



315 Oconee Street, Athens, GA 30601
P: 706.543.1910, F: 706.543.1909
www.landmark-properties.com

July 11, 2018

Ms. Sarah C. Vidal-Finn
Director
Gainesville Community Redevelopment Agency
802 NW 5th Avenue, Suite 200
Gainesville, Florida 32601

RE: Development Agreement with LM Gainesville, LLC
The Standard at Gainesville
1360 W. University Avenue
Gainesville, FL 32603

Ms. Vidal-Finn,

Per the Development Agreement entered into on the 15th of May 2015 between Gainesville Community Redevelopment Agency and LM Gainesville, LLC. We are requesting that under this Agreement that the Approved Infrastructure Improvements made to the above referenced property is reimbursed in the amount of \$2,035,855.87.

We have attached the following documents. Volume I, provides the segment plan area with its eligible cost reimbursements, followed by an itemized detail of all construction that was performed on the applicable public use areas. In Volume II we have compiled the AIA documents Payment Application and applicable Change Orders for the GC, Site Contractor, Landscape Contractor and the Electrical Contractor as supporting data for these cost.

SUMMARY OF REIMBURSABLE COST PER SEGMENT		
SEGMENT		Cost
B1	NW 3RD AVE (OFF-SITE)	\$193,202.48
B2	NW 14TH ST. (OFF-SITE)	\$552,039.80
B3	NW 14TH ST. (ON-SITE)	\$28,614.15
B4	NW 13TH ST. (OFF-SITE)	\$314,647.53
B5	NW 13TH ST. (ON-SITE)	\$310,623.48
B6	INTERSECTION 14TH & 3RD	\$119,018.19
B7	UNIVERSITY AVE (OFF-SITE)	\$261,357.67
B8	UNIVERSITY AVE (ON-SITE)	\$71,875.51
B9	NW 2ND AVE (ON-SITE)	\$184,477.07
TOTAL		\$2,035,855.87

Sincerely,

Tom Montgomery RA, NCARB
Senior Operations Mgr



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**Request for Payment
per the Agreement for Development
of Property**

for

The Standard at Gainesville

TP# 14898-1-0, 14898-3-0, 14898-2-0
1360 W University Ave
Gainesville, FL 32608

Volume I

EXHIBITS AND SUMMARIES

JUNE 10, 2018



315 Oconee Street, Athens, GA 30601

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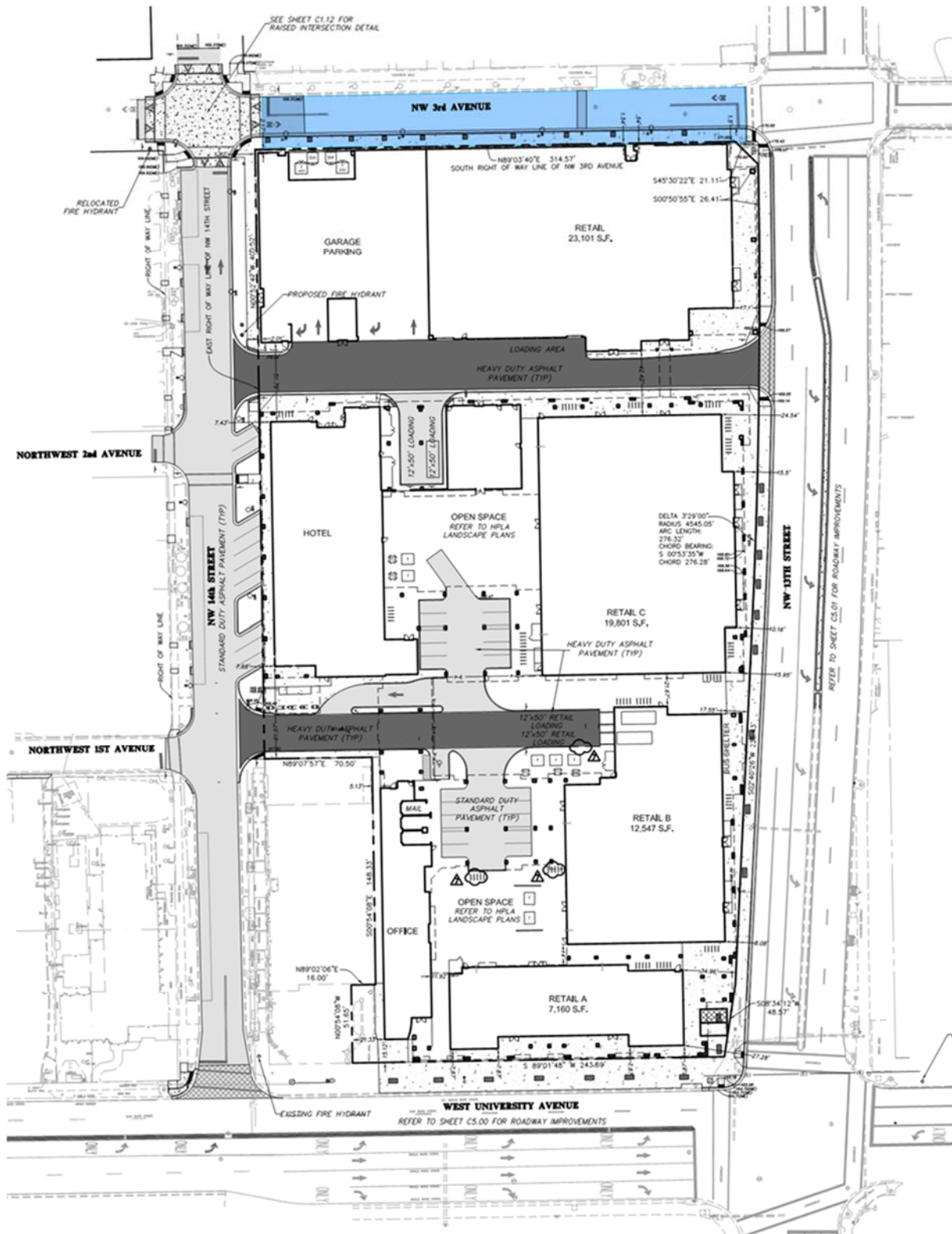
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SUMMARY OF ALL SEGMENTS

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EXHIBIT "B1" - NW 3RD AVENUE (OFF & ON SITE)

