

Engineer's Report

for

Metropica Community Development District

Prepared by



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I. INTRODUCTION

Purpose

The purpose of this Engineer's Report (the "Report") for the Metropica Community Development District (the "District") is to describe the 49.83+/- acre (the "District Lands" or "Property") mixed-use Metropica Development (the "Development"), which is located in the City of Sunrise (the "City"), in Broward County, Florida (the "County"). The Report will also describe the public improvements to be constructed and financed by the District and their probable construction costs.

General Description of the Proposed Development

The proposed mixed-use Development is generally located north of Sunrise Boulevard, east of NW 136th Avenue, south of Red Snapper Road, and west of Sawgrass Mills Circle in the City. The Development is bordered to the east with the Sawgrass Mills Mall. The location of the proposed Development is shown on Exhibit 1. The Development consists of three separate platted Parcels A, B, and C within the "Metropica" Plat, identified as Assessment Area 1, Assessment Area 2, and Assessment Area 3, respectively.

The proposed Development will include a mix of multi-family residential units, office use, hotel, retail, restaurant, parking garages, recreation and open space areas, water and hardscape features, and a transit stop. Additionally, the Development will include certain necessary public infrastructure improvements including, but not limited to, an on-site storm water management system and a storm water by-pass system; water, sewer and gas main extensions, a new sanitary sewer lift station, undergrounding existing overhead utilities along the property border, off-site turn lane construction and median modifications, an on-site sidewalk and roadways network, bike lane construction, a transit station, landscaping and streetscaping, and traffic signal construction and modifications and all related soft and incidental costs (collectively the "Capital Improvement Plan").

The District will acquire, construct, operate and maintain portions of the public infrastructure to support the proposed Development. The ownership, operation and maintenance of the public improvements comprising the Capital Improvement Plan is detailed in Section IV below.

Overview

At this time, the projected maximum plan of development for the land within the District to which the public improvements will serve is approximately 2,643 residential units, 480 hotel rooms, 485,000 square feet of retail use and 650,000 square feet of office use. The development will be divided into three Assessment Areas as detailed below:

Assessment Area	Residential (units)	Office (sf)	Hotel (rooms)	Commercial (sf)
1	1,653	150,000	480	265,000
2	640	0	0	160,000
3	350	500,000	0	60,000
Total	2,643	650,000	480	485,000

The following is a list of the Assessment Areas, identified on Exhibit 1, and their respective acreage within the District boundaries:

Assessment Area	Acres
1	26.31
2	13.23
3	10.29
Total	49.83

In order to serve the residents and property owners of the District, the District is developing the Capital Improvement Plan for the financing, acquisition, construction and maintenance of certain improvements and facilities within, and adjacent to, the District as described herein. These public improvements are required by, or are consistent with, the requirements of the County, the City, and other applicable regulatory and jurisdictional entities. Brief descriptions of the public improvements are included in the body of this Report.

The Capital Improvement Plan reflects the present intentions of the District. The exact location of facilities may be modified during the course of approval and implementation, but these changes will not diminish or alter the benefits to be received by the District Lands. The District retains the right to make reasonable adjustments in the Capital Improvement Plan to meet the requirements of any governmental agency while providing the same or greater benefits to the District Lands.

The location of facilities has been determined from conceptual master planning and construction plans prepared for the first phases of the Development (Metropica Boulevard, Tower 1 and Parcel A By-pass Stormwater Plans). It should be noted that the exact location of the facilities installed may be modified during the course of approval and final construction, but these changes will not diminish or alter the benefits to be received by the Property. The District retains the right to make reasonable adjustments in the Capital Improvement Plan to meet the requirements of any governmental agency while providing the same or greater benefits to the Property.

Cost estimates contained in this Report have been prepared based on construction and conceptual plans for the Capital Improvement Plan and opinions of probable costs have been derived based on unit pricing available from published information, preliminary contractor pricing and bid costs. In addition to the construction costs for the material and their installation, the opinions of probable costs include factors for contingencies, permit fees, engineering design fees, construction management and inflation. While the opinions of probable cost included herein incorporate an inflation factor as described below, it is possible that the probable costs will vary based on final engineering quantities and ultimate construction bids.

A summary of the public improvements comprising the Capital Improvement Plan to be funded and associated opinions of probable cost are included in Attachment 1.

II. BOUNDARY AND PROPERTY SERVED

District Boundary

Exhibit 2 illustrates the boundaries of the District. The District is bordered by the Sawgrass Mills Circle to the east; Sawgrass Commons Shopping Plaza to the southeast; NW 136th Avenue to the west; and Sunrise Boulevard to the south.

Property Served

The District will serve the overall approximate 49.83-acre Property. The Metropica Tower 1, a 263-unit condominium building, and Metropica Boulevard roadway are currently constructed, while the remainder of the Property comprising the Development is currently undeveloped.

The Property within the Development is currently platted and most of the proposed public infrastructure improvements comprising the Capital Improvement Plan are planned to be located on the Property or within the existing road rights-of-way, streets and/or easements within or adjacent to the District that will be conveyed to the District, City, County or other applicable government agencies.

The existing property has relatively flat terrain which varies in elevations in the approximate range of Elevation 6 feet to Elevation 7 feet National American Vertical Datum (NAVD) with the exception of Assessment Area 2. Assessment Area 2 is mostly covered with a conservation easement and varies in elevation from Elevation 3 to Elevation 7.

III. DESCRIPTION OF INFRASTRUCTURE COMPRISING THE CAPITAL IMPROVEMENT PLAN

Summary of Facilities and Services to be Constructed

The proposed public infrastructure improvements comprising the Capital Improvement Plan benefitting the District's lands consists of a network of roadways, on-street parking, park improvements, stormwater management systems, stormwater by-pass system, water distribution system, sanitary sewer collection system, franchise utility relocations, and a transit station which will provide access and service to the residential, hotel, commercial uses and office buildings.

Water & Sanitary Sewer Systems

Water and wastewater facilities will be provided within the road right-of-way or dedicated easements to the District and for off-site connections to the existing facilities in the adjacent rights-of-way surrounding the Property. The water and sewer improvements will be constructed by the District and upon completion, the ownership of these facilities will be conveyed to the City. After conveyance of the water and sewer facilities to the City, the City will be responsible for the operation and maintenance of the improvements. The City has sufficient capacity to serve the Development's water and sewer needs. The water and sewer infrastructure will be designed and constructed in accordance with the City, County, and Florida Department of Environmental Protection ("FDEP") standards. Exhibit 3 illustrates the proposed water and sewer distribution system for the Development.

Water Distribution System outside the Boundary of the District (Off-site)

The Capital Improvement Plan will include the following off-site improvements to connect to the existing City domestic water main system:

- Connection of a new water main extension across NW 136 Avenue at Metropica Boulevard via directional bore;
- Connection of a new water main extension across NW 136 Avenue at Metropica Plaza Boulevard via open cut installation;
- Connection of a new water main extension across NW 136 Avenue at Parcel B entrance driveway;
- Connections of new water main extensions across Sawgrass Mills Circle and new water main extensions along a portion of the west side of Sawgrass Mills Circle; and
- Connection of new water main extensions within Green Toad Road.

Water Distribution System within the Boundary of the District (On-site)

The domestic water supply facilities will include distribution mains throughout the roadway network to serve all proposed buildings with several connections to the off-site water main system. The system will be sized to handle the required domestic and fire needs in accordance with the applicable standards. The system will include necessary valving, fire hydrants, fire services and water services extended throughout the Development to the District boundaries.

Sewer System within the Boundary of the District (On-Site)

Wastewater collection facilities will include proposed gravity sewer main within the roadway network, new lift stations, force main extension and service laterals to serve the Development. Additionally, portions of the existing gravity sewer main along the east side of Assessment Area 1 and Assessment Area 2 will be abandoned and sewer flows from the off-site Sawgrass Commons and Sawgrass Mills Mall will be directed to the newly constructed lift station to be located on Assessment Area 2.

Franchise Utility Improvements

Franchise Utility Improvements consist of the undergrounding of the existing overhead utility lines along project frontage adjacent to the east side of NW 136th Avenue and north side of Sunrise Boulevard. The existing utility poles include Florida Power & Light power lines, street lighting and other utilities such as telephone and cable. These improvements will be turned over to the franchise utility provider by the District upon completion. Proceeds of tax-exempt bonds of the District shall not be used to fund the Franchise Utility Improvements without the approval of bond counsel.

Storm Water Management System Improvements

The storm water management system will be constructed in accordance with the Broward County Surface Water Management Department, City, FDEP and South Florida Water Management District ("SFWMD") standards for storm water quality treatment and flood control. Specifically, the Development was originally included in an Environmental Resource Permit (ERP) with SFWMD for the Amerifirst DRI which consisted of 165.5 acres. The property was included in Basin 8 of that ERP permit. Subsequently in 2016, the City performed a permit modification (SFWMD ERP No. 06-00345-S-159) to the Basin 8 drainage system to allow for additional

development of several key parcels of land including the Development, which modification incorporated the development level of the proposed Master Plan for the Development.

The stormwater drainage system will include a series of inlets, manholes, outlet control structures, exfiltration trench, and storm water drainage pipes conveying the surface stormwater runoff to the bypass piping system and the ultimate discharge to an existing City Lake located on the west side of NW 136th Avenue. The drainage system will be located within the District roadway boundary or an easement area being granted to the District. The conceptual drainage system plan is depicted on Exhibit 5. Stormwater/drainage improvements include, but not limited to, the cost of backfill for the stormwater/drainage pipe installation and exclude cost of transportation of fill to, placement of or use of fill on private property for any other purpose including rough grading, initial pad construction and lot finishing. All grading costs allocable to private property will be borne by the actual builder and not the District.

The existing Development site has several existing drainage pipes and ditches which convey off-site water through the Development area and subsequently discharge to a City lake located on the west side of NW 136th Avenue. The proposed by-pass piping system will be constructed to re-route these drainage pipes around the perimeter of the Development site to allow placement of the proposed buildings. This system includes a series of manholes, drainage pipes, headwall reconstruction and an additional storm drainage pipe crossing on NW 136th Avenue to a City lake on the west side of NW 136th Avenue. The storm water by-pass system will be constructed in accordance with the Broward County Surface Water Management Department, City, FDEP and SFWMD standards. The storm water by-pass system will be located within a drainage easement granted to the District.

