	-----	\$8,649.07
b) 6" PVC (DR-25)		700	LF	10.58	-----	\$7,406.00
c) valves and fittings		1	LS	10,448.55	-----	\$10,448.55
d) pressure testing		1	LS	891.73	-----	\$891.73
					subtotal . . .	\$27,395.35

V. STORM

a) type "P" manholes	10/12	1	EA	3,077.88	-----	\$3,077.88
b) type "J" manholes	6/8	3	EA	7,353.88	-----	\$22,061.64
	10/12	1	EA	7,617.80	-----	\$7,617.80
c) type P-5 curb inlets	0/6	12	EA	4,492.05	-----	\$53,904.60
d) type P-6 curb inlets	0/6	4	EA	4,913.35	-----	\$19,653.40
e) type J-5 curb inlets	0/6	3	EA	5,478.34	-----	\$16,435.02
	10/12	2	EA	5,864.85	-----	\$11,729.70
	12/14	1	EA	6,510.39	-----	\$6,510.39
f) type J-6 curb inlets	10/12	2	EA	6,286.15	-----	\$12,572.30
g) type "C" inlets	6/8	2	EA	2,659.61	-----	\$5,319.22
h) type "E" inlets	6/8	1	EA	3,063.53	-----	\$3,063.53
	8/10	1	EA	3,161.60	-----	\$3,161.60
i) 18" RCP	0/6	1,407	LF	24.95	-----	\$35,104.65
	10/12	380	LF	25.98	-----	\$9,872.40
j) 24" RCP	0/6	250	LF	34.32	-----	\$8,580.00
	10/12	302	LF	35.85	-----	\$10,826.70
k) 30" RCP	0/6	522	LF	46.84	-----	\$24,450.48
	10/12	52	LF	48.47	-----	\$2,520.44
l) 36" RCP	6/8	139	LF	63.46	-----	\$8,820.94
	10/12	377	LF	64.69	-----	\$24,388.13
m) 48" RCP	6/8	755	LF	93.00	-----	\$70,215.00
	8/10	104	LF	93.48	-----	\$9,721.92
	10/12	173	LF	95.24	-----	\$16,476.52
n) 36" MES		1	EA	2,997.95	-----	\$2,997.95
o) 48" MES		3	EA	3,441.27	-----	\$10,323.81
p) dewatering		4,461	LF	11.20	-----	\$49,963.20
					subtotal . . .	\$449,369.22

VI. WATER

a) 8" PVC (DR-18)		4,785	LF	15.32	-----	\$73,306.20
b) jack & bore (2 locations 150' ea)		300	LF	360.07	-----	\$108,021.00
c) 20" X 8" wet tap		1	EA	9,399.05	-----	\$9,399.05
d) 16" X 8" wet tap		1	EA	8,649.07	-----	\$8,649.07
e) fire hydrant assembly		10	EA	5,245.90	-----	\$52,459.00
f) jumper assembly		2	EA	2,190.06	-----	\$4,380.12
g) B/O assembly		5	EA	2,183.77	-----	\$10,918.85
h) valves and fittings		1	LS	33,277.82	-----	\$33,277.82
i) testing and chlorination		1	LS	3,427.21	-----	\$3,427.21
					subtotal . . .	\$303,838.32

VII. ON SITE PAVING

a) 12" stabilized subbase	17,400	SY	4.61	-----	\$80,214.00
b) 6" soil cement	15,000	SY	12.60	-----	\$189,000.00
c) 1" type S-3 asphalt	15,000	SY	8.06	-----	\$120,900.00
d) 2' curb and gutter	7,100	LF	11.50	-----	\$81,650.00
e) median curb	5,150	LF	12.50	-----	\$64,375.00
f) 4' sidewalk	5,200	LF	14.61	-----	\$75,972.00
g) 5' traffic separator	5,100	SF	6.55	-----	\$33,405.00
h) handicap ramps w/truncated domes	12	EA	1,419.80	-----	\$17,037.60
i) sod median	2,300	SY	2.02	-----	\$4,646.00
j) sod between curb & sidewalk	4,500	SY	2.02	-----	\$9,090.00
k) seed and mulch R/W	7,900	SY	0.22	-----	\$1,738.00
l) striping and signage	1	LS	31,249.00	-----	\$31,249.00

subtotal . . . \$709,276.60

VIII. ADMINISTRATION

a) geotechnical testing	1	LS	56,248.21	-----	\$56,248.21
b) construction staking	1	LS	27,174.86	-----	\$27,174.86
c) traffic control	1	LS	7,129.10	-----	\$7,129.10
d) mobilization	1	LS	28,840.36	-----	\$28,840.36
e) certified "as-builts"	1	LS	52,498.33	-----	\$52,498.33

subtotal . . . \$171,890.86

BID TOTAL . . . \$2,473,170.00

see notes on next page

*** - NOTES- ***

I. SITE WORK

- 1) bid based on accuracy of provided topo & suitable soil conditions (soil report not provided)
- 2) all demo of concrete and structures by others
- 3) removal/disposal of hazardous or contaminated material not included
- 4) tree barricading not included, if required add \$3.50 p/lf
- 5) if encountered capping of existing well(s) not included

II. UTILITIES/STORM SEWER

- 1) relocation of conflicting utilities by others, if required (poles, conduits, etc.)
- 2) water meters & boxes provided by Seminole County (boxes installed by Briar)
- 3) lift station telemetry not shown
- 4) transformer for lift station to be located within 30' of station
- 5) owner/engineer to provide Briar with off-site discharge plan for the disposal of water from temporary dewatering operations
- 6) assume all pressure mains to be no more than 5' deep at proposed connection locations