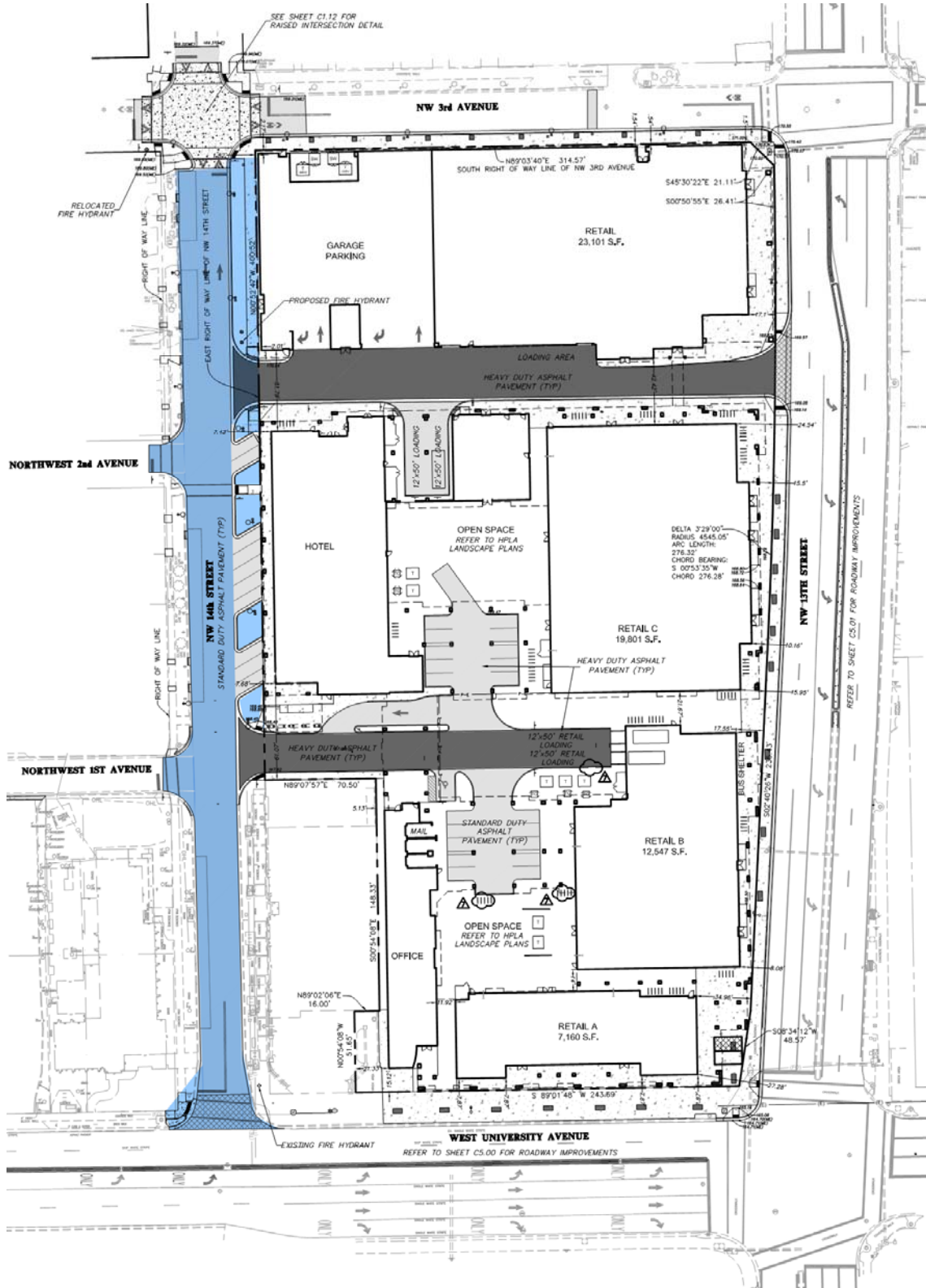
- | | |
|--------------------|---------------------|
| 1. Demolition | 6. Concrete Curbing |
| 2. Water Mains | 7. Sidewalks |
| 3. Sanitary Sewer | 8. Unit Pavers |
| 4. Storm Drainage | 9. Landscaping |
| 5. Asphalt Milling | 10. Site Amenities |
| 6. | |



[illegible]

EXHIBIT "B2" – NW 14TH STREET (OFF-SITE)

- | | |
|-------------------|---------------------|
| 1. Demolition | 6. Concrete Curbing |
| 2. Water Mains | 7. Sidewalks |
| 3. Sanitary Sewer | 8. Unit Pavers |
| 4. Storm Drainage | 9. Landscaping |
| 5. Asphalt Paving | 10. Site Amenities |



The Standard at Gainesville
Cost Comparison

July 10, 2018
Final

Exhibit "B2"					
NW 14th Street (off-site)					
		Quantity	Unit	Unit Price	Total
	Demo Storm,W/WW/Gas	1	LS	\$12,000.00	\$12,000.00
	Demo Concrete Sidewalks	1940	SF	\$3.10	\$6,014.00
	Demo Asphalt Milling 1"	374	SY	\$3.50	\$1,309.00
	Demo Asphalt pavement and base	2270	SY	\$8.50	\$19,295.00
	Demo Curb	575	LF	\$4.00	\$2,300.00
	Excavation	345	CY	\$7.72	\$2,663.40
	Sewer Plug	1	LS	\$697.00	\$697.00
	Inlet Protection	5	EA	\$111.59	\$557.95
	Erosion Control, tree protection	1	LS	\$3,200.00	\$3,200.00
	Temporary Barricading	1	LS	\$4,000.00	\$4,000.00
	WATER				
	12" DIP Water Main	390	LF	\$35.58	\$13,876.20
	12x1 Tapping Saddle	4	EA	\$137.56	\$550.24
	12x2 Tapping Saddle	1	EA	\$164.96	\$164.96
	12" DI Anchor Coupling	1	EA	\$406.23	\$406.23
	12"x8" Anchor Tee	3	EA	\$748.74	\$2,246.22
	12x12x6 CLDI Anchor Tee	2	EA	\$572.59	\$1,145.18
	12" Gate Valve & Box	7	EA	\$4,533.20	\$31,732.40
	8" Gate Valve & Box	6	EA	\$1,352.10	\$8,112.60
	8"x6" CLDI Anchor Tee	1	EA	\$548.74	\$548.74
	8"x3" CLDI Tee	1	EA	\$609.10	\$609.10
	8" CLDI Plug	2	EA	\$162.98	\$325.96
	8" DIP	18	LF	\$24.07	\$433.26
	6" CLDI Pipe	13	LF	\$25.00	\$325.00
	6" CLDI Bend	1	EA	\$150.00	\$150.00
	6" Gate Valve & Box	2	EA	\$839.00	\$1,678.00
	6" Blow Off	1	EA	\$2,339.81	\$2,339.81
	3" PVC Pipe	335	LF	\$11.00	\$3,685.00
	3'x1" Tapping Saddle	1	EA	\$85.00	\$85.00
	3" Blow off	1	EA	\$1,206.64	\$1,206.64
	2" PVC Pipe	60	LF	\$10.00	\$600.00
	2" Gate Valve & Box	1	EA	\$400.00	\$400.00
	1" PVC Pipe	275	LF	\$7.00	\$1,925.00
	1" Corp Stop	5	EA	\$73.90	\$369.50
	Restraints	2	EA	\$89.95	\$179.90
	Fire Hydrant Assembly	1	EA	\$2,442.00	\$2,442.00
	Meter Box & Yoke	6	EA	\$500.00	\$3,000.00
	Temp Water Sves	5	EA	\$1,740.00	\$8,700.00
	SANITARY				
	Fernco Couplings	5	EA	\$50.00	\$250.00
	14" DIP	54	LF	\$57.62	\$3,111.48
	12" SDR 35 PVC	657	LF	\$32.15	\$21,122.55
	8' Manholes -SS	3	EA	\$4,175.00	\$12,525.00
	8" PVC SS Pipe	70	LF	\$25.87	\$1,810.90