Stormwater/drainage improvements include the cost of backfill for the stormwater/drainage pipe installation and includes cost of transportation of fill to, placement of or use of fill.

Roadway and Transportation Improvements

All roads will be designed and constructed in accordance with applicable jurisdictional agency standards (i.e. County and City). Roadway construction will consist of preparing the roadway's subgrade area to support the anticipated traffic loading, placing subbase, curbing, sidewalks, signage, striping, asphalt pavement and pavers. Since portions of the Development area contain unsuitable material, costs for de-mucking and removal of the unsuitable material as well as its disposal off-site and the importing of suitable fill to replace the material removed and filling the site to rough grade have been included. In addition, a portion of Assessment Area 2 is located within an existing conservation area. In order to develop these areas, it is required that proper mitigation be made so that the conservation easements are lifted by the County. The mitigation for the conservation areas has been included in the roadway costs. The following is a list of improvements by roadway area:

Roadways outside the Boundary of the District (Off-site)

NW 136th Avenue - These improvements consist of the modifications and construction of existing northbound right turn lanes at the Development entrances, southbound left turn lane construction, median modifications, sidewalks, traffic signal construction and modifications and the addition of a bike lane along the property frontage. Additionally, due to the addition of the bike lane, traffic

striping modifications, and multiple utility crossing patching costs to mill and overlay the existing pavement on NW 136th Avenue for the Development's frontage has been included.

Sunrise Boulevard - These improvements consist of a westbound right turn lane at the Development's driveway, modifications to the existing westbound right turn lane at NW 136th Avenue, sidewalks, traffic signal construction and modifications and the addition of a bike lane along the property frontage. Additionally, due to the addition of the bike lane and traffic striping modifications the cost to mill and overlay the existing pavement on Sunrise Boulevard for the Development's frontage has been included.

Roadways inside the Boundary of the District (On-Site)

Full construction of new roadways which includes two-lane two-way roadways and one-way single lane streets and sidewalks to be constructed in accordance with the City standards to serve Assessment Areas 1, 2, and 3. The streets will include on street parallel parking spaces, bus stops and bike lanes. The roadways will be constructed and maintained by the District and will be located within a District easement or right-of-way area.

Transit Station

The DRI and approved Master Plan include requirements for the construction of a transit station which is proposed to be located adjacent to the east side of Assessment Area 3 along Sawgrass Mill Circle. The transit station shall be a covered, lighted transit station with a covered waiting area for patrons, architecturally compatible with the Development and shall be sized to accommodate two (2) articulated buses at the same time. The transit station shall include either within the transit station, or in a nearby structure, restrooms, seating, schedule information, fare information, leaning rails, trash receptacles, security, and bicycle racks. The transit station will be constructed by the District and conveyed to the County or City who will be responsible for the operation and maintenance.

Signalization

The traffic signal at NW 136th Avenue and Sunrise Boulevard will need to be modified to accommodate the proposed off-site roadway improvements. The cost of these improvements has been included. Additionally, costs for signals at intersections of NW 136th Avenue with Green Toad Road and Metropica Boulevard have been included.

Landscaping Improvements

The Development includes allocations for design and construction of streetscape and perimeter landscape buffers as well as irrigation for those improvements which are planned for the Development. The irrigation improvements include an allowance for the cost of irrigation well, controller and irrigation main loop for each Assessment Area. The landscaping improvements will be constructed and maintained by the District.

Public Park

The Development includes allocations for the design and construction of improvements to create a park within the residential area on Assessment Area 2. The park improvements are proposed to be constructed and conveyed to the City. The District will be responsible for the future maintenance of the park.

IV. OWNERSHIP AND MAINTENANCE

The District will initially finance the construction of the Capital Improvement Plan improvements. The District will retain ownership of certain Improvements but will transfer certain other Improvements to the appropriate governmental agency as set forth below.

Metropica Development			
Ownership, Operation, & Maintenance Assignment			
	Own	Operate	Maintain
Water & Sanitary Sewer Systems	City	City	City
Franchise Utility	Utility Company	Utility Company	Utility Company
Storm Water Management System	District	District	District
Storm Water By-pass System	District	District	District
Roadway On-Site	District	District	District
Roadways Off-site	City/County	City/County	City/County
Landscaping and Streetscaping	District	District	District
Transit Station	County	County	County
Park	District	District	District
Signalization	County	County	County
Street, Pedestrian and Landscape Lighting	District	District	District

Other improvements within the District boundary, but not to be acquired, constructed or financed by the District, including, but not limited to private landscape areas, irrigation systems, parking lots, private drainage systems and backflow preventers will belong to, and be maintained by the owner of the parcel. In association with typical maintenance of standard improvements to be performed by the City and the County, restoration and maintenance of non-standard roadway improvements will be the responsibility of the District.

V. PERMITTING

The following is a list of Permit Applications to be submitted:

Permit Applications/ Approvals	Department
1. Environmental Resource Permit (ERP) for the Capital Improvement Plan.	SFWMD/BC SWM
2. Florida Department of Environmental Protection for Water	FDEP
3. Broward County of Environmental Protection for Sewer	FDEP
4. Proposed water and sewer improvements	City of Sunrise Engineering Dept.
5. Proposed City of Sunrise roadway improvements	City of Sunrise Engineering Dept.
6. Proposed County roadway improvements	Broward County Highway Construction & Engineering
7. Signal Plans Approval	Broward County Traffic Engineering
8. Demolition Permit	City of Sunrise
9. Site Clearing & Grading Permit	City of Sunrise
10. Platting	City of Sunrise & Broward County

VI. OPINIONS OF PROBABLE CONSTRUCTION COST

Opinions of probable cost for the construction of the proposed Capital Improvement Plan improvements are provided in Attachment 1. The opinions of probable cost for the improvements within the District and off-site have been derived based on unit pricing available from published information, preliminary contractor pricing and bid costs. The estimated unit prices are from similar items of work for ongoing projects currently being experienced in the County. The estimated quantities as represented are based on the actual construction plans or preliminary conceptual plans for future phases. The budget includes engineering design and management of the installation, as well as contingency costs and an inflation factor. The inflation factor utilized an inflation rate of three percent (3%) for a two-year period. The labor market, future costs of equipment and materials, and the actual construction process are all beyond the Engineer's control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. The estimated costs of on-site improvements have been distributed to each of the applicable Assessment Areas based on the direct and special benefit received by the lands within such Assessment Area location of the improvement. Costs of off-site improvements have been allocated to the Assessment Area served by the off-site improvement when the improvement directly benefits a single Assessment Area. However, where off-site improvements do not benefit a single Assessment Area, but provide a direct and special benefit to such Assessment Area equally, their costs have been allocated on a pro rata share to each Assessment Area.

Water and Sewer Systems

In general, the water and sewer improvement costs include water, sewer and force main extensions and/or relocations; manhole structures; lift station; tapping connections to existing facilities; gate valves; fire hydrants; directional bore crossings; open cut installation, water and sewer service line within roadways; and corporation stops. Professional fees and contingency are also included as part of the costs.

Assessment Area 1.....	\$5,435,817
Assessment Area 2.....	\$2,36,664
Assessment Area 3	\$598,913
Total Water and Sewer System Costs	\$8,397,394

Franchise Utility Improvements

In general, the franchise utility improvements costs include installation of conduits for the undergrounding of the overhead utility lines along NW 136th Avenue and Sunrise Boulevard. Professional fees and contingency are also included as part of the costs.

Assessment Area 1.....	\$1,281,200
Assessment Area 2	\$0
Assessment Area 3	\$0
Total Franchise Utilities Relocation Improvement Costs	\$1,281,200

Storm Water Management System

The estimated costs for the storm water management system include allocations for manholes, pipe, inlets, baffles, exfiltration trench, and control structures for the on-site and by-pass drainage systems. Professional fees, contingency and construction mobilization are also taken into account.

Assessment Area 1	\$8,744,250
Assessment Area 2	\$2,497,548
Assessment Area 3	\$401,604
Total Stormwater Management System Costs	\$11,643,402

Roadways and Transportation System

In general, the roadway and transportation system improvement costs include the furnishing and installation of the following public roadway and transportation components and construction services: muck excavation, obtaining and placing fill material, signal modifications and upgrades, transit station, driveway entrance right-turn lanes and median modifications, striping, sub-grade, road base, asphalt, curb, sidewalks, milling, and lime-rock, light poles and fixtures for the roadway, pedestrian, and landscape lighting. Professional fees and contingency are also taken into account.

Assessment Area 1	\$10,459,684
Assessment Area 2	\$23,820,209
Assessment Area 3	\$1,625,501
Total Roadway & Transportation Costs	\$35,905,294

Landscaping Improvements

In general, the estimated costs for landscaping includes irrigation pumps, controllers, wells, irrigation main and previously constructed public improvements on Metropica Boulevard. Professional fees and contingency are also taken into account.

Assessment Area 1 -----	\$4,258,275
Assessment Area 2 -----	\$1,712,663
Assessment Area 3 -----	\$989,528
Total Landscaping & Hardscaping Costs	\$6,960,466

Park

In general, the estimated costs for the Park areas include allocations for the design and construction of improvements to create open space areas with special landscape and hardscape features including plantings, irrigation, water features, earthwork, and other various site furnishings. Professional fees and contingency are also taken into account.

Assessment Area 1 -----	\$1,221,015
Assessment Area 2 -----	\$668,367
Assessment Area 3 -----	\$258,494
Total Central Park Costs	\$2,147,876

Cumulative Summary of Costs

Item	Assessment Area			
	1	2	3	Total
Storm Water Management System	\$8,744,250	\$2,497,548	\$401,604	\$11,643,402
Water and Sewer Systems	\$5,435,817	\$2,362,664	\$598,913	\$8,397,394
Roadways and Transportation Improvements	\$10,459,584	\$23,820,209	\$1,625,501	\$35,905,294
Park	\$1,221,015	\$668,367	\$258,494	\$2,147,876
Landscaping Improvements	\$4,258,275	\$1,712,663	\$989,528	\$6,960,466
Franchise Utility Improvements*	\$1,281,200	\$0	\$0	\$1,281,200
TOTAL	\$31,400,141	\$31,061,452	\$3,874,040	\$66,335,632

* Proceeds of tax-exempt bonds of the District shall not be used to fund the Franchise Utility Improvements without the approval of bond counsel.