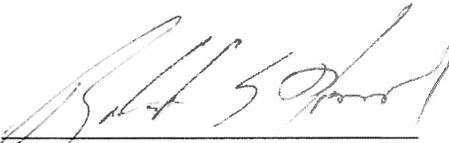
III. PAVING

- 1) sidewalk included per attached sketch
- 2) fencing and walls by others
- 3) if leveling course required, add \$140.00 per ton (to be determined by county inspector)
- 4) signalization modifications not included
- 5) if owner requests more than 4 mobilizations for paving operations, add \$3,500.00 per mob
- 6) appears typical paving section represents light duty roadway, anticipate typical roadway section to change to heavy duty, anticipated add for heavy duty roadway section is \$175k
- 7) bid based on utilizing recycled asphalt

IV. ADMINISTRATION

- 1) permits by others
- 2) centerline control & benchmarks by others
- 3) please note a minimum of 5 business days will be required to implement any plan changes from day of issuance
- 4) performance bond not included, if required add 1.1% of contract
- 5) this proposal is valid for 30 days from bid date
- 6) bid based on invoicing of on site stored material

Authorized Signature



Robert E. Harrell
Vice President
The Briar Team, LLC



PROFESSIONAL DEMOLITION PROPOSAL

TOTAL BUILDING COST: FOUR HUNDRED TWENTY TWO THOUSAND DOLLARS	\$422,000.00
TOTAL SITE CONCRETE DEMO COST: TWO HUNDRED SEVENTY ONE THOUSAND DOLLARS	\$271,000.00
TOTAL SITE ASPHALT DEMO COST: TWO HUNDRED FORTY THOUSAND DOLLARS	\$240,000.00
TOTAL MINI GOLF COURSE DEMO COST: NINETEEN THOUSAND DOLLARS	\$19,000.00
TOTAL TREE DEMO COST: NINE THOUSAND DOLLARS (ARBOR PERMITS NOT INCLUDED)	\$9,000.00
TOTAL FRONT ENTRANCE GATE/FENCE DEMO COST: SEVEN THOUSAND DOLLARS	\$7,000.00
ASBESTOS SURVEY COST: SEVEN THOUSAND DOLLARS	\$7,000.00
RESIDENCE TO INCLUDE POOL & METAL CANOPY: EIGHTEEN THOUSAND DOLLARS	\$18,000.00

TOTAL COST: NINE HUNDRED NINETY THREE THOUSAND DOLLARS \$993,000.00

Terms and Conditions:

1. Creative Environmental Services, Inc. is to retain 100% scrap and salvage rights on project.
2. Retention on project is to be reduced by half at phase end or project completion whichever is applicable. The remainder of retention by held will be released within 30 days of project completion.
3. Payment to be made within 30 days of billing submission.
4. A 1.5% discount is offered if payment is received within 10 days of billing submission.
5. Creative Environmental Services, Inc. will file a notice to owner on all projects and reserves the legal right to file a lien within permissible time limits. Prior to this process CES, Inc. will contact the general contractor.
6. In the event CES, Inc. encounters any hazardous materials while performing work, CES, Inc may stop work until such time a fee has been negotiated between the General Contractor and CES, Inc. for the removal of the hazardous materials. Hazardous materials shall mean any material that because of its quantity, concentration or physical chemical characteristics may pose a real hazard to human health or the environment. Hazardous materials shall include, but not be limited to, flammable and combustible material, toxic material, corrosive material, aerosols, compressed gases, mercury, asbestos, bulk fuels, medical waste and chemical, biological, mold, lead and radiological materials.
7. In the event a dispute arises under this Agreement, the General Contractor and the Subcontractor hereby agree to attempt to resolve such dispute with a mutually agreed upon mediator. Such mediation shall occur in the County of Orange. Any decision or award as a result of any such arbitration proceeding shall include the assessment of costs, expenses and reasonable attorney's fees and shall include a written determination of the arbitrators. An award of arbitration shall be final and binding on the parties involved and may be confirmed in a court of competent jurisdiction. The prevailing party shall have the right to collect from the other party its reasonable costs and attorney fees incurred in enforcing this Agreement.
8. Creative Environmental Services, Inc. includes the costs of insurances, etc. as per provided Sample Certificate of Insurance by General Contractor/Owner.
9. Creative Environmental Services, Inc. will submit an schedule of values for delineation of billing pertaining to percentage of completed activities.

Execution of Agreement:

Signature _____

Date _____

Printed Name _____

Creative Environmental Services, Inc
5112 Park Central Dr. #614 Orlando, FL 32801
Office: 888.351.3755
Fax: 407.210.0538



PROFESSIONAL DEMOLITION PROPOSAL

OWNER: SYD LEVY
CONTRACTOR CONTACT: GEORGE GM
PROJECT NAME: FLEA WORLD SANFORD
PROJECT LOCATION: 4311 S ORLANDO DRIVE SANFORD, FL
BID NUMBER: 15-833
BID DATE: 06/29/2015

*Creative
Timothy Timson
ttimson3@me.com*

Syd/George,

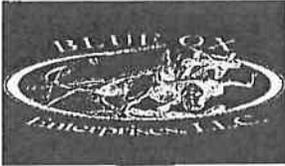
Please note the following pertaining to the "Flea World Sanford" demolition project.

Please review and call me with any questions that you might have. I look forward to hearing from you soon.

Creative Environmental values the invitation to bid.