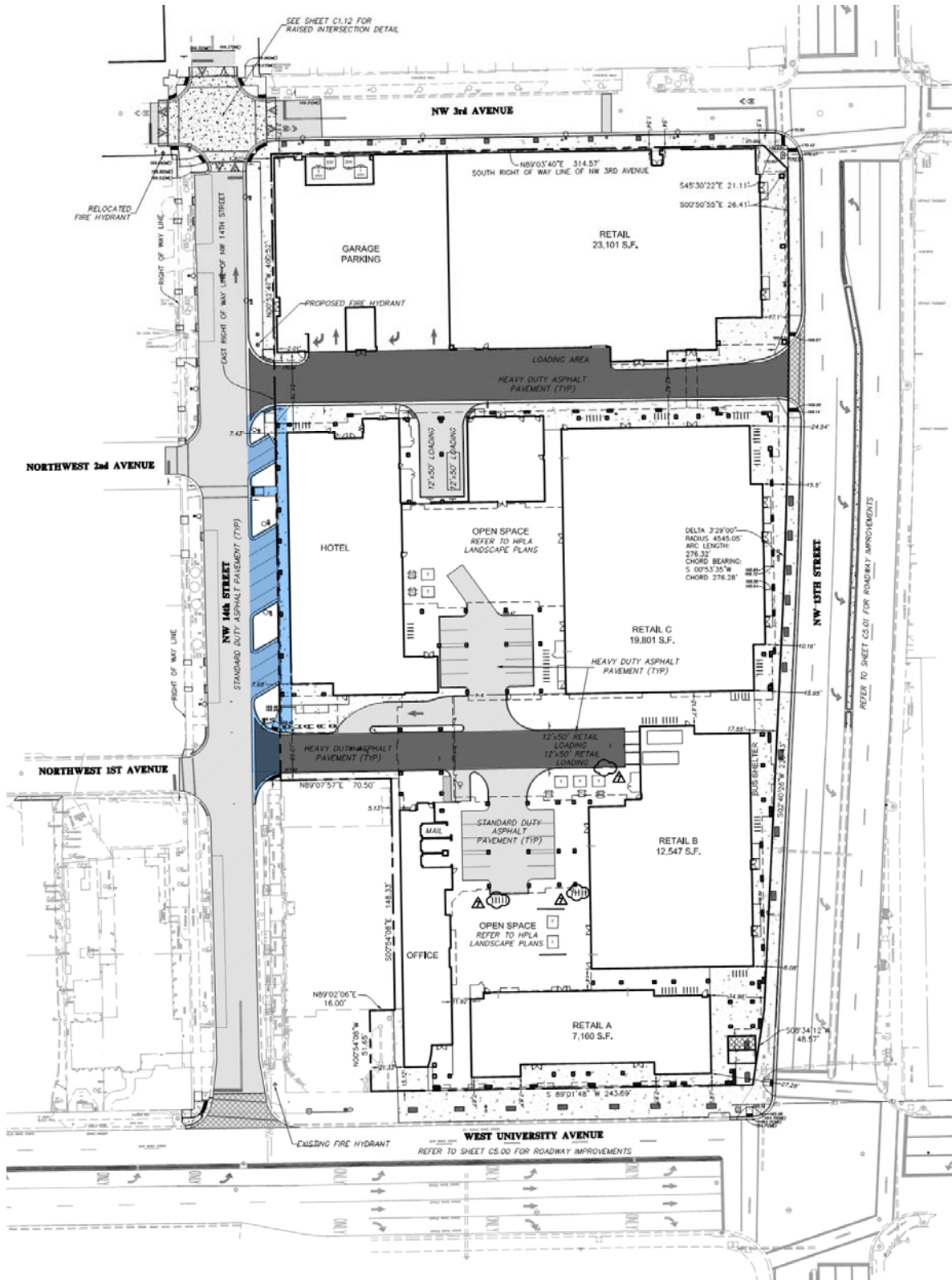
The Standard at Gainesville
Cost Comparison

July 10, 2018
Final

6" DIP Sleeve	30	EA	\$19.67	\$590.10
6" PVC Pipe	46	LF	\$12.72	\$585.12
4" PVC Pipe	210	LF	\$10.00	\$2,100.00
Bi-pass pumping @ Sanitary	16	EA*Mon	\$2,333.86	\$37,341.76
STORM				
8' Manhole -Storm	3	EA	\$4,175.00	\$12,525.00
P-9 Inlet - Storm	2	EA	\$3,750.00	\$7,500.00
15" RCP	192	LF	\$22.00	\$4,224.00
24" RCP	547	LF	\$46.52	\$25,446.44
12X18 ERCP	116	LF	\$35.00	\$4,060.00
19X30 ERCP	43	LF	\$55.00	\$2,365.00
ROADWORK				
Standard Duty Asphaltic (1"-2")	2270	SY	\$10.00	\$22,700.00
6" Limerock Base	2270	SY	\$10.30	\$23,381.00
12" Min Stabilized type B Subgrade	2270	SY	\$3.03	\$6,878.10
Concrete Curbs	575	LF	\$20.00	\$11,500.00
Temporary Striping & Termo striping	1	LS	\$8,600.00	\$8,600.00
Concrete Ribbon Curb, Paver Underlayment & Concrete Walks	1387	SF	\$11.00	\$15,257.00
Detactable Warning	64	SF	\$29.59	\$1,893.76
Field & Band Pavers	444	SF	\$13.44	\$5,967.36
b. Paver Waste (basket weave 15%)	66.6	SF	\$13.44	\$895.10
Landscaping				
Park Side Live Oak	8	EA	\$500.00	\$4,000.00
Dwarf Burford Holly	35	EA	\$20.93	\$732.55
Mrs. Schiller's Delight Viburnum	45	EA	\$20.93	\$941.85
Sod	1186	SF	\$2.24	\$2,659.61
Irrigation	1	LS	\$15,369.00	\$15,369.00
STREETLIGHTS				
P&1 Concrete pole foundation	9	EA	\$938.89	\$8,450.00
P&1 conduit for street lighting	960	LF	\$3.53	\$3,385.00
P&1 Copper conductors for street lighting	960	LF	\$7.89	\$7,575.00
P&1 Street light poles & fixtures	9	EA	\$7,651.67	\$68,865.00
P&1 Hand Holes	5	EA	\$380.00	\$1,900.00
Directional bore	640	LF	\$13.23	\$8,470.00
Insurance	1	LS	\$1,741.66	\$1,741.66
Subtotal				\$495,992.63
General Conditions: Mobilization (5%)				\$24,799.63
Overhead + Profit (6%)				\$31,247.54
Grand Total				\$552,039.80