VII. SUMMARY AND CONCLUSION

The various infrastructure improvements comprising the Capital Improvement Plan, as outlined above, are necessary for the functional development of the Development as required by the applicable jurisdictional and governmental agencies. The planning and design of the Capital Improvement Plan will be in accordance with current governmental regulatory requirements and industry standards. The Capital Improvement Plan will serve its intended function so long as the construction is in substantial compliance with the design, permits and other requirements of the local governing agencies. Items for construction in this Report are based on current plan quantities for infrastructure construction and these infrastructure improvements will benefit and add value to the lands within the District.

VIII. ENGINEER'S CERTIFICATION

It is our opinion that the extent of proposed public improvements comprising the Capital Improvement Plan and probable costs are fair and reasonable. It is our opinion that the land within the District being assessed will receive a direct and special benefit equal to or greater than the cost of the public improvements. The District will pay no more for the public improvements than the lesser of the actual cost or the fair market value thereof. The impact of market conditions, increased regulatory actions, and other factors that may affect future costs cannot be completely assessed and may impact the Capital Improvement Plan over time. Where necessary, information from other professionals and contractors has been used in the preparation of this Report. Qualified professionals from these entities have provided design, permitting, and cost information for the purposes of this Report. Assuming the construction occurs as planned, it is our opinion that the public infrastructure improvements can be permitted, constructed and installed at the costs described in this Report hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the District.

Michael A. Troxell, P.E.
Thomas Engineering Group, LLC
Florida Registration No. 50572

Attachments

METROPICA COMMUNITY DEVELOPMENT DISTRICT (CDD)
 ESTIMATED COST OF DISTRICT IMPROVEMENTS
 DETAILED BREAKDOWN OF DISTRICT COSTS



Inflation Rate 0.03
 Year 2

Line Number	ITEM DESCRIPTION	UNIT	UNIT COST	Area "1"			Area "2"			Area "3"			ENTIRE SITE		
				QUANTITY	COST	TOTAL	QUANTITY	COST	TOTAL	QUANTITY	COST	TOTAL	QUANTITY	COST	TOTAL
1	Stormwater Management System														
2	Stormwater Drainage System														
3	60" RCP	LF	\$825	0	\$0		0	\$0		0	\$0		0	\$0	
4	54" RCP	LF	\$700	0	\$0		0	\$0		0	\$0		0	\$0	
5	48" RCP	LF	\$475	368	\$174,800		0	\$0		0	\$0		368	\$174,800	
6	42" RCP	LF	\$350	470	\$164,500		0	\$0		0	\$0		470	\$164,500	
7	36" RCP	LF	\$250	493	\$123,250		591	\$147,750		0	\$0		1,084	\$271,000	
8	30" RCP	LF	\$200	771	\$154,200		0	\$0		0	\$0		771	\$154,200	
9	24" RCP	LF	\$150	120	\$18,000		471	\$70,650		0	\$0		591	\$88,650	
10	18" RCP	LF	\$120	0	\$0		351	\$42,120		0	\$0		351	\$42,120	
11	Core and Connection to Existing	EA	\$3,100	4	\$12,400		1	\$3,100		0	\$0		5	\$15,500	
12	Stormceptor	EA	\$115,000	4	\$460,000		1	\$115,000		0	\$0		5	\$575,000	
13	Drainage Structures	EA	\$11,000	24	\$264,000		10	\$110,000		0	\$0		34	\$374,000	
14	Subtotal			0		\$1,371,150			\$488,620		\$0				\$1,859,770
15	Mobilization		1.5%		\$20,567			\$7,329			\$0			\$27,897	
16	Maintenance of Traffic		5.0%		\$68,558			\$24,431			\$0			\$92,989	
17	Testing, Record Drawings and Misc.		1.5%		\$20,567			\$7,329			\$0			\$27,897	
18	Contractor General Conditions, Overhead and Fee		10.0%		\$137,115			\$48,862			\$0			\$185,977	
19	Contractor General Liability Insurance		1.1%		\$15,083			\$5,375			\$0			\$20,457	
20	Contingency		5.0%		\$68,558			\$24,431			\$0			\$92,989	
21	Permit Fees		15.0%		\$205,673			\$73,293			\$0			\$278,966	
22	Engineering Design Fees		6.0%		\$82,269			\$29,317			\$0			\$111,586	
23	Construction Management Fee		5.0%		\$68,558			\$24,431			\$0			\$92,989	
24	Inflation factor (>60 months)		6.1%		\$83,503			\$29,757			\$0			\$113,260	
25	Total Stormwater Drainage System					\$2,141,599			\$763,176		\$0				\$2,904,775
26															
27	Stormwater - Bypass System														
28	Core and Connect to Exiting Structure	EA	\$3,100	0	\$0		0	\$0		1	\$3,100		1	\$3,100	
29	48 " RCP	LF	\$475	0	\$0		658	\$312,550		459	\$218,025		1,117	\$530,575	
30	54 " RCP	LF	\$700	0	\$0		613	\$429,100		0	\$0		613	\$429,100	
31	60 " RCP	LF	\$825	0	\$0		287	\$236,775		0	\$0		287	\$236,775	
32	Ring Road Crossing	EA	\$25,000	0	\$0		0	\$0		1	\$25,000		1	\$25,000	
33	Drainage Structures	EA	\$11,000	0	\$0		12	\$132,000		1	\$11,000		13	\$143,000	
34	Subtotal					\$0			\$1,110,425		\$257,125				\$1,367,550
35	Mobilization		1.5%		\$0			\$16,656			\$3,857			\$20,513	
36	Maintenance of Traffic		5.0%		\$0			\$55,521			\$12,856			\$68,378	
37	Testing, Record Drawings and Misc.		1.5%		\$0			\$16,656			\$3,857			\$20,513	
38	Contractor General Conditions, Overhead and Fee		10.0%		\$0			\$111,043			\$25,713			\$136,755	
39	Contractor General Liability Insurance		1.1%		\$0			\$12,215			\$2,828			\$15,043	
40	Contingency		5.0%		\$0			\$55,521			\$12,856			\$68,378	
41	Permit Fees		15.0%		\$0			\$166,564			\$38,569			\$205,133	
42	Engineering Design Fees		6.0%		\$0			\$66,626			\$15,428			\$82,053	
43	Construction Management Fee		5.0%		\$0			\$55,521			\$12,856			\$68,378	
44	Inflation factor (>60 months)		6.1%		\$0			\$67,625			\$15,659			\$83,284	
45	Total Stormwater - Bypass System					\$0			\$1,734,373		\$401,604				\$2,135,976
46															
47	Constructed Stormwater Improvements														
	Dewatering Wells	LS	\$85,000	1.0	\$85,000		0.0	\$0		0	\$0		1	\$85,000	
48	Metropica Tower 1 - Moriarty	LS	\$239,803	1.0	\$239,803		0.0	\$0		0	\$0		1	\$239,803	
49	Metropica Tower 1 - Moriarty (Ryan Construction)	LS	\$2,045,399	1.0	\$2,045,399		0.0	\$0		0	\$0		1	\$2,045,399	
50	60" RCP 136th St Crossing & Extension to Sawgrass Commons	LS	\$3,181,177	1.0	\$3,181,177		0.0	\$0		0	\$0		1	\$3,181,177	
51	Permit Fees	LS	\$417,068	1.0	\$417,068		0.0	\$0		0	\$0		1	\$417,068	
52	Consultant and Legal Fees	LS	\$634,204	1.0	\$634,204		0.0	\$0		0	\$0		1	\$634,204	
53	Total Constructed Stormwater Improvements					\$6,602,651			\$0		\$0				\$6,602,651

METROPICA COMMUNITY DEVELOPMENT DISTRICT (CDD)
 ESTIMATED COST OF DISTRICT IMPROVEMENTS
 DETAILED BREAKDOWN OF DISTRICT COSTS