Demolition Scope:

1. **MOBILIZATION OF CREATIVE ENVIRONMENTAL SERVICES, INC. (CES) EQUIPMENT, MATERIALS AND EMPLOYEES. QUANTITY: ONE (1).** If any additional mobilizations including equipment are required there will be an additional cost of 1,000.00 per occurrence. If only personnel mobilization is required there will be an additional cost of \$500.00 per occurrence.
2. **DEMOLISH AND COMPLETELY REMOVE AS REQUIRED:**
 - A. REMOVE A TOTAL OF APPROX. 13,200 SF OF EXISTING METAL BUILDINGS TO INCLUDE APPROX. 7,200 SF OF EXISTING SECOND FLOOR OF METAL BUILDING.
 - B. REMOVE A TOTAL OF APPROX. 28, 440 SF OF EXISTING METAL CANOPY AREAS AS REQUIRED.
 - C. REMOVE A TOTAL OF APPROX. 253,728 SF OF EXISTING WOOD FRAMED BUILDING.
 - D. REMOVE A TOTAL OF APPROX. 5,000 SF OF EXISTING CMU BUILDING.
 - E. REMOVE A TOTAL OF APPROX. 1,066,512 SF OF EXISTING ASPHALT PAVEMENT.
 - F. REMOVE A TOTAL OF APPROX. 385,900 SF OF EXISTING CONCRETE PAVEMENT.
 - G. REMOVE EXISTING GOLF COURSE APPROX. 13,000 SF.
 - H. REMOVE EXISTING POOL AREA APPROX. 2,688 SF UP TO 3' DEEP.
 - I. REMOVE EXISTING 35 TREES TO INCLUDE PALMS AND OAKS UP TO 12" WIDE.
 - J. REMOVE APPROX. 415 LF OF EXISTING FRONT ENTRANCE CONCRETE/METAL RAILING/FENCE.
3. **TO INCLUDE LOAD OUT, HAUL OFF AND DISPOSAL OF ALL GENERATED DEMOLITION DEBRIS, CONCRETE, METALS, ETC. TO AN APPROPRIATE END DESTINATION.**
4. **TO EXCLUDE ADDITIONAL ITEMS NOTE MENTIONED ABOVE UNLESS NOTED OTHERWISE:**
 - ❖ Asbestos abatement.
 - ❖ Shoring or bracing of any kind / Barricades.
 - ❖ Private Locates / overhead power removal. Buried or hidden debris to include pump station, septic tanks, lift station
 - ❖ Import or export of fill to bring area to a final grade. Removal of any tree(s) or foliage not expressly stated above.
 - ❖ Tree protection / Any DOT work (sidewalks) Overhead power removal / Well removal / Permitting



BLUE OX ENTERPRISES, LLC
 235 LONGWOOD ST.
 LONGWOOD FL. 32750
 PH 339-4800 FAX 339-4839

PROPOSAL

REAGAN CENTER WAY

DATE:11/19/2015

<u>SANITARY</u>					
	<u>DESCRIPTION</u>	<u>QTY.</u>	<u>UNITS</u>	<u>PRICE</u>	<u>TOTAL</u>
1	8" PVC 6-8	592	L.F.	\$14.26	\$8,441.92
2	8" PVC 8-10	1380	L.F.	\$16.96	\$23,404.80
3	8" PVC 10-12	1407	L.F.	\$19.65	\$27,647.55
4	8" PVC 12-14	456	L.F.	\$23.69	\$10,802.64
5	8" PVC 14-16	20	L.F.	\$27.25	\$546.00
6	WELLPOINTS	3855	L.F.	\$7.98	\$30,762.90
7	MANHOLES 6-8	3	EA.	\$3,900.00	\$11,700.00
8	MANHOLES 8-10	5	EA.	\$4,448.00	\$22,240.00
9	MANHOLES 10-12	7	EA.	\$4,935.00	\$34,545.00
10	MANHOLES 12-14	2	EA.	\$5,308.00	\$10,616.00
11	6" PVC FORCEMAIN	700	L.F.	\$11.11	\$7,777.00
12	6 X 12 WET TAP	1	EA.	\$3,078.00	\$3,078.00
13	FITTINGS & TESTING	1	L.S.	\$3,143.00	\$3,143.00
14	AIR TEST SANITARY	3855	L.F.	\$0.95	\$3,662.25
15	DIRECTIONAL BORE 8" & TIE-IN	150	L.S.	\$179.00	\$26,850.00
16	LIFT STATION	1	L.S.	\$266,059.00	\$266,059.00
					\$491,275.08

<u>STORM</u>					
	<u>DESCRIPTION</u>	<u>QTY.</u>	<u>UNITS</u>	<u>PRICE</u>	<u>TOTAL</u>
1	18" RCP	1778	L.F.	\$31.70	\$56,362.60
2	24" RCP	769	L.F.	\$41.99	\$32,290.31
3	30" RCP	484	L.F.	\$55.99	\$27,099.16
4	36" RCP	516	L.F.	\$77.11	\$39,788.76
5	48" RCP	1032	L.F.	\$106.50	\$109,908.00
6	48" MES	3	L.F.	\$2,276.00	\$6,828.00
7	P-5 INLETS	12	EA.	\$2,932.00	\$35,184.00
8	J-5 INLETS	6	EA.	\$3,967.00	\$23,802.00
9	P-6 INLETS	6	EA.	\$3,471.00	\$20,826.00
10	J-6 INLETS	1	EA.	\$4,885.00	\$4,885.00
11	MANHOLES	1	EA.	\$2,350.00	\$2,350.00
12	J-MANHOLES	4	EA.	\$6,272.00	\$25,088.00
13	TYPE C INLET	2	EA.	\$2,050.00	\$4,100.00
14	TYPE E INLET	2	EA.	\$2,439.00	\$4,878.00
15	LAZOR TV	4579	L.F.	\$1.89	\$8,654.31
					\$402,044.14