EXHIBIT "B3" – NW 14TH STREET (ON-SITE)

1. Water Mains
2. Concrete Parking
3. Sidewalks
5. Concrete Curbing
6. Sidewalks
7. Unit Pavers

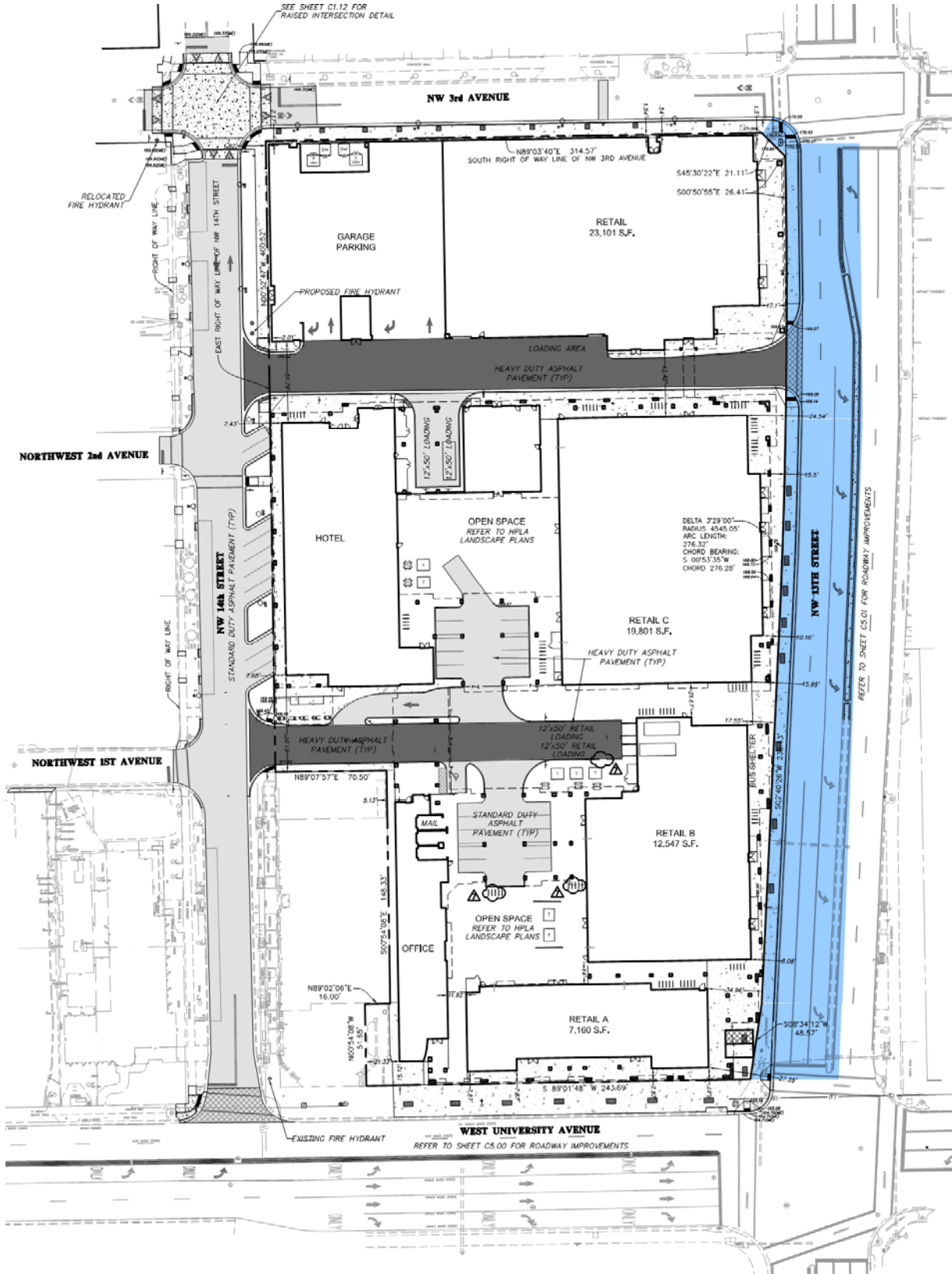


NW 14th Street (on-site)

8 TYPICAL PAVING SECTION 'G'
SCALE: 1" = 1'-0"

EXHIBIT "B4" – NW 13TH STREET (OFF-SITE)

1. Demolition
2. Storm Drainage
3. Asphalt Paving
4. Concrete Curbing
5. Sidewalks
6. Unit Pavers
7. Landscaping
8. Site Amenities.