Inflation Rate 0.03
 Year 2

Line Number	ITEM DESCRIPTION	UNIT	UNIT COST	Area "1"		Area "2"		Area "3"		ENTIRE SITE	
54											
55	Total Stormwater Management System Costs				\$8,744,250		\$2,497,548		\$401,604		\$11,643,402
56											
57	Water and Sewer System										
58	Potable Water Distribution System										
59	Hydrant Line, G.V. and Assembly	EA	\$6,700	9	\$60,300	8	\$53,600	0	\$0	17	\$113,900
60	12" DIP Water Main	LF	\$150	2,491	\$373,650	1,661	\$249,150	0	\$0	4,152	\$622,800
61	8" DIP Water Main Pipe	LF	\$125	280	\$35,000	280	\$35,000	0	\$0	560	\$70,000
62	6" DIP Water Main Pipe	LF	\$70	97	\$6,790	129	\$9,030	0	\$0	226	\$15,820
63	4" DIP Water Main Pipe	LF	\$55	200	\$11,000	100	\$5,500	0	\$0	300	\$16,500
64	12" Gate Valve	EA	\$6,800	8	\$54,400	13	\$88,400	0	\$0	21	\$142,800
65	8" Gate Valve	EA	\$5,400	16	\$86,400	16	\$86,400	0	\$0	32	\$172,800
66	6" Gate Valve	EA	\$3,300	9	\$29,700	8	\$26,400	0	\$0	17	\$56,100
67	4" Gate Valve	EA	\$2,200	8	\$17,600	4	\$8,800	0	\$0	12	\$26,400
68	Connect to Existing Pipe - Cut in 12" x 12" Tee	EA	\$4,350	1	\$4,350	2	\$8,700	0	\$0	3	\$13,050
69	Connect to Existing Water main with 16" x 12" T.S. and Valve	EA	\$24,600	1	\$24,600	0	\$0	0	\$0	1	\$24,600
70	12" Directional Boring with Casing	LF	\$1,400	128	\$179,200	0	\$0	0	\$0	128	\$179,200
71	Water Main Fittings	LS	\$10,000	0.91	\$9,100	1.26	\$12,600	0	\$0	2	\$21,700
72	Ring Road/Green Toad Road Crossing	EA	\$25,000	1	\$25,000	2	\$50,000	0	\$0	3	\$75,000
73	Subtotal				\$917,090		\$633,580		\$0		\$1,550,670
74	Mobilization		1.5%		\$13,756		\$9,504		\$0		\$23,260
75	Maintenance of Traffic		5.0%		\$45,855		\$31,679		\$0		\$77,534
76	Testing, Record Drawings and Misc.		1.5%		\$13,756		\$9,504		\$0		\$23,260
77	Contractor General Conditions, Overhead and Fee		10.0%		\$91,709		\$63,358		\$0		\$155,067
78	Contractor General Liability Insurance		1.1%		\$10,088		\$6,969		\$0		\$17,057
79	Contingency		5.0%		\$45,855		\$31,679		\$0		\$77,534
80	Permit Fees		15.0%		\$137,564		\$95,037		\$0		\$232,601
81	Engineering Design Fees		6.0%		\$55,025		\$38,015		\$0		\$93,040
82	Construction Management Fee		5.0%		\$45,855		\$31,679		\$0		\$77,534
83	Inflation factor (>60 months)		6.1%		\$55,851		\$38,585		\$0		\$94,436
84	Total Potable Water Distribution System				\$1,432,403		\$989,589		\$0		\$2,421,991
85											
86	Sanitary Sewer System										
87	Sanitary Sewer MANHOLE 8' TO 10'	EA	\$14,200	1	\$14,200	0	\$0	0	\$0	1	\$14,200
88	Sanitary Sewer Manhole 10' TO 12'	EA	\$14,200	7	\$99,400	7	\$99,400	0	\$0	14	\$198,800
89	Sanitary Sewer Manhole 8' TO 10'	EA	\$11,900	4	\$47,600	7	\$83,300	1	\$11,900	12	\$142,800
90	Sanitary Sewer Manhole 6' TO 8'	EA	\$10,700	2	\$21,400	2	\$21,400	0	\$0	4	\$42,800
91	8" PVC Sanitary Sewer Main 6' TO 8' Deep	LF	\$106	600	\$63,600	0	\$0	0	\$0	600	\$63,600
92	8" PVC Sanitary Sewer Main 8' TO 10' Deep	LF	\$115	967	\$111,205	526	\$60,490	170	\$19,550	1,663	\$191,245
93	8" PVC Sanitary Sewer Main 10' TO 12' Deep	LF	\$121	632	\$76,472	891	\$107,811	0	\$0	1,523	\$184,283
94	10" PVC Sanitary Sewer Main 10' TO 14' Deep	EA	\$160	626	\$100,160	618	\$98,880	0	\$0	1,244	\$199,040
95	Ring Road Restoration	LS	\$65,000	1	\$65,000	0	\$0	0	\$0	1.00	\$65,000
96	Green Toad Road Crossing	EA	\$25,000	0	\$0	1	\$25,000	0	\$0	1.00	\$25,000
97	Lift Station	EA	\$1,000,000	59.9%	\$599,000	20.0%	\$200,000	20.1%	\$201,000	1.00	\$1,000,000
98	Generator for Lift Station	LS	\$400,000	59.9%	\$239,600	20.0%	\$80,000	20.1%	\$80,400	1.00	\$400,000
99	12" DIP Force Main Pipe (1295 lf @\$175/ft)	LF	\$226,625	59.9%	\$135,748	20.0%	\$45,325	20.1%	\$45,552	1.00	\$226,625
100	12" DIP Force Main fittings	LF	\$15,000	59.9%	\$8,985	20.0%	\$3,000	20.1%	\$3,015	1.00	\$15,000
101	Connect to Exist Force Main with 24" X 12" T.S. & Valve	EA	\$35,000	59.9%	\$20,965	20.0%	\$7,000	20.1%	\$7,035	1.00	\$35,000
102	Subtotal				\$1,603,335		\$831,606		\$368,452		\$2,803,393
103	Mobilization		1.5%		\$24,050		\$12,474		\$5,527		\$42,051
104	Maintenance of Traffic		5.0%		\$80,167		\$41,580		\$18,423		\$140,170
105	Testing, Record Drawings and Misc.		1.5%		\$24,050		\$12,474		\$5,527		\$42,051
106	Contractor General Conditions, Overhead and Fee		10.0%		\$160,334		\$83,161		\$36,845		\$280,339
107	Contractor General Liability Insurance		1.1%		\$17,637		\$9,148		\$4,053		\$30,837
108	Contingency		5.0%		\$80,167		\$41,580		\$18,423		\$140,170



METROPICA COMMUNITY DEVELOPMENT DISTRICT (CDD)
 ESTIMATED COST OF DISTRICT IMPROVEMENTS
 DETAILED BREAKDOWN OF DISTRICT COSTS

Inflation Rate 0.03
 Year 2

Line Number	ITEM DESCRIPTION	UNIT	UNIT COST	Area "1"		Area "2"		Area "3"		ENTIRE SITE	
109	Permit Fees		15.0%		\$240,500		\$124,741		\$55,268		\$420,509
110	Engineering Design Fees		6.0%		\$96,200		\$49,896		\$22,107		\$168,204
111	Construction Management Fee		5.0%		\$80,167		\$41,580		\$18,423		\$140,170
112	Inflation factor (5 years @ 3%)		6.1%		\$97,643		\$50,645		\$22,439		\$170,727
113	Total Sanitary Sewer System				\$2,504,250		\$1,298,885		\$575,485		\$4,378,620
114											
115	Reclaimed Water Service										
116	Reclaimed Water Main	LF	\$65	500	\$32,500	500	\$32,500	0	\$0	1,000	\$65,000
117	Reclaimed Water Main Connection	EA	\$15,000	1	\$15,000	1	\$15,000	1	\$15,000	3	\$45,000
118	Subtotal				\$47,500		\$47,500		\$15,000		\$110,000
119	Mobilization		1.5%		\$713		\$713		\$225		\$1,650
120	Maintenance of Traffic		5.0%		\$2,375		\$2,375		\$750		\$5,500
121	Testing, Record Drawings and Misc.		1.5%		\$713		\$713		\$225		\$1,650
122	Contractor General Conditions, Overhead and Fee		10.0%		\$4,750		\$4,750		\$1,500		\$11,000
123	Contractor General Liability Insurance		1.1%		\$523		\$523		\$165		\$1,210
124	Contingency		5.0%		\$2,375		\$2,375		\$750		\$5,500
125	Permit Fees		15.0%		\$7,125		\$7,125		\$2,250		\$16,500
126	Engineering Design Fees		6.0%		\$2,850		\$2,850		\$900		\$6,600
127	Construction Management Fee		5.0%		\$2,375		\$2,375		\$750		\$5,500
128	Inflation factor (>60 months)		6.1%		\$2,893		\$2,893		\$913		\$6,699
129	Total Reclaimed Water Service				\$74,190		\$74,190		\$23,429		\$171,809
130											
131	Constructed Utility Improvements										
132	Metropica Tower 1 - Moriarty (Ryan Construction)		\$1,182,116	1	\$1,182,116		\$0		\$0	1	\$1,182,116
133	Permit Fees		\$96,348	1	\$96,348		\$0		\$0	1	\$96,348
134	Consultant Fees		\$146,510	1	\$146,510		\$0		\$0	1	\$146,510
135	Total Constructed Utility Improvements				\$1,424,974		\$0		\$0		\$1,424,974
136											
137	Total Water and Sewer System Costs				\$5,435,817		\$2,362,664		\$598,913		\$8,397,394
138											
139	Roadways Improvements (On-site)										
140	On-Site Roadways										
141	Demo (Exist. Sanitary Sewer Main)	LF	\$30	460	\$13,800	665	\$19,950		\$0	1,125	\$33,750
142	Demo (Sanitary Manholes)	Ea.	\$3,500	1	\$3,500	2	\$7,000		\$0	3	\$10,500
143	Demo 48" RCP	LF	\$50		\$0	203	\$10,150		\$0	203	\$10,150
144	Demo Concrete Headwall	Ea.	\$3,500		\$0	2	\$7,000		\$0	2	\$7,000
145	Site Clearing	LS	\$100,000	0.25	\$25,000	1.50	\$150,000		\$0	2	\$175,000
146	Demo 8" Force Main	Ea.	\$30	0	\$0	825	\$24,750		\$0	825	\$24,750
147	Silt Fence	LF	\$5	3,892	\$19,460	2,860	\$14,300		\$0	6,752	\$33,760
148	Muck Removal and Disposal	CY	\$17	0	\$0	210,000	\$3,570,000		\$0	210,000	\$3,570,000
149	Import and Place Fill	TCY	\$26	10,000	\$260,000	285,000	\$7,410,000		\$0	295,000	\$7,670,000
150	Site Grading (Rough)	SY	\$2	5,058	\$10,116	8,400	\$16,800		\$0	13,458	\$26,916
151	12" Stabilization Subgrade	SY	\$13	11,276	\$146,588	5,354	\$69,602		\$0	16,630	\$216,190
152	8" Thick Compact Base Rock W/ Prime	SY	\$24	11,276	\$270,624	5,354	\$128,496		\$0	16,630	\$399,120
153	3/4" Asphalt First Lift	SY	\$9	11,276	\$101,484	5,354	\$48,186		\$0	16,630	\$149,670
154	3/4" Asphalt Second Lift	SY	\$10	11,276	\$112,760	5,354	\$53,540		\$0	16,630	\$166,300
155	4" Thick Base Rock Course Pad	SY	\$16	1,158	\$18,528	628	\$10,048		\$0	1,786	\$28,576
156	4" Thick Concrete Sidewalk	SY	\$62	0	\$0	0	\$0		\$0	0	\$0
157	Type "F" Concrete Curb and Gutter	LF	\$24	5,212	\$125,088	2,825	\$67,800		\$0	8,037	\$192,888
158	ADA Ramps - handicap ramps	EA	\$1,500	0	\$0	0	\$0		\$0	0	\$0
159	Pavement Striping and Signage	LS	\$10,000	3.4	\$34,000	1.6	\$16,000		\$0	5	\$50,000
160	Roadway Lighting	EA	\$5,000	82	\$410,000	79	\$395,000		\$0	161	\$805,000
161	Pedestrian Lighting	EA	\$2,000	246	\$492,000	168	\$336,000		\$0	414	\$828,000
162	Subtotal				\$2,042,948		\$12,354,622		\$0		\$14,397,570
163	Mobilization		1.5%		\$30,644		\$185,319		\$0		\$215,964