<u>WATER</u>					
	<u>DESCRIPTION</u>	<u>QTY.</u>	<u>UNITS</u>	<u>PRICE</u>	<u>TOTAL</u>
1	8" PVC	4485	L.F.	\$14.25	\$63,911.25
2	8" PVC SLEEVE W/CASING SPAVCERS	150	EA.	\$49.69	\$7,453.50
3	8" GATE VALVE	12	EA.	\$1,330.00	\$15,960.00
4	2" BLOWOFF	5	EA.	\$1,066.00	\$5,330.00
5	16 X 8 WET TAP	1	EA.	\$4,066.00	\$4,066.00
6	20 X 8 WET TAP	1	EA.	\$4,156.00	\$4,156.00
7	2" JUMPER CONNECTION	2	EA.	\$1,115.00	\$2,230.00
8	8" DIRECTIONAL BORE	120	EA.	\$88.00	\$10,560.00
9	FITTINGS & TESTING	1	L.S.	\$17,747.00	\$17,747.00
					\$131,413.75

<u>ASPHALT</u>		<u>QTY.</u>	<u>UNITS</u>	<u>PRICE</u>	<u>TOTAL</u>
<u>DESCRIPTION</u>					
1	ASPHALT 2"	14497	S.Y.	\$10.09	\$146,274.73
2	CRUSHED CONCRETE 8"	14497	S.Y.	\$12.84	\$186,141.48
3	STABILIZER 12"	17737	S.Y.	\$3.44	\$61,015.28
4	TYPE F CURB	6591	L.F.	\$10.96	\$72,237.36
5	MEDIAN CURB	3127	L.F.	\$11.42	\$35,710.34
6	SIDEWALK 5'	5131	L.F.	\$16.98	\$87,124.38
7	WHEELCHAIR RAMPS 5'	14	EA.	\$708.00	\$9,912.00
8	SIGNS & MARKINGS	1	L.S.	\$23,871.00	\$23,871.00
9	TRAFFIC SEPERATOR	1003	L.F.	\$27.83	\$27,913.49
10	STRIP SOD	580	S.Y.	\$1.75	\$1,015.00
11	R/W SOD BY 4' SIDEWALK	4017	S.Y.	\$1.75	\$7,029.75
12	R/W GRADING	8788	S.Y.	\$0.62	\$5,448.56
					\$663,693.37

<u>MISC.</u>		<u>QTY.</u>	<u>UNITS</u>	<u>PRICE</u>	<u>TOTAL</u>
<u>DESCRIPTION</u>					
1	TESTING	1	L.S.	\$19,200.00	\$19,200.00
2	SURVEY	1	L.S.	\$14,898.00	\$14,898.00
3	MOBILIZATION	1	L.S.	\$5,700.00	\$5,700.00
4	CERT. ASBUILTS	1	L.S.	\$4,568.00	\$4,568.00
5	ENVIROMENTAL ENTRANCE	1	L.S.	\$1,350.00	\$1,350.00
6	NPDS PERMIT	1	L.S.	\$2,677.00	\$2,677.00
					\$48,393.00

SANITARY	\$491,275.06
STORM	\$402,044.14
WATER	\$131,413.75
PAVING	\$663,693.37
MISC.	\$48,393.00
TOTAL	\$1,736,819.32

Reagan Center Way



Eden Site development, Inc.
115 W Pine Av
Longwood, Florida 32750
(407) 265-1113

Created / Approved By:

Samuel Gucailo _____ 12/28/2015

Leo Antunes
Chief Estimator

Please find attached our proposal for the above referenced project for the sitework package, which we appreciate the opportunity. We look forward to work with you company in the future. Please dot hesitate to call if you have any questions.



" Where commitment is honored "

115 W. Pine Avenue - Longwood, FL 32750 Ph: (407) 265-1113 - Fax: (407) 260-0371
 web: www.edensitedevelopment.com email: leo@edensitedevelopment.com

Certified M/WBE with Orange County

Monday, December 28, 2015

Project: Reagan Center Way

Drawings by IBI Group, with plans dated 11/11/15 with no revisions

Description	Qty	Unit	Unit Price
-------------	-----	------	------------

General Conditions

Mobilization	1	LS	
Const. Layout	1	LS	
Certified As-Builts	1	LS	
Supervision	1	LS	
MOT - (Only for our scope)	1	LS	
ROW Permit and Compliance	1	LS	

Total General Conditions

\$78,000.00

Storm Drainage

18" RCP	1,792	LF	
24" RCP	552	LF	
30" RCP	712	LF	
36" RCP	520	LF	
48" RCP	1,024	LF	
48" MES	3	EA	
Type P Manhole	1	EA	
Type J Manhole	4	EA	
Type P5 Curb Inlet	12	EA	
Type J5 Curb Inlet	6	EA	
Type P6 Curb Inlet	5	EA	
Type J6 Curb Inlet	1	EA	
Type C Inlet	2	EA	
Type E Inlet	2	EA	
Connect to Existing Inlet	1	EA	
Cleaning and CCTV	4,600	LF	
Dewatering	1	LS	

Total Storm Drainage

\$472,058.52

Description	Qty	Unit	Unit Price
-------------	-----	------	------------

Sanitary Sewer

Connect to Ex. Manhole		EA	
8" Directional Drill	150	LF	
8" SDR-35 PVC	3,318	LF	
Sanitary MH 6'-8'	3	EA	
Sanitary MH 8'-10'	5	EA	
Sanitary MH 10'-12'	7	EA	
Sanitary MH 12'-14'	2	EA	
Dewatering	1	LS	
CCTV	1	LS	