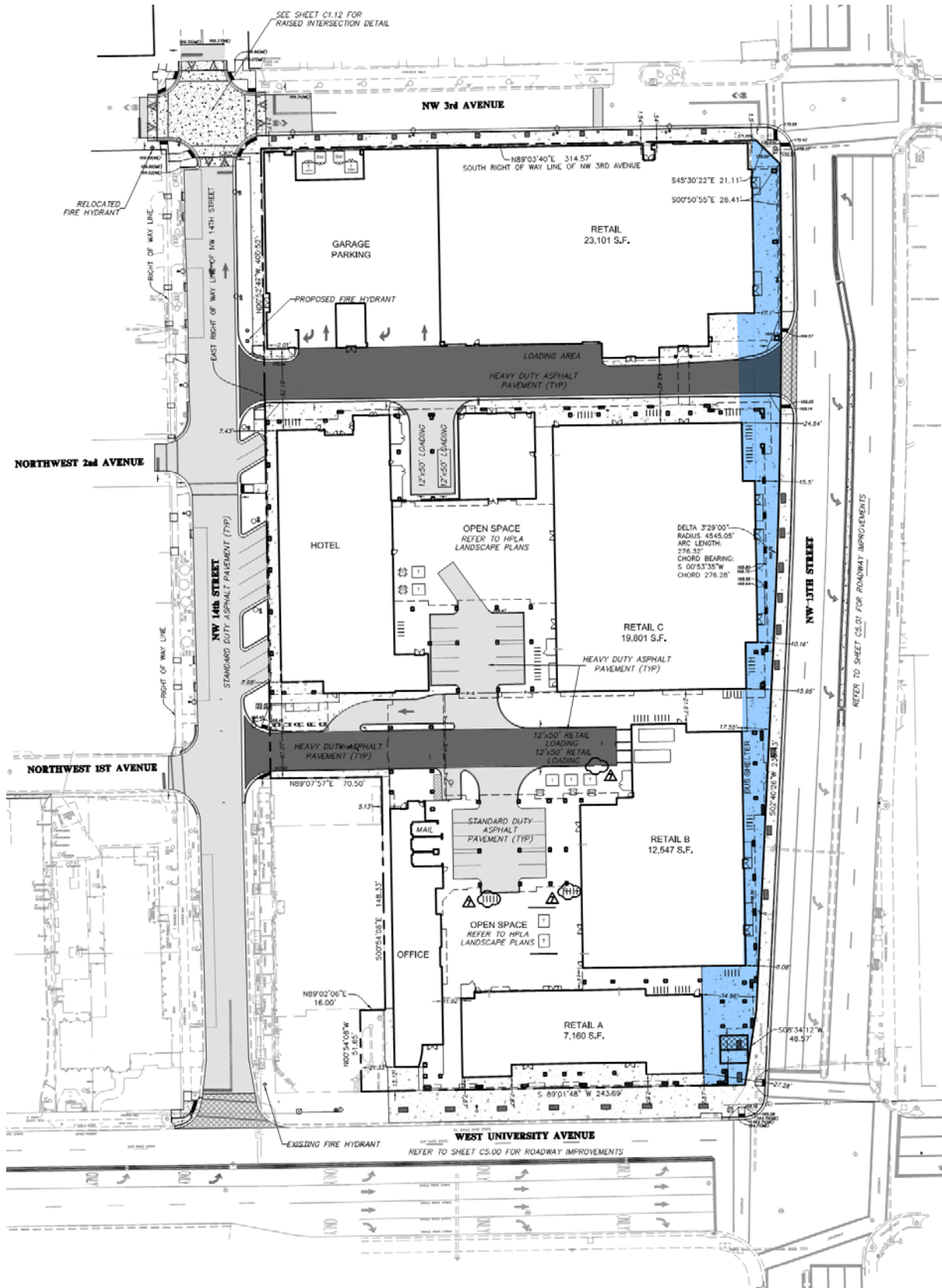
The Standard at Gainesville
Cost Comparison

July 10, 2018
Final

Exhibit "B4"					
NW 13th Street (off-site)					
		Quantity	Unit	Unit Price	Total
	Demo Curb & Median	803	LF	\$10.00	\$8,030.00
	Traffic Closure & barricading	1	LS	\$3,000.00	\$3,000.00
	Flagger/signage	80	HR	\$30.00	\$2,400.00
	Traffic Separator	509.08	LF	\$31.68	\$16,127.65
	Traffic Separator	79.96	LF	\$15.84	\$1,266.57
	a. Sawcutting Asphalt	460	LF	\$6.25	\$2,875.00
	b. Regular Excavation - hand	154	CY	\$4.69	\$722.26
	c. Additional removal of asphalt & base	6	HRS	\$90.00	\$540.00
	e. Light Tower	4	EA	\$145.00	\$580.00
	f. Asphalt Plant Night shift	1	LS	\$1,875.00	\$1,875.00
	g. Sweeper & Truck	10	HRS	\$125.00	\$1,250.00
	h. Light Towers	3	EA	\$145.00	\$435.00
	Milling (1.5")	2456	SY	\$2.50	\$6,140.00
	Paving (1.5")	2456	SY	\$10.00	\$24,560.00
	P-4 Inlets	3	EA	\$1,832.00	\$5,496.00
	Storm Structure	1	EA	\$2,325.00	\$2,325.00
	Concrete Collar	3	LS	\$500.00	\$1,500.00
	Storm Drainage Adjustment	1	LS	\$4,125.00	\$4,125.00
	18" RCP	132	LF	\$34.31	\$4,528.92
	Concrete Curbs	604	LF	\$20.00	\$12,080.00
	Valley gutter	32	LF	\$20.00	\$640.00
	Concrete Ribbon Curb, Paver Underlayment & Concrete Walks	4207	SF	\$11.00	\$46,277.00
	Field & Bandings Pavers	3319	SF	\$13.44	\$44,607.36
	b. Paver Waste (herringbone 20%)	663.8	SF	\$13.44	\$8,921.47
	Temporary & Thermo Striping Markings	1	LS	\$6,215.00	\$6,215.00
	Traffic Signal & Loops - Type C Assembly	13	LS	\$510.17	\$6,632.21
	MOT	2	LS	\$10,000.00	\$20,000.00
	MOT traffic Signals	1	LS	\$5,000.00	\$5,000.00
	MOT Device Rental	1	LS	\$5,072.30	\$5,072.30
	Landscaping				
	Wild Date Palm	2	EA	\$5,000.00	\$10,000.00
	Park Side Live Oak	6	EA	\$500.00	\$3,000.00
	Grates	6	EA	\$2,803.13	\$16,818.78
	Irrigation	1	LS	\$7,920.00	\$7,920.00
	Insurance	1	LS	\$1,741.66	\$1,741.66
	Subtotal				\$282,702.18
	General Conditions: Mobilization (5%)				\$14,135.11
	Overhead + Profit (6%)				\$17,810.24
	Grand Total				\$314,647.53

EXHIBIT "B5" – NW 13TH STREET (ON-SITE)

1. Sidewalks
2. Unit Pavers



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EXHIBIT "B6" – INTERSECTION @ 14TH & 3RD (OFF-SITE)

- | | |
|-------------------|---------------------|
| 1. Demolition | 5. Asphalt paving |
| 2. Water Mains | 6. Concrete |
| 3. Sanitary Sewer | 8. Concrete Curbing |
| 4. Storm Drainage | 8. Sidewalks |