**METROPICA COMMUNITY DEVELOPMENT DISTRICT (CDD)
ESTIMATED COST OF DISTRICT IMPROVEMENTS
DETAILED BREAKDOWN OF DISTRICT COSTS**

Inflation Rate 0.03
Year 2

Line Number	ITEM DESCRIPTION	UNIT	UNIT COST	Area "1"		Area "2"		Area "3"		ENTIRE SITE	
164	Maintenance of Traffic		5.0%		\$102,147		\$617,731		\$0		\$719,879
165	Testing, Record Drawings and Misc.		1.5%		\$30,644		\$185,319		\$0		\$215,964
166	Pavement Markings & Signage		4.0%		\$81,718		\$494,185		\$0		\$575,903
167	Contractor General Conditions, Overhead and Fee		10.0%		\$204,295		\$1,235,462		\$0		\$1,439,757
168	Contractor General Liability Insurance		1.1%		\$22,472		\$135,901		\$0		\$158,373
169	Contingency		5.0%		\$102,147		\$617,731		\$0		\$719,879
170	Permit Fees		15.0%		\$306,442		\$1,853,193		\$0		\$2,159,636
171	Engineering Design Fees		6.0%		\$122,577		\$741,277		\$0		\$863,854
172	Construction Management Fee		5.0%		\$102,147		\$617,731		\$0		\$719,879
173	Inflation factor (>60 months)		6.1%		\$124,416		\$752,396		\$0		\$876,812
174	Total Proposed On-site Roadways					\$3,272,598		\$19,790,869		\$0	\$23,063,467
175											
176	Constructed Roadway Improvements										
177	Wetland Mitigation Bank Credits										
178	Broward County Compensation (DEED Restriction)	LS	\$1,035,300	0	\$0	1	\$1,035,300	0.00	\$0	1	\$1,035,300
179	Off-site Mitigation Bank Payment	LS	\$882,000	0	\$0	1	\$882,000	0.00	\$0	1	\$882,000
180	SR84 / I-595 DRI Improvement Payment	EA	\$750,000	57.65%	\$432,375	20.14%	\$151,050	22.21%	\$166,575	1.00	\$750,000
181	Metropica Tower 1 - Moriarty (Ryan Construction)	LS	\$758,534	1	\$758,534	0	\$0	0	\$0	1	\$758,534
182	Metropica Tower 1 - Tutor Perini	LS	\$1,770,848	1	\$1,770,848	0	\$0	0	\$0	1	\$1,770,848
183	Permit Fees	LS	\$158,601	1	\$158,601	0	\$0	0	\$0	1	\$158,601
184	Consultant Fees	LS	\$197,899	1	\$197,899	0	\$0	0	\$0	1	\$197,899
185	Total Constructed Roadway Improvements				\$3,318,257		\$2,068,350		\$166,575		\$5,553,182
186											
187	Roadways and Transit Improvements (Off-site)										
188	Offsite Transportation System										
189	Signal #1 - NW 136th Ave/Green Toad	EA	\$750,000	57.65%	\$432,375	20.14%	\$151,050	22.21%	\$166,575	1	\$750,000
190	Signal #2 - NW 136th Ave /Metropica Blvd	EA	\$750,000	57.65%	\$432,375	20.14%	\$151,050	22.21%	\$166,575	1	\$750,000
191	Existing Signal Mast Arms at NW 136th Ave and Sunrise Blvd.	EA	\$250,000	57.65%	\$144,125	20.14%	\$50,350	22.21%	\$55,525	1	\$250,000
192	Transit Station	EA	\$625,000	57.65%	\$360,313	20.14%	\$125,875	22.21%	\$138,813	1	\$625,000
193	Bus Stops	EA	\$125,000	1.00	\$125,000	1.00	\$125,000	1.00	\$125,000	3	\$375,000
194	Median Modifications #1- NW 136 Ave/ NW 21st St.	EA	\$200,000	0.00	\$0	1.00	\$200,000	0.00	\$0	1	\$200,000
195	Median Modifications #2 - NW 136th Ave/ Portico Development (tied to	EA	\$200,000	0.00	\$0	0.00	\$0	0.00	\$0	0	\$0
196	Median Modifications #4 - NW 136th Ave/ Metropica Driveway #2	EA	\$100,000	1.00	\$100,000	0.00	\$0	0.00	\$0	1	\$100,000
197	Metropica Driveway Right Turn Lanes										
198	NW 136th Ave/ Metropica Drwy #1	EA	\$175,000	1.00	\$175,000	0.00	\$0	0.00	\$0	1	\$175,000
199	NW 136th Ave/ Metropica Drwy #2	EA	\$175,000	1.00	\$175,000	0.00	\$0	0.00	\$0	1	\$175,000
200	Metropica Sunrise Blvd Entrance	EA	\$125,000	1.00	\$125,000	0.00	\$0	0.00	\$0	1	\$125,000
201	NW 136th Ave /Parcel B Driveway	EA	\$175,000	0.00	\$0	1.00	\$175,000	0.00	\$0	1	\$175,000
202	NW 136 Ave NB - Mill and Resurface from Sunrise Blvd to Green Toad	EA	\$300,000	57.65%	\$172,950	20.14%	\$60,420	22.21%	\$66,630	1	\$300,000
203	Bike Lane Addition on Sunrise Blvd	EA	\$300,000	57.65%	\$172,950	20.14%	\$60,420	22.21%	\$66,630	1	\$300,000
204	Median Modification at Driveways on Green Toad Road	EA	\$250,000	0.00	\$0	50%	\$125,000	50%	\$125,000	1	\$250,000
205	Total Offsite Transportation				\$2,415,088		\$1,224,165		\$910,748		\$4,550,000
206	Mobilization		1.5%		\$36,226		\$18,362		\$13,661		\$68,250
207	Maintenance of Traffic		5.0%		\$120,754		\$61,208		\$45,537		\$227,500
208	Testing, Record Drawings and Misc.		1.5%		\$36,226		\$18,362		\$13,661		\$68,250
209	Pavement Markings & Signage		4.0%		\$96,604		\$48,967		\$36,430		\$182,000
210	Contractor General Conditions, Overhead and Fee		10.0%		\$241,509		\$122,417		\$91,075		\$455,000
211	Contractor General Liability Insurance		1.1%		\$26,566		\$13,466		\$10,018		\$50,050
212	Contingency		5.0%		\$120,754		\$61,208		\$45,537		\$227,500
213	Permit Fees		15.0%		\$362,263		\$183,625		\$136,612		\$682,500
214	Engineering Design Fees		6.0%		\$144,905		\$73,450		\$54,645		\$273,000
215	Construction Management Fee		5.0%		\$120,754		\$61,208		\$45,537		\$227,500
216	Inflation factor (>60 months)		6.1%		\$147,079		\$74,552		\$55,465		\$277,095
217	Total Proposed On-site Roadways				\$3,868,729		\$1,960,990		\$1,458,926		\$7,288,645
218											

METROPICA COMMUNITY DEVELOPMENT DISTRICT (CDD)
ESTIMATED COST OF DISTRICT IMPROVEMENTS
DETAILED BREAKDOWN OF DISTRICT COSTS