Total Sanitary Sewer

\$204,330.89

Potable Water

16"x8" Wet Tap	1	EA	
Temporary Jumper	1	EA	
8" DR18 PVC	4,500	LF	
2" Blow Off	5	EA	
Miscellaneous Fittings	1	LS	
Testing	1	LS	

Total Potable Water

\$126,910.91

Force Main

Lift Station	1	LF	
Start Up	1	LS	
Concrete Driveway	1	LS	
Fence and Rock	1	LS	
6" C900 DR18 PVC	700	LF	
12"X6" Wet Tap	1	EA	
6" Plug Valve	2	EA	
Dewatering	1	LS	
Fittings & Restraints	1	LS	
Testing	1	LS	

Total Force Main

\$312,563.47

Project Total

\$1,193,863.79

Description	Qty	Unit	Unit Price
-------------	-----	------	------------

Conditions & Qualifications

No permits, except ROW
 Performance and Payment bond is not included. If needed, add 2%
 No Earthwork
 All Pipe work to be 5 foot of building pad
 No removal of unsuitable material
 No removal of organic material
 No Meters
 No Fire line
 No Landscaping
 No Fencing or Gates, except Lift Station
 No Relocation of Existing lines
 Retaining wall and its back-filling is not included.
 No Night Work
 Concrete pavement is by others
 No Boundary Survey or Benchmark
 No Brick Pavement
 Relocation of Power Poles by Others
 Relocation of Trees by Others
 No Removal of existing lines
 No Sidewalk
 No Handicap Ramps and/or truncated domes
 Bid subject to confirmation after 35 days
 No concrete pavers
 No Chemical testing for dewatering
 No Demolition
 No erosion control or stabilized driveways
 We did not have the exact price for the pumps for the Lift Station at time of bid.
 No Grading
 No stabilized subgrade, base & Paving

Should you have any questions concerning this proposal, please do not hesitate to contact us. We look forward to working with you in the near future.

Sincerely,
 Eden Site Development

Leo Antunes

Original Application

2015

CRA Grant Application for
Reagan Center
Seminole County, Florida

Richard Wohlfarth

IBI GROUP

9/11/2015



IBI GROUP
2300 Maitland Center Parkway, Suite 101
Maitland, FL 32751
Ph 407 660-2120 Fx 407 875-8308
ibigroup.com

September 11th , 2015

Sonia Fonseca, US 17-92 CRA Program Manager
Seminole County Government
Economic Development
1101 E. 1st Street
Sanford, FL 32771

In Re: **US 17-92 CRA Catalyst Project Grant Application
Reagan Center**

Dear Sonia:

Please find enclosed our application for the Reagan Center. This application is in keeping with the meeting we had last month. The property is jointly owned by Mr. Sydney Levy, as an individual and United Trophy Manufacturing Company, where Mr. Levy is an officer. Mr. Levy has appointed Mr. Richard C. Wohlfarth to act as an agent, who has prepared the undersigned application.

The following table presents a summary of land parcels owned by Mr. Levy. The parcels highlighted (in yellow) and marked with asterisks in the table, are within the CRA limits. The applicant for the project is **17-92 Five Points, LLC**.

Parcel Number	Ownership
14-20-30-300-0150-0000*	Levy Sydney & Marianne V.
14-20-30-300-015A-0000*	United Trophy Manufacturing Company
23-20-30-300-0100-0000	Levy Sydney A.
23-20-30-300-0250-0000	Levy Sydney & Marianne V.
23-20-30-300-010F-0000	Levy Sydney & Marianne V.
23-20-30-300-010E-0000	United Trophy Manufacturing Company

The project is located at 4311 U.S. 17-92, across the street from the County's 5 Points Complex. The location of the property along with overall boundary of Mr. Levy's holdings and CRA limits is shown in **Exhibit A: Site Location Map**.

Exhibit "B-1" includes a map showing the locations of the various pictures shown on "B-2".

Exhibits "C-1, C-2, C-3, C-4, C-5, and C-6" includes copies of the property tax receipts.

Exhibit "D" contains a copy of the receipt that the Business taxes for Flea World is paid.



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Exhibit "E" are details of the plans, scope of work and other related information. The prices listed in the application are based on engineer's estimates. The various designs are being finalized and will be bid over the next 45 days. There will be a minimum of 3 bids for each item.

Exhibit "F" is a narrative describing the proposed project and how the project qualifies as a "Catalyst Project."

Very Truly Yours,

Richard C. Wohlfarth, P.E.

Randall R. Morris

Table of Contents

US 17-92 CRA Catalyst Project Grant Application	3
I. SITE IDENTIFICATION AND HISTORY	4
Question 1	4
Question 2	4
Question 3	4
Question 4	4
Question 5	4
Question 6:	4
II. COST ANALYSIS.....	5
Question 7:	5
III. ANALYSIS OF REDEVELOPMENT POTENTIAL.....	6
Question 8:	6
Question 9.....	7
Question 10.....	7
Question 11a.....	7
Question 11b.....	8
Question 12.....	8
Question 13.....	9
Question 14.....	9
Question 15.....	9
PROJECT NARRATIVE.....	10
Site Demolition	11
Infrastructure Utilities	12
Entrance Features / Landscaping	14

(For Official Use Only)

US 17-92 CRA Catalyst Project Grant Application

Applicant : 17-92 Five Points, LLC
Address : 535 Versailles Drive, Suite 200
City : Maitland **Zip Code** 32751-7305
Phone/Cell # : 407-628-9955 E-Mail Turgut@TPDTraffic.com
407-721-7819
Project Contact Person if different from Applicant : Richard C. Wohlfarth, P.E.
Phone : Office 407-660-2120
Cell 407-350-9090
E-mail : rwohlfarth@ibigroup.com
Mailing Address : 2300 Maitland Center Parkway, Suite 101; Maitland,
Florida 32751