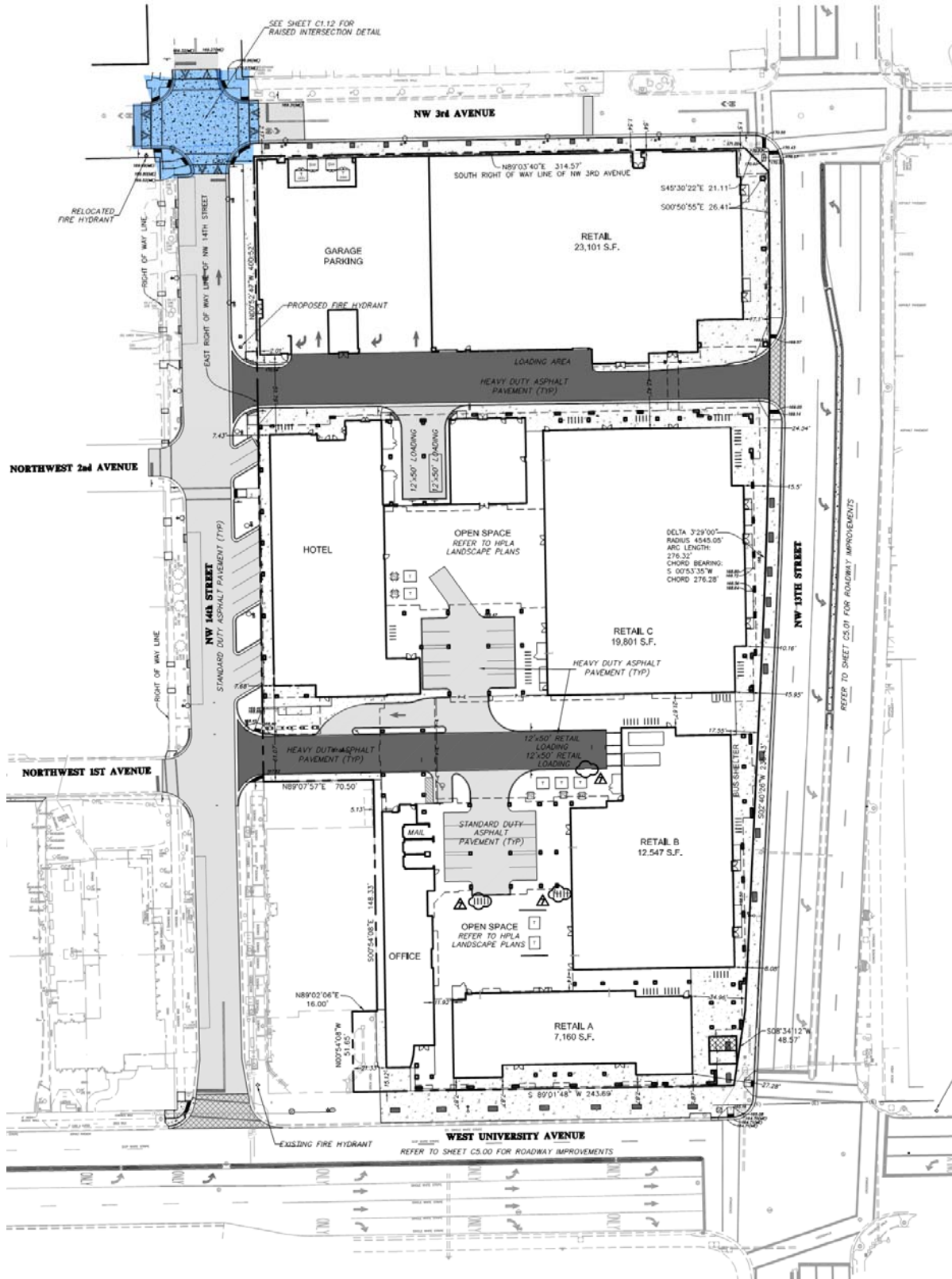


Exhibit "B6"					
Intersection (off-site)					
		Quantity	Unit	Unit Price	Total
	Demo Storm System	1	LS	2,000.00	2,000.00
	Demo SS Manhole	1	LS	500.00	500.00
	Demo Curb	150	LF	4.00	600.00
	Haul off trench dirt for excavation	215	LCY	11.85	2,547.75
	Improt Trench dirt for backfill	225	LCY	14.81	3,332.25
	Temporary Barricading	1	LS	1,250.00	1,250.00
	Temp Storm Sewer	87	LF	7.11	618.57
	12" DIP Water Main	47	LF	35.58	1,672.26
	12" 45 CLDI Bend	1	EA	407.00	407.00
	12" Gate Valve & Box	2	EA	1,600.00	3,200.00
	12" CLDI Plug	2	EA	250.00	500.00
	8' Sanitary Manhole	1	EA	2,833.00	2,833.00
	8" PVC - Sanitary	90	LF	25.87	2,328.30
	Type 9 Inlet - Storm	4	EA	4,500.00	18,000.00
	Type 5 Inlet - Storm	2	EA	1,964.00	3,928.00
	8' Manhole - Storm	2	EA	4,175.00	8,350.00
	24" RCP	87	LF	46.42	4,038.54
	15" RCP	70	LF	22.00	1,540.00
	Asphalt - 2" w/ 6" Limerock	47	SY	16.57	778.79
	Concrete Pavement 8"	355	SY	83.00	29,465.00
	Rubber Expansion Joints	1	LS	500.00	500.00
	Concrete Curbs	140	LF	20.00	2,800.00
	Sidewalks	460	SF	6.50	2,990.00
	Detactable Warning	94	SF	29.59	2,781.46
	MOT	1	LS	3,000.00	3,000.00
	Sod	1800	SF	2.24	4,032.00
	Therrmo striping	1	LS	1,200.00	1,200.00
	Insurance	1	LS	\$1,741.66	\$1,741.66
	Subtotal				106,934.58
	General Conditions: Mobilzation (5%)				\$5,346.73
	Overhead + Profit (6%)				\$6,736.88
	Grand Total				\$119,018.19

EXHIBIT "B7" – UNIVERSITY AVENUE (OFF-SITE)

- | | |
|---------------------|-------------------|
| 1. Demolition | 5. Sidewalks |
| 2. Storm Drainage | 6. Unit Pavers |
| 3. Asphalt paving | 7. Landscaping |
| 4. Concrete Curbing | 8. Site Amenities |