Inflation Rate 0.03
Year 2

Line Number	ITEM DESCRIPTION	UNIT	UNIT COST	Area "1"		Area "2"		Area "3"		ENTIRE SITE	
219	Total Roadway and Transportation Improvements				\$10,459,584		\$23,820,209		\$1,625,501		\$35,905,294
220											
221	Public Parks										
222	Park										
223	Earthwork (allowance)	SF	\$1.50	0	\$0	83,446	\$125,169	0	\$0	83,446	\$125,169
224	Hardscape (allowance)	LS	\$300,000	62.54%	\$187,620	24.22%	\$72,660	13.24%	\$39,720	1	\$300,000
225	Site Furnishings (allowance)	LS	\$100,000	62.54%	\$62,540	24.22%	\$24,220	13.24%	\$13,240	1	\$100,000
226	Sculpture (allowance)	LS	\$150,000	62.54%	\$93,810	24.22%	\$36,330	13.24%	\$19,860	1	\$150,000
227	Water Feature (allowance)	LS	\$150,000	62.54%	\$93,810	24.22%	\$36,330	13.24%	\$19,860	1	\$150,000
228	Lighting (allowance)	LS	\$50,000	62.54%	\$31,270	24.22%	\$12,110	13.24%	\$6,620	1	\$50,000
229	Landscape & Irrigation (allowance)	LS	\$500,000	62.54%	\$312,700	24.22%	\$121,100	13.24%	\$66,200	1	\$500,000
230	Subtotal				\$781,750		\$427,919		\$165,500		\$1,375,169
231	Mobilization		1.5%		\$11,726		\$6,419		\$2,483		\$20,628
232	Maintenance of Traffic		5.0%		\$39,088		\$21,396		\$8,275		\$68,758
233	Testing, Record Drawings and Misc.		1.5%		\$11,726		\$6,419		\$2,483		\$20,628
234	Contractor General Conditions, Overhead and Fee		10.0%		\$78,175		\$42,792		\$16,550		\$137,517
235	Contractor General Liability Insurance		1.1%		\$8,599		\$4,707		\$1,821		\$15,127
236	Contingency		5.0%		\$39,088		\$21,396		\$8,275		\$68,758
237	Permit Fees		15.0%		\$117,263		\$64,188		\$24,825		\$206,275
238	Engineering Design Fees		6.0%		\$46,905		\$25,675		\$9,930		\$82,510
239	Construction Management Fee		5.0%		\$39,088		\$21,396		\$8,275		\$68,758
240	Inflation factor (>60 months)		6.1%		\$47,609		\$26,060		\$10,079		\$83,748
241	Total Park				\$1,221,015		\$668,367		\$258,494		\$2,147,876
242											
243	Total Park Costs				\$1,221,015		\$668,367		\$258,494		\$2,147,876
244											
245	Landscape Improvements										
246	Landscape Improvements										
247	Driveway Entry Features	EA	\$50,000	7.0	\$350,000	3	\$150,000	3	\$150,000	13	\$650,000
248	Hardscape Amenities	LS	\$240,127	0.66	\$158,484	0.21	\$50,427	0.13	\$31,217	1.00	\$240,127
249	Roadway Landscape	LS	\$1,217,000	0.78	\$949,260	0.22	\$267,740	0	\$0	1.00	\$1,217,000
250	Perimeter Buffer Landscape	LF	\$85	2,850	\$242,250	2,100	\$178,500	1,677	\$142,545	6,627	\$563,295
251	Irrigation Pump, Controller and Wells	EA	\$75,000	1.0	\$75,000	1	\$75,000	1	\$75,000	3	\$225,000
252	Irrigation Main Loop & Control Valves	LF	\$65	2,850	\$185,250	2,100	\$136,500	1,677	\$109,005	6,627	\$430,755
252	Perimeter Sidewalk (8' Concrete sidewalk)	LF	\$75	2,850	\$213,750	2,100	\$157,500	1,677	\$125,775	6,627	\$497,025
253	Plaza Allowances	LS	\$0	0	\$0	0	\$0	0	\$0	0	\$0
254	NW 136th Avenue Corner Feature Allowances	LS	-	0	\$0	0	\$0	0	\$0	0	\$0
255	Landscape Lighting	EA	\$250	144	\$36,000	79	\$19,750		\$0	223	\$55,750
256	Total				\$2,209,994		\$1,035,417		\$633,542		\$3,878,952
257	Mobilization		1.5%		\$33,150		\$15,531		\$9,503		\$58,184
258	Maintenance of Traffic		5.0%		\$110,500		\$51,771		\$31,677		\$193,948
259	Testing, Record Drawings and Misc.		1.5%		\$33,150		\$15,531		\$9,503		\$58,184
260	Contractor General Conditions, Overhead and Fee		10.0%		\$220,999		\$103,542		\$63,354		\$387,895
261	Contractor General Liability Insurance		1.1%		\$24,310		\$11,390		\$6,969		\$42,668
262	Contingency		5.0%		\$110,500		\$51,771		\$31,677		\$193,948
263	Permit Fees		15.0%		\$331,499		\$155,313		\$95,031		\$581,843
264	Engineering Design Fees		6.0%		\$132,600		\$62,125		\$38,012		\$232,737
265	Construction Management Fee		5.0%		\$110,500		\$51,771		\$31,677		\$193,948
266	Inflation factor (>60 months)		6.1%		\$134,589		\$63,057		\$38,583		\$236,228
267	Total Landscaping				\$3,451,791		\$1,617,219		\$989,528		\$6,058,535
268											
269	Constructed Landscape Improvements										
270	Metropica Tower 1 - Moriarty (Ryan Construction)		\$194,679	1	\$194,679		\$0		\$0	1	\$194,679
271	Metropica Tower 1 - Tutor Perini (Dixie Landscape)		\$553,534	1	\$474,356		\$79,178		\$0	1	\$553,534
272	Permit Fees		\$60,983	1	\$54,530		\$6,453		\$0	1	\$60,983

METROPICA COMMUNITY DEVELOPMENT DISTRICT (CDD)
 ESTIMATED COST OF DISTRICT IMPROVEMENTS
 DETAILED BREAKDOWN OF DISTRICT COSTS



Inflation Rate 0.03
 Year 2

Line Number	ITEM DESCRIPTION	UNIT	UNIT COST	Area "1"		Area "2"		Area "3"		ENTIRE SITE	
273	Consultant Fees		\$92,733	1	\$82,919		\$9,813		\$0	1	\$92,733
274	Total Constructed Landscape Improvements				\$806,484		\$95,445		\$0		\$901,929
275											
276	Total Landscape Improvement Costs				\$4,258,275		\$1,712,663		\$989,528		\$6,960,464
277											
278	Utility Relocations										
279	Franchise Utilities										
280	Bury FPL Overhead Lines on NW 136th Ave/Sunrise	LS	\$1,000,000	1	\$1,000,000	0	\$0	0	\$0	1	\$1,000,000
281	Bury Telephone and Cable on NW 136th Ave/Sunrise	LF	\$136	1,700	\$231,200	0	\$0	0	\$0	1,700	\$231,200
282	Gas Main - ALLOWANCE	LS	\$25,000	2	\$50,000	0	\$0	0	\$0	2	\$50,000
283	Total Franchise Utilities				\$1,281,200		\$0		\$0		\$1,281,200
284											
285	Total Franchise Utility Costs				\$1,281,200		\$0		\$0		\$1,281,200
286											
287	COST SUMMARY:										
288	Stormwater Management System				\$8,744,250		\$2,497,548		\$401,604		\$11,643,402
289	Water and Sewer System				\$5,435,817		\$2,362,664		\$598,913		\$8,397,394
290	Roadways and Transportation Improvements				\$10,459,584		\$23,820,209		\$1,625,501		\$35,905,294
291	Public Park				\$1,221,015		\$668,367		\$258,494		\$2,147,876
292	Landscape Improvement				\$4,258,275		\$1,712,663		\$989,528		\$6,960,466
293	Franchise Utility Costs				\$1,281,200		\$0		\$0		\$1,281,200
294											
295	TOTAL				\$31,400,141		\$31,061,452		\$3,874,040		\$66,335,632

Exhibits

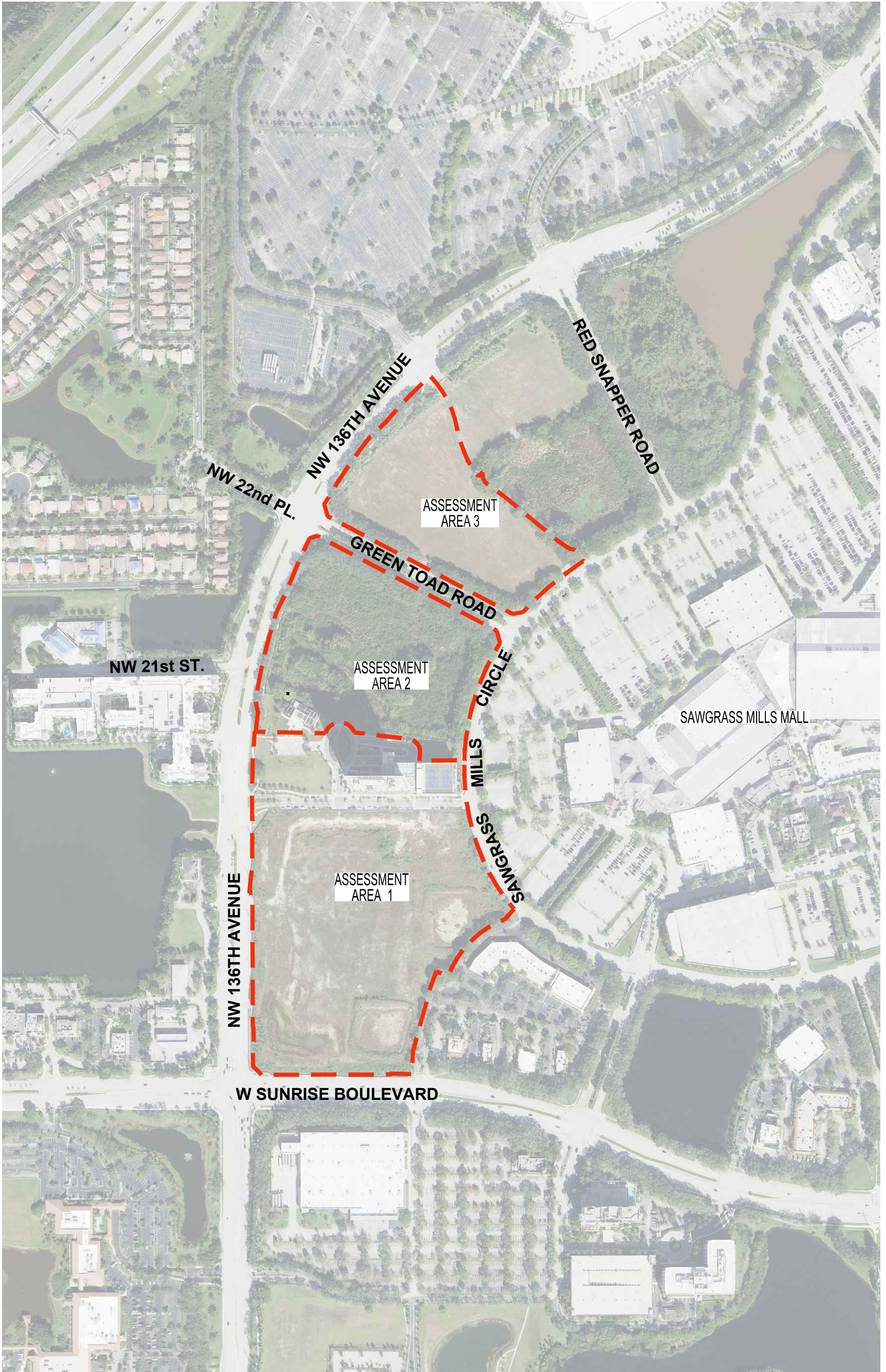


EXHIBIT 1 - LOCATION MAP

PROJECT: METROPICA COMMUNITY DEVELOPMENT DISTRICT	
LOCATION: SUNRISE, FL	
PROJECT NO: F230126	PAGE NO: 1 OF .
PREPARED BY: CAS	DATE: 01/06/2025
CHECKED BY: MAT	SCALE: NTS