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

I. SITE IDENTIFICATION AND HISTORY

Question 1

Site Information

Name of Site or Business Name: Reagan Center

Site Address : 4311 U.S. Highway 17-92

City, County or Township : Unincorporated Seminole County

Zip Code: 32773

Acreage: 118.5 **Building Square Footage:** 261,905

County Commission/City Commission District: 2/Not Applicable

Question 2

Current and Future Land Use

Zoning/Land Use:

- A. Current Zoning is PD (Planned Development)
- B. Current Land Use is PD (Planned Development)

Question 3

Current Economic Conditions:

Currently, the Site is developed as a Flea Market that consists of various buildings and large part as paved parking area. Also, a portion of the property in the XX quadrant is designated as a wetland.

Question 4

How many buildings are currently there on the site?

There are 9 commercial buildings on the site and majority of them are occupied. In addition, there is one residential building on the site which is also occupied.

Question 5

Year building(s) was/were built:

1983-2000

Question 6:

Describe the conditions of the buildings on the site:

The building and the improvements are part of a Flea Market that has been active since the 1980s. The buildings were constructed over a 20 year period and have concrete slabs with wood/metal roofing on some structures and a few all-metal buildings. The "Fun World" was constructed and operated for many years

and recently closed. The facilities are a combination of concrete, asphalt, and metal structures. Photos of the buildings are attached as Exhibit "G".

II. COST ANALYSIS

Budget Table

Question 7:

List all project cost below. Applicants may submit a separate spreadsheet if necessary.

Table1 – Project Costs

Use of Fund	Amount
Site Demolition	\$950,000.00
Utilities	\$827,000.00
Entrance Feature, Wayfinding Signage & Landscaping	\$550,000.00
Total Funding Requested	\$2,327,000.00

III. ANALYSIS OF REDEVELOPMENT POTENTIAL

Question 8:

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.

Over the last two years, the existing Flea Market has witnessed a significant decline in its patronage and visitor traffic. The Fun World portion of the site closed its operations last year and majority of the leasable space in the Flea Market is currently occupied. The current utilization of the existing facilities is estimated to be less than 20%.

The redevelopment of the Flea Market is the largest project in Seminole County. The proposed development will replace the existing facilities with the new proposed uses adding to the aesthetics of the site. Further, the proposed redevelopment will dramatically change the existing use of the property and in turn potentially increase the property value. These improvements will have an added benefit to act as a catalyst to the redevelopment of the U S 17-92 corridor, and have a positive impact on the County's 5-Points project.

The following two tables are an analysis of the existing and proposed valuation of the subject site. As indicated in Table 2, the value of the property will increase from \$9,175,401.00 to \$141,410,800.00. Based on the analysis, the proposed project will provide a minimum increase of \$1,983,491.64 in property taxes. The final values may vary but the order of magnitude should be realized.

Table 2 - Value of the Proposed Project

Parcel Number	2014 Assessment	Tax Amount	Tax Rate
14-20-30-300-0150-0000	\$4,2013,813.00	\$110,527.52	1.54670%
14-20-30-300-015A-0000	\$4,551,186.00	\$70,393.20	1.54670%
23-20-30-300-0100-0000	\$80,707.00	\$8,496.63	1.54670%
23-20-30-300-0250-0000	\$68,591.00	\$2,231.32	1.54670%
23-20-30-300-010F-0000	\$183,984.00	\$10,998.79	1.54670%
23-20-30-300-010E-0000	\$87,120.00	\$1,060.900	1.54670%
	\$9,175,401.00	\$203,708.36	1.54670%

Note: These values are in 2015 dollars and assume build out at the units indicated.

Table 2

Parcel	Acreage	Sq.Ft.	Value per S.F.	Value
OP-1	2.11	6,500.00		
OP-2	2.12	6,500.00		
OP-3	2.12	6,500.00		
OP-4	1.99	6,500.00		
OP-5	2	6,500.00		
OP-6	2.12	6,500.00		
OP-7	1.96	6,500.00		
OP-8	2.01	6,500.00		
OP-9	3	8,500.00		
MF-1	23.48	587.00		
MF-2	8.72	218.00		
TH-1	8.28	66.00		
O-1	18.55	323,215.20		
Total Value				\$141,410,800.00
Tax at Buildout				\$2,187,200.00

Question 9

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

The redevelopment of the property will add a new connector between Ronald Reagan Boulevard and US 17-92. The connection will improve the access for emergency vehicles. In addition, the new construction will follow the current county standards which are more stringent than the previous adopted standards. The redevelopment of the site will also provide the opportunity to reactivate the site with vibrant uses including a mix of residential and commercial uses, thereby, promoting the "eyes on the street" concept and using natural surveillance to prevent crime generating activities.

Question 10

Is this site contaminated?

No

Question 11a

What is the expected rate of return on the investment by the CRA

Based on 100% of the request value of \$2,327,000.00, it is anticipated that the increase in the property values and the property taxes will provide a high rate of return. As indicated above, the ultimate increase in property taxes is estimated at

\$2,187,200.00. This increase will be realized over a period of eight (8) years. Based on a straight line approach, the increase is estimated to be over \$300,000.00 per year. The following is a projection of IRR, based on the maximum request and the above increase in taxes.