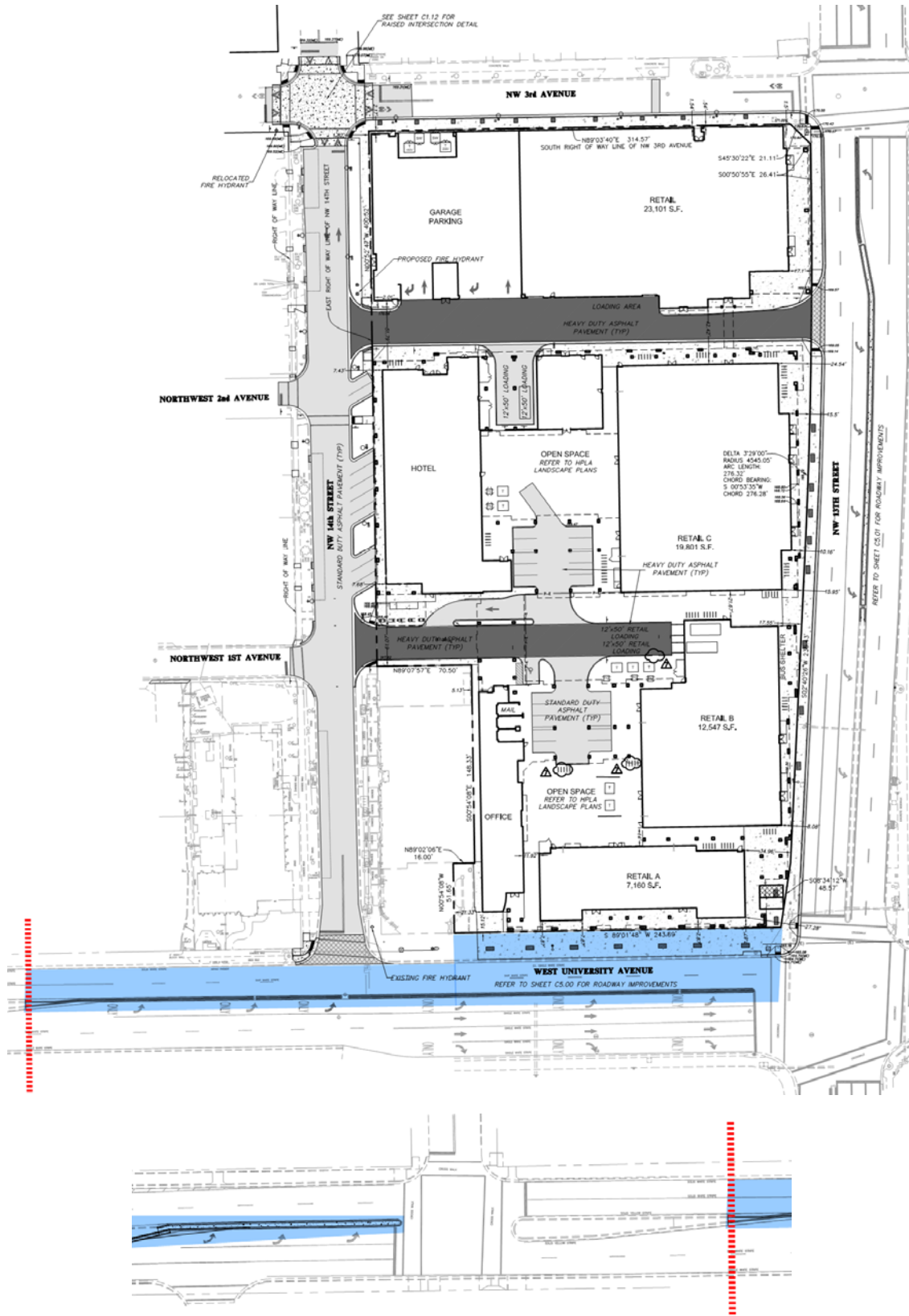
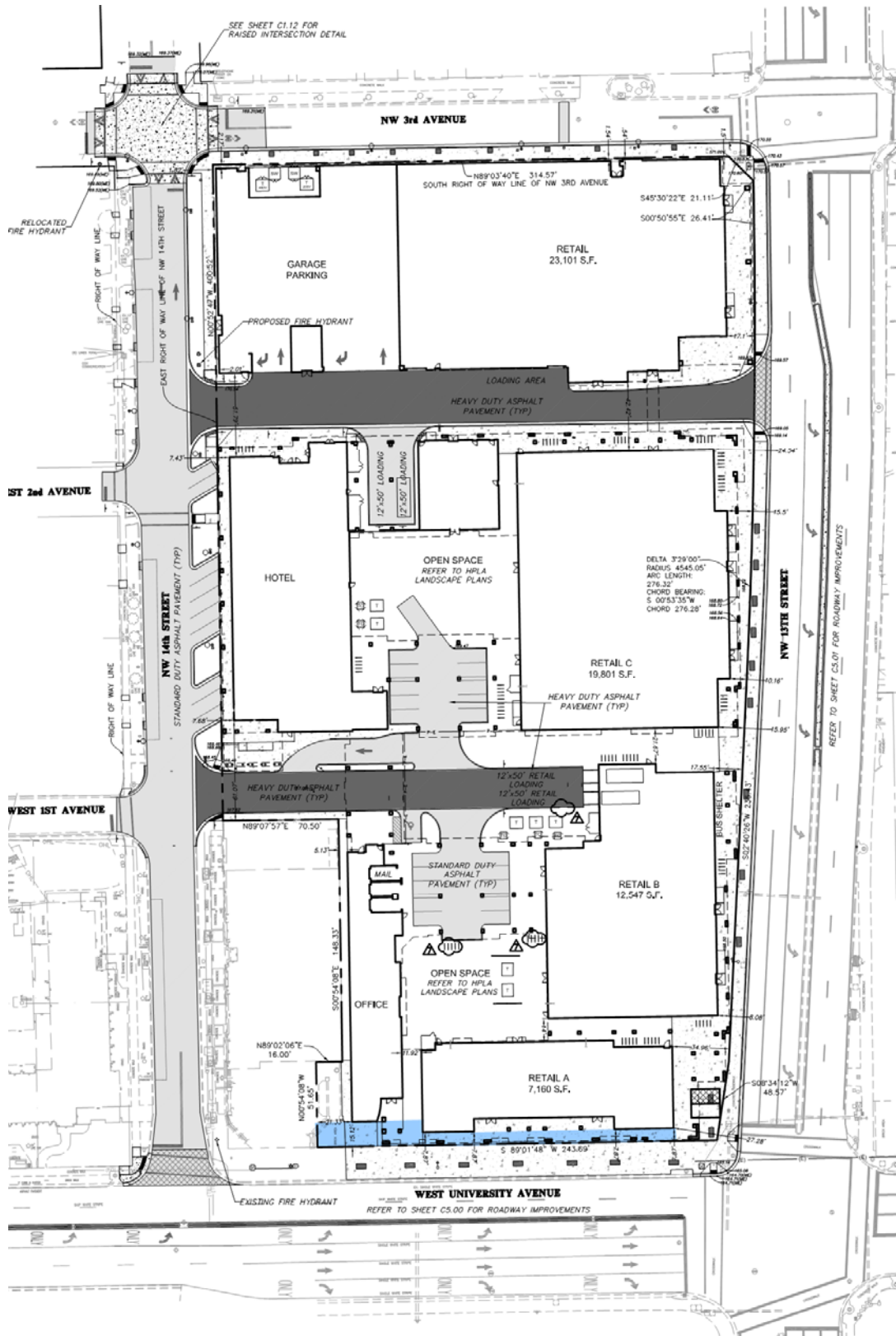