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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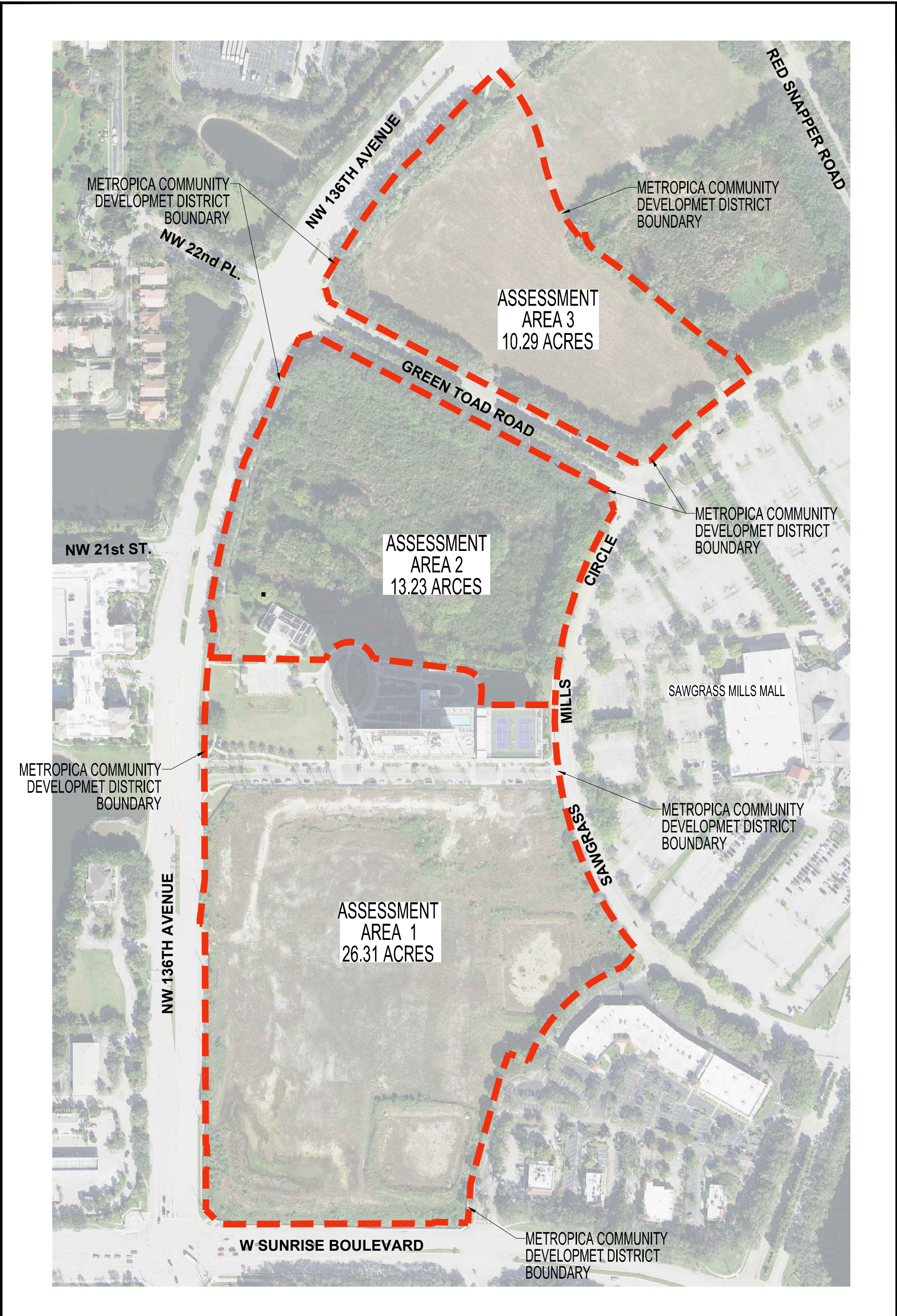


EXHIBIT 2 - METROPICA COMMUNITY DEVELOPMENT DISTRICT BOUNDARY

PROJECT: METROPICA COMMUNITY DEVELOPMENT DISTRICT	
LOCATION: SUNRISE, FL	
PROJECT NO: F230126	PAGE NO: 1 OF .
PREPARED BY: CAS	DATE: 01/06/2025
CHECKED BY: MAT	SCALE: NTS



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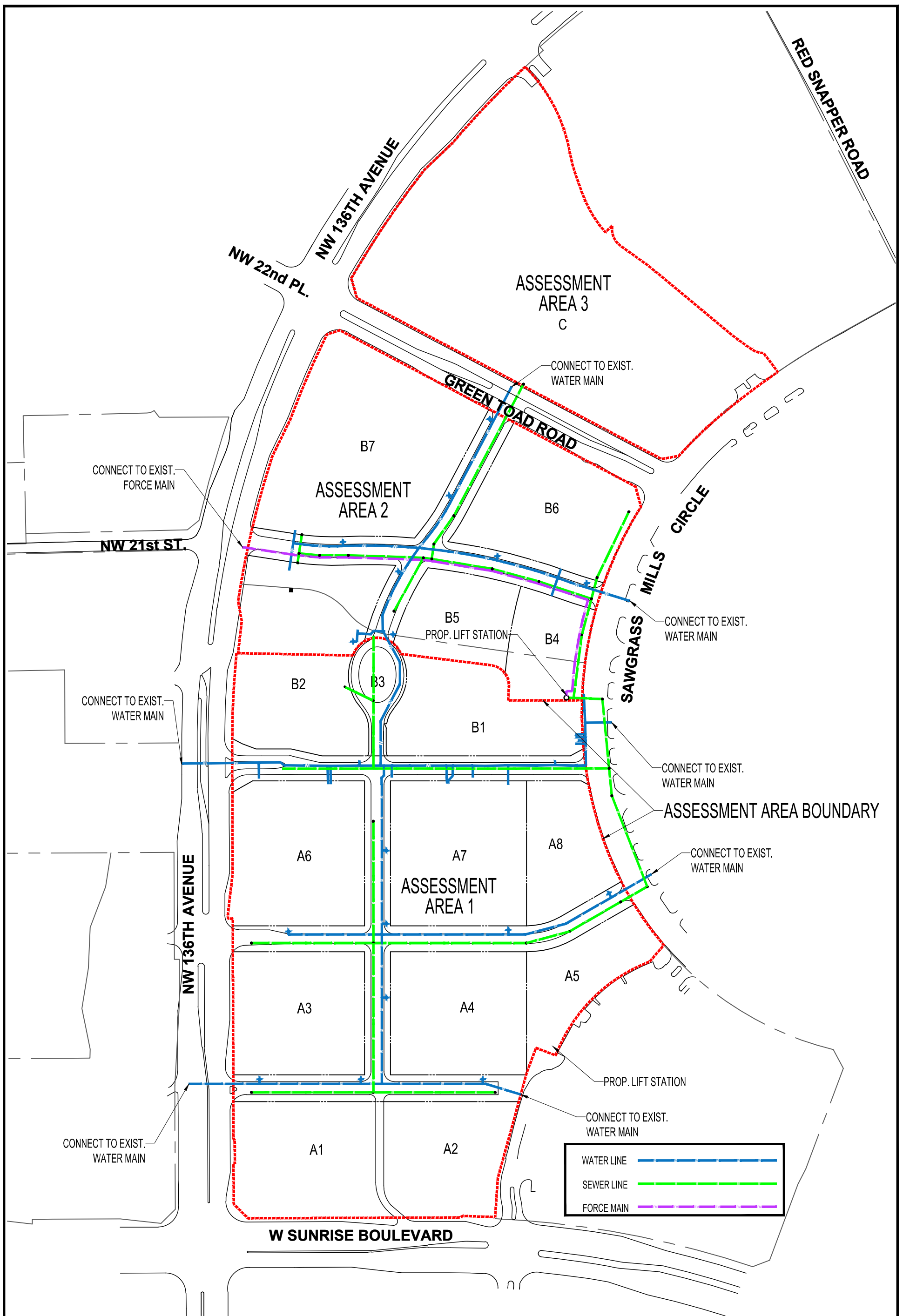


EXHIBIT 3 - WATER AND SEWER IMPROVEMENTS

PROJECT: METROPICA COMMUNITY DEVELOPMENT DISTRICT		
LOCATION: SUNRISE, FL		
PROJECT NO: F230126	PAGE NO: 1	OF .
PREPARED BY: CAS	DATE: 01/06/2025	
CHECKED BY: MAT	SCALE: NTS	



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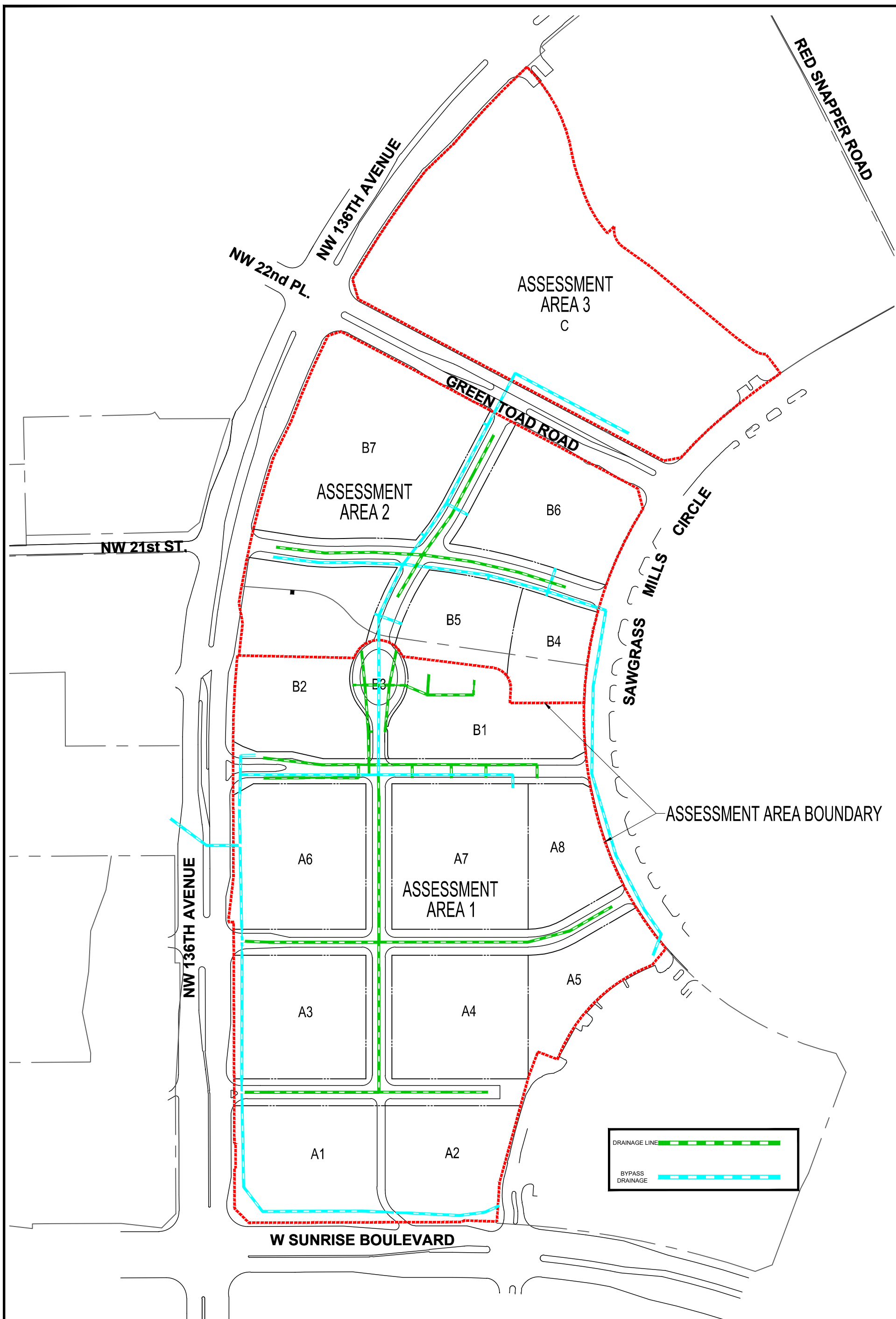