Table 3 Projected IRR

Date	Investment	Incremental Return	Total Return	Cash Flow	IRR
Jan-16	\$2,327,000.00			\$(2,327,000.00)	35%
Jan-17		\$300,000.00	\$300,000.00	\$300,000.00	
Jan-18		\$300,000.00	\$600,000.00	\$600,000.00	
Jan-19		\$300,000.00	\$900,000.00	\$900,000.00	
Jan-20		\$300,000.00	\$1,200,000.00	\$1,200,000.00	
Jan-21		\$300,000.00	\$1,500,000.00	\$1,500,000.00	
Jan-22		\$300,000.00	\$1,800,000.00	\$1,800,000.00	
Jan-23		\$300,000.00	\$2,100,000.00	\$2,100,000.00	
Jan-24		\$87,200.00	\$2,187,200.00	\$2,187,200.00	
		\$2,187,200.00		\$8260,200.00	

Question 11b

What is the time frame for the return on the investment by the CRA?

As seen in Table 3, the return on the investment occurs in the 4th year. This is based solely on the increase in property taxes and does not take into account the increase in employment taxes, sales taxes, increase in the demand of services like potable water, wastewater treatment, and other service. The analysis simply shows by only increasing the property taxes, the project will return the investment in a short period.

JOB CREATION AND RETENTION

Question 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).

Over 2,500 full time positions will be created by the redevelopment. The following table outlines the potential employees:

Parcel	Acreage	Sq.Ft.	Use	Employees
OP-1	2.11	6,500.00	Restaurant	125

OP-2	2.12	6,500.00	Restaurant	125
OP-3	2.12	6,500.00	Restaurant	125
OP-4	1.99	6,500.00	Restaurant	125
OP-5	2	6,500.00	Restaurant	125
OP-6	2.12	6,500.00	Restaurant	125
OP-7	1.96	6,500.00	Retail	35
OP-8	2.01	6,500.00	Retail	35
OP-9	3	8,500.00	Retail	35
MF-1	23.48	587.00		30
MF-2	8.72	218.00		30
TH-1	8.28	66.00		0
O-1	18.55	323,215.20	Office	1616
Total				2531

In addition to the permanent jobs, the project will generate 1,000 more jobs during the construction of the project.

OTHER PUBLIC BENEFITS

Question 13

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

The proposed infrastructure will be constructed as per the current standards. These improvements will be ultimately dedicated to the public (Seminole County Utilities) and will generate income for the County. The improvements include potable water and wastewater systems. The upgrade to the grease traps utilized in the project will provide additional treatment of the waste.

In addition, the water management system will be constructed as per current standards that will provide additional removal of nutrients from the runoff. Also, with the construction of retention systems of lakes and canals on the property the amount of storm water runoff will be reduced. The existing wetlands on the property will be protected and enhanced by the proposed project.

PROXIMITY TO PUBLIC TRANSPORTATION

Question 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.

A local transit map and schedule is attached. Exhibit "I"

Question 15

Would you agree to provide an easement to establish a bus shelter if appropriate or requested? Yes

PROJECT NARRATIVE

A grant partnership of the U.S. 17-92 Community Redevelopment Agency (CRA) and 17-92 Five Point, LLC will work to achieve the goals of increased property values, blight reduction, enhanced safety and beautification in the area of US Highway 17-92 between County Home Road and Bush Boulevard.

17-92 Five Point, LLC has obtained approvals for Land Use, Zoning and MDP from Seminole County, within the boundaries of the CRA. The project includes 118.55 acres of land and is located on the property of the now closed Fun World and Flea Market, in Seminole County. The approved MDP for Reagan Center designates the zoning classification of PD to the entire property. Reagan Center will include the following land uses:

- Commercial
- Multi-Family Residential
- Townhomes
- Retail
- Government Institution
- Wetlands

The items included in the grant application are:

- Demolition of the Existing Facilities
- Infrastructure
 - Potable Water System
 - Wastewater Collection and Transmission System
- Entrance Features and Way Finding system
- Upgraded Landscape and Lighting along 17-92

The project will be constructed in conjunction with widening of US 17-92 to 6 lanes. The current schedule is for the Florida Department of Transportation (FDOT) to bid on this work in the 3rd Quarter of 2015 and to start work before the end of the year. The current use as a Flea Market will end on August 31st, 2015 and the proposed work will start in October/November of 2015.

The request for funding includes 3 components. These components are:

Site Demolition	\$950,000.00
Utilities	\$827,000.00
Entrance Feature, Way finding Signage, and Landscaping	\$550,000.00

Total	\$2,327,000.00
--------------	-----------------------

Based on the current Property Appraisal, the value of the Reagan Center property and improvements will increase substantially with upcoming construction of proposed projects.

The following grant funding request is classified under different components for your consideration with a total budget of \$\$2,327,000.00 and a total grant request of \$\$2,327,000.00. Each component adds to public benefit and is in the completion of Reagan Center.

Site Demolition

Description : Remove and dispose of approx. 882,286 sf of existing asphalt. Remove and crush approx. 23,337 sf of existing concrete, to be left on site for future use. Remove and dispose of approx. 68,911 sf of paved track and pool decking. Remove and dispose of pool and associated equipment. Demolition and disposal of existing buildings, walls, fences, poles, lighting and other existing improvements.

Vendor : Three-five bids will be provided by qualified contractors.

Budgeted Cost : \$950,000.00

CRA Reimbursement : (100%) \$950,000.00

Benefit to CRA : The redevelopment of the Flea World to a mixed-use development will provided the needed catalyst to the redevelopment of the 17-92 corridor. The project will include both residential and commercial elements that will provide both short term and long term employment. The short term employment for the demolition and construction of the project will add 100's of jobs for the 4-5 year construction period. After the project is completed the number of jobs created in the office, retail, hospitality, and food service area is estimated at 2,500.