Exhibit "B7"					
University Avenue (Offsite)					
		Quantity	Unit	Unit Price	Total
	Demo Curb & Concrete	500	LF	\$10.00	\$5,000.00
	Traffic Barricade/Street Closure	1	LS	\$1,500.00	\$1,500.00
	Milling 1.5"	560	SY	\$3.50	\$1,960.00
	Asphalt Paving	11	SY	\$25.23	\$277.53
	Concrete Curbs	150	LF	\$20.00	\$3,000.00
	Heavy Duty Concrete	100	SF	\$5.50	\$550.00
	Asphalt Overlay (1.5")	406	SY	\$12.00	\$4,872.00
	Traffic Separator	695	LF	\$25.00	\$17,375.00
	a. Sawcutting Asphalt	695	LF	\$6.25	\$4,343.75
	b. Regular Excavation - hand	154	CY	\$4.69	\$722.26
	c. Additional removal of asphalt & base	6	HRS	\$90.00	\$540.00
	e. Light Tower	4	EA	\$145.00	\$580.00
	f. Asphalt Plant Night shift	1	LS	\$1,875.00	\$1,875.00
	g. Sweeper & Truck	10	HRS	\$125.00	\$1,250.00
	Thermoplastic Striping	1	LS	\$8,340.00	\$8,340.00
	Concrete Ribbon Curb, Paver Underlayment & Concrete Walks	4671	SF	\$11.00	\$51,381.00
	Field & Banding Pavers	3956	SF	\$13.44	\$53,168.64
	a. Paver Waste (herringbone 20%)	791.2	SF	\$13.44	\$10,633.73
	Landscaping				
	Park Side Live Oak	6	EA	\$500.00	\$3,000.00
	Wild Date Palm	1	EA	\$5,000.00	\$5,000.00
	Tree Grates	6	EA	\$2,803.13	\$16,818.78
	Irrigation	1	LS	\$5,989.00	\$5,989.00
	Site Amenities - Benches	3	EA	\$2,568.12	\$7,704.36
	MOT	1	LS	\$27,200.00	\$27,200.00
	Insurance	1	LS	\$1,741.66	\$1,741.66
	Subtotal				\$234,822.71
	General Conditions: Mobilization (5%)				\$11,741.14
	Overhead + Profit (6%)				\$14,793.83
	Grand Total				\$261,357.67

EXHIBIT "B8" – UNIVERSITY AVENUE (ON-SITE)

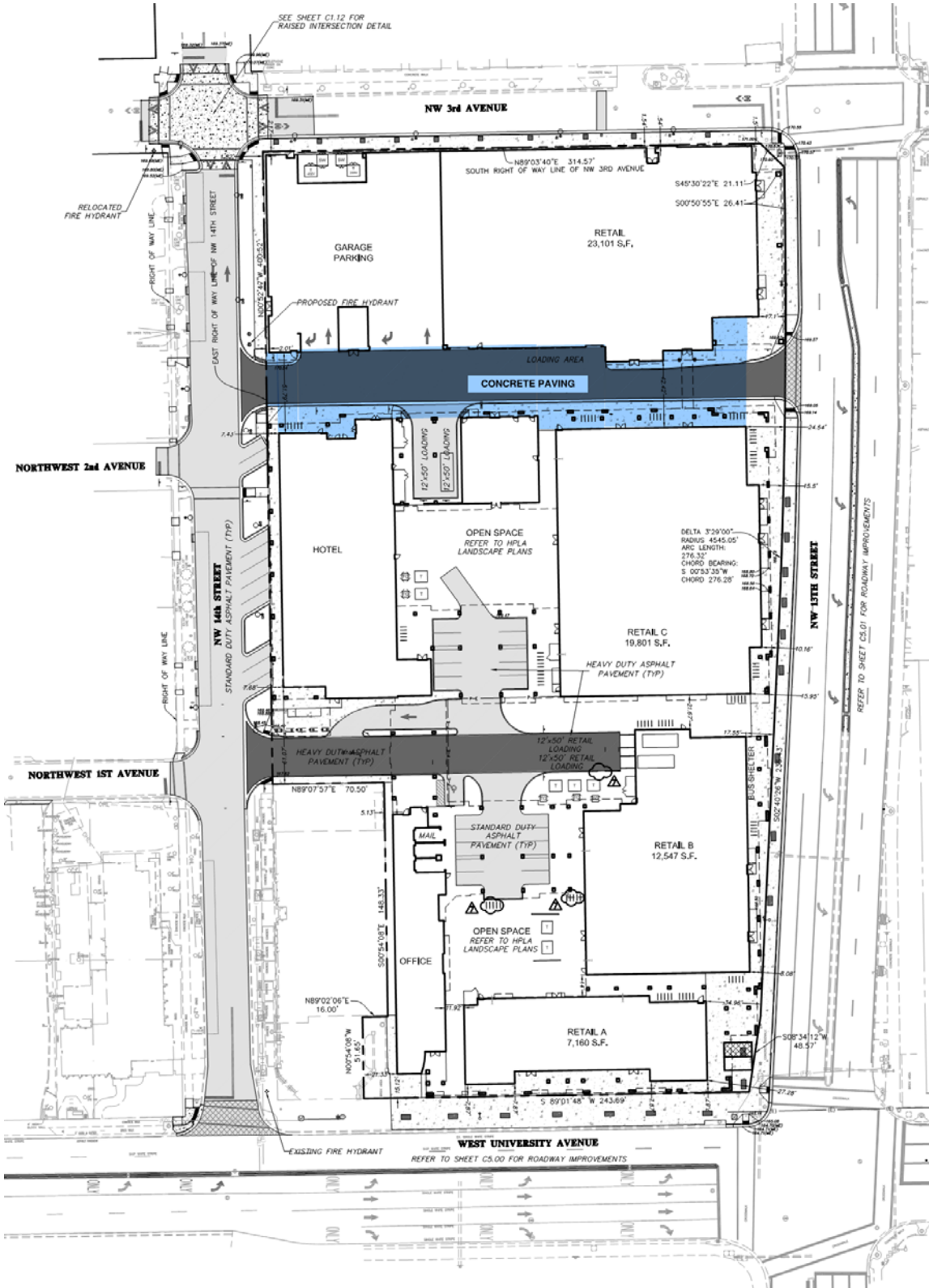
1. Unit Pavers



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EXHIBIT "B9" – NW 2ND AVENUE (ON-SITE)

1. Demolition
2. Water Mains
3. Sanitary Sewer
4. Asphalt Paving
5. Concrete Curbing
6. Sidewalks
7. Unit Pavers
8. Landscaping
9. Site Amenities



[illegible]