EXHIBIT 4 -STORMWATER IMPROVEMENTS

PROJECT: METROPICA COMMUNITY DEVELOPMENT DISTRICT		
LOCATION: SUNRISE, FL		
PROJECT NO: F230126	PAGE NO: 1	OF .
PREPARED BY: CAS	DATE: 01/06/2025	
CHECKED BY: MAT	SCALE: NTS	



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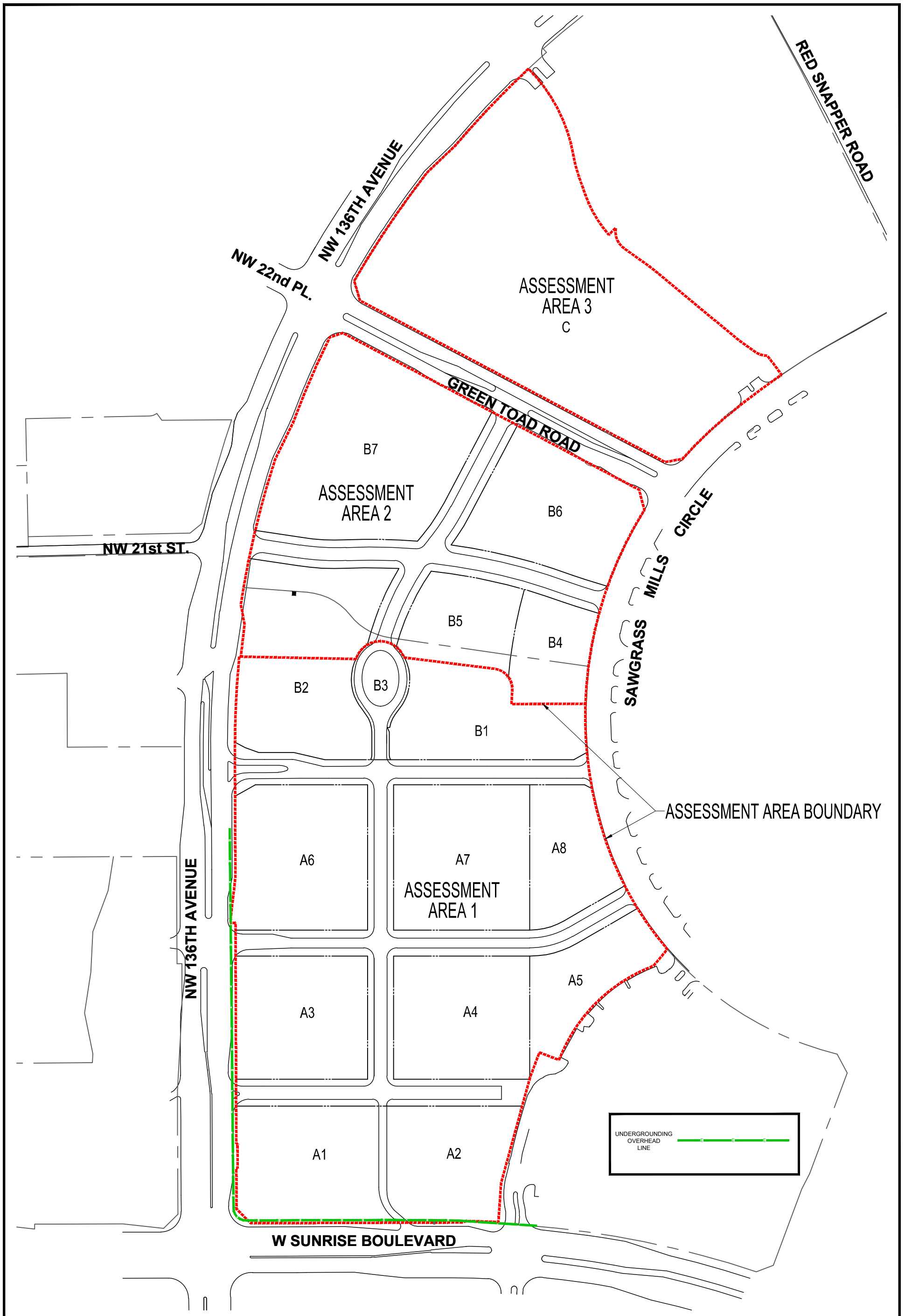


EXHIBIT 6 - FRANCHISE UTILITY IMPROVEMENTS

PROJECT: METROPICA COMMUNITY DEVELOPMENT DISTRICT	
LOCATION: SUNRISE, FL	
PROJECT NO: F230126	PAGE NO: 1 OF .
PREPARED BY: CAS	DATE: 01/06/2025
CHECKED BY: MAT	SCALE: NTS



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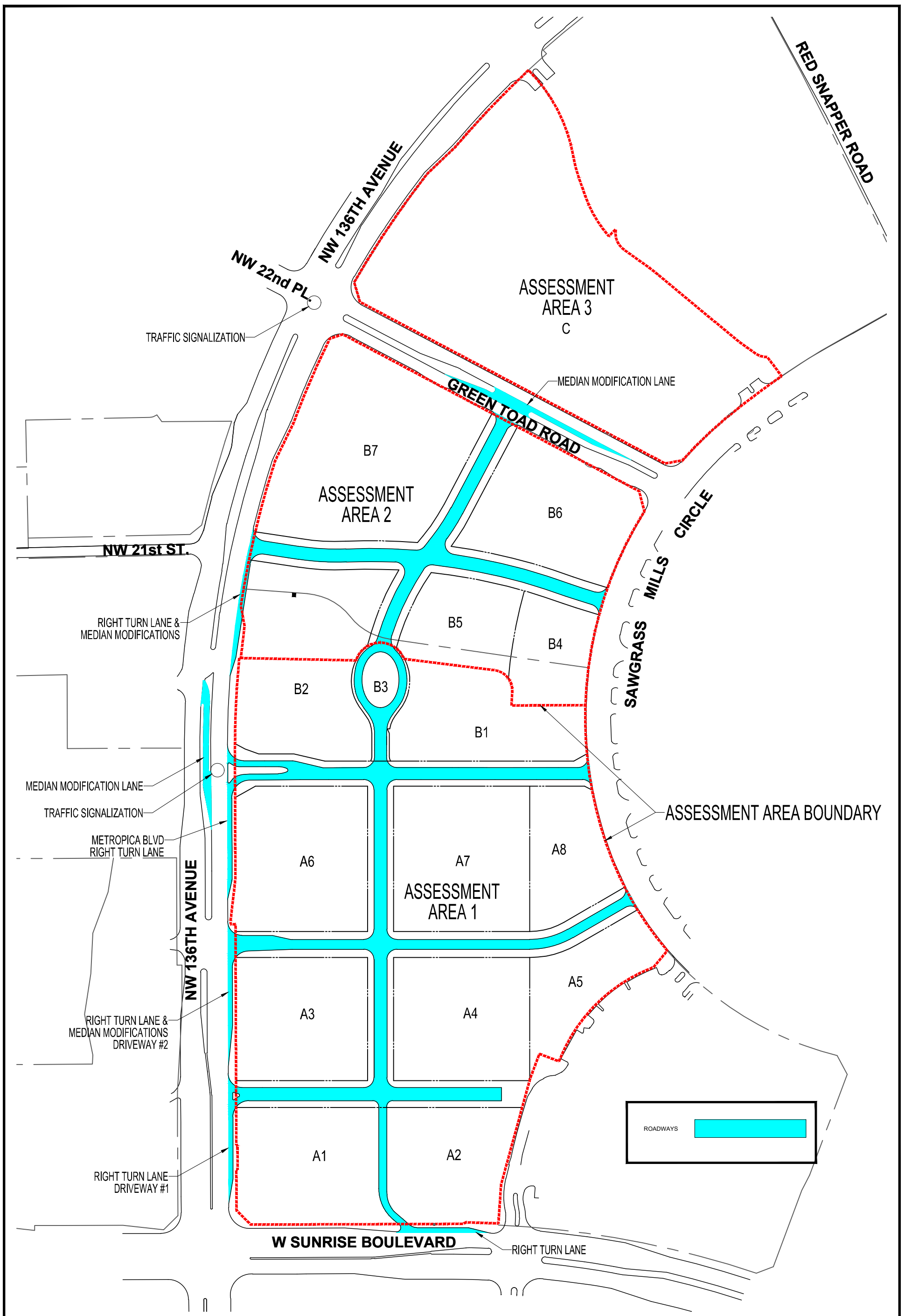


EXHIBIT 6 - ROADWAY AND TRANSPORTATION IMPROVEMENTS

PROJECT: METROPICA COMMUNITY DEVELOPMENT DISTRICT		
LOCATION: SUNRISE, FL		
PROJECT NO: F230126	PAGE NO: 1	OF .
PREPARED BY: CAS	DATE: 01/06/2025	
CHECKED BY: MAT	SCALE: NTS	



THOMAS
ENGINEERING GROUP

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