Infrastructure Utilities

Description : Construction of the infrastructure utilities which include sanitary lift station, manholes, pipe and water main pipe and hydrants.

Vendor : The basis of the application is the "Engineer's Estimate". Bids from local contractors will be solicited and be the basis of the actual cost of the improvements. The Engineers Estimate is detailed below together with a graphic showing the proposed improvements.

Budgeted Cost : \$ 874,824.00 Table 1 is a breakdown of the cost

CRA Reimbursement : (100%) \$874,824.00

Benefit to CRA : The redevelopment of the Flea Market site to a mixed-use development will provided the needed catalyst to the redevelopment of the 17-92 corridor. The project will include both residential and commercial elements that will provide both short term and long term employment. The short term employment for the demolition and construction of the project will add 100's of jobs for the 4-5 year construction period. After the project is completed the number of jobs created in the office, retail, hospitality, and food service area is estimated at 2,500.

Table 0-1-Infrastructure Cost

Item	Quantity	Unit	Unit Price	Extension
SANITARY				
Sanitary Manhole	17	EA	\$3,800.00	\$64,600.00
6" Forcemain	720	LF	\$15.00	\$10,800.00
8" PVC PIPE	3700	LF	\$42.00	\$155,400.00
PUMP STATION	1	EA	\$275,000.00	\$275,000.00
CONNECT TO EXIST FM	1	EA	\$6,500.00	\$6,500.00
			Sub-total	\$512,300.00
WATER				
12" Water Main	2362	LF	\$25.00	\$59,050.00
8" Water Main	2110	LF	\$17.00	\$35,870.00

Item	Quantity	Unit	Unit Price	Extension
Hydrants	9	EA	\$6,500.00	\$58,500.00
12" valves	4	EA	\$1,500.00	\$6,000.00
8" Valves	6	EA	\$1,000.00	\$6,000.00
2" Blow off	13	EA	\$600.00	\$7,800.00
			Sub-total	\$173,220.00
ADMINISTRATION				
a) geotechnical testing	1	LS	\$6,750.00	\$6,750.00
b) construction staking	1	LS	\$6,750.00	\$6,750.00
c) traffic control	1	LS	\$5,000.00	\$5,000.00
d) mobilization	1	LS	\$15,000.00	\$15,000.00
e) fuel adjustment	1	LS	\$-	\$-
f) certified "as-builts"	1	LS	\$10,000.00	\$10,000.00
			Sub-total	\$43,500.00
Grand Total				\$729,020.00
Contingency	10%			72902
Planning, Engineering, Surveying and Fiscal	10%			72902
				\$874,824.00

Entrance Features / Landscaping

- Description** : The main entrance to the Reagan Center will be located at the west side of the project on US Highway 17-92, with a second entrance off of C.R. 427 (Ronald Reagan Blvd.). The entrances will consist of an old castle style sign entry with columns and oak leaf medallions, a decorative aluminum fence, Holland stone pavers and up-lighting. It will also include landscaping featuring, Live Oak, Due de Rohan Azalea, Nellie R. Stevens Holly, Purple Trailing Lantana, Japanese Blueberry Trees and India Hawthorne.
- Vendor** : Qualified contractors will provide proposals for the project. The following contractors have been contacted:
Seminole Masonry | Jordan Brothers | All-In-One | Greener Gardens | Ground Preserve/ Girard Environmental.
- Budgeted Cost** : \$550,000.00 (Landscape & Hardscape)
- CRA Reimbursement** : (100%) \$550,000.00
- Benefit to CRA** : The entrance will add an attractive focal point to US Highway 17-92. It will also complement the existing upgrades on the east side of US Highway 17-92.



IBI GROUP (FLORIDA) INC.
2300 Maitland Center Parkway—Suite 101
Maitland FL 32751 USA
tel 407 660 2120 fax 407 875 8308
ibigroup.com

January 20, 2016

Sonia Fonseca, US 17-92 CRA Program Manager
Seminole County Government
Economic Development
1101 East 1st Street
Sanford, Florida 32771

Re: Reagan Center Development

Dear Sonia:

I have reviewed the overall cost of the Reagan Center and have summarized them on the next page. In order to prepare an overall estimate I used the low bids for the utilities and the demolition. The proposal is for 100% of the specific items in the request. What you will see if that only accounts for 25% of the proposed expenditures in order to develop the Reagan Center.

If you have any questions or need clarification please do not hesitate to contact me.

Should you have any questions, please feel free to call me at 407-660-2120.

Very truly yours,
IBI Group (Florida) Inc.

A handwritten signature in blue ink, appearing to read 'Richard C. Wohlfarth'.

Richard C. Wohlfarth, P.E.

Overall Site		Unit			Total Cost	% of Cost
Mobilization	3	EA	\$ 25,000.00	\$ 75,000.00		
Clear and Grub	75	AC	\$ 4,000.00	\$ 300,000.00		
Cut to Fill Site	360000	CY	\$ 2.50	\$ 900,000.00		
Seed and Mulch Site	65	acres	\$ 1,000.00	\$ 65,000.00		
					\$ 1,340,000.00	
Roadwork					\$ 1,962,629.62	
Utilities	Blue Ox			\$ 640,038.79		
Demolition	King			\$ 740,000.00		
Subtotal				\$ 1,380,038.79		25%
Design/Survey	10%			\$ 138,003.88		
Contingency	10%			\$ 138,003.88		
					\$ 1,656,046.55	
Bury Underground					\$ 128,570.00	
Entrance Feature Signage					\$ 500,000.00	
Total Cost					\$ 5,587,246.17	