

DKArchitects

Lease Proposal for

27 NE 1st Avenue

Pompano Beach, Florida 33060

April 20, 2023



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Date: April 20, 2023

To: City of Pompano Beach, Community Redevelopment Agency
501 Dr. Martin Luther King Jr. Boulevard
Pompano Beach, FL 33060

Re: **PROPOSAL TO SUBLEASE 27 NE 1st STREET**

Dear Members of the Community Redevelopment Agency,

On July 19, 2022, the CRA Board approved the CRA Lease of 27 NE 1st Street to “provide an opportunity to attract a future tenant that will lend to the mix of uses envisioned for Old Town Arts and Entertainment District”.

DK Architects is that tenant!

DK brings an unparalleled level of continuity and commitment to this Community; André Capi, Owner, lives in and has worked in Pompano Beach for over thirty years, consistently participating in civic / private partnerships and philanthropic endeavors.

DK is uniquely suited to help accomplish the **CRA’s Goals and Objectives:**

Reducing or Eliminating Blight

DK is actively participating in the realization of the CRA’s Vision for Historic Downtown Redevelopment (see project images attached).

The most tenured active design firm in the Pompano Beach community since 1978 and in the Historic Downtown since 2019, DK has continuously served the City of Pompano Beach (Continuing Service Contracts with both the City and the CRA), including:

- Master Planning of the Historic Downtown team participation
- South Restaurant - Redevelopment of the vacant and blighted 165 NE 1st Street
- Old Town’s Backyard - Redevelopment of the blighted area flanked by Flagler, NE 2nd Street and NE 1st Avenue
- Ali Cultural Center – Adaptive Re-use and new development of blighted dilapidated historic building
- BaCa - Adaptive Re-use of blighted dilapidated historic building
- Blaise Façade Improvement – 130 North Flagler Avenue Façade Improvement of Deteriorated Historic Building
- Odd Breed – Redevelopment of 50 NE 1st Street to become a brewery, attracting new patrons to the area

Encouraging Public and Private Investments

- DK is a catalyst for New Business Generation. As respected Architects and Planners, prospective clients from outside the area (domestic and international) regularly consult with DK regarding New Business, Development and Redevelopment opportunities.
- Our knowledge of the CRA’s Vision and Initiatives allows us to apprise clients of the many CRA opportunities – a mutually beneficial synergy. We have introduced many new clients to the CRA including South Restaurant’s, Mike Linder, who is pioneering the new Restaurant Era of the Historic Downtown.
- DK is the Historic Downtown’s biggest cheerleader, sharing the Vision for the area’s future with all who will listen, including promotional parties during the Untapped Events, introducing hundreds of new visitors to the area (see photo end of this proposal).

Improving Economic Health

DK Architects moved from East Atlantic Boulevard to the Historic Downtown - 61 NE 1st Street in 2019.

- \$60,000 Invested in our Office Build-out.
- 6 people Employed (4 full-time and 2 part-time)

Investing in Historic Downtown

The Pharmacy Building, originally built in 1953/54 is now 70 years old and in need of improvements.

We propose to gut and Build-out an entirely new code compliant Interior Office space and provide a beautiful Art Moderne Façade Improvement, compatible with the Historic Downtown Core vernacular architectural styles (Renderings attached).

Our investment (\$130,000 Interior Build-out + \$50,000 Façade Improvement) will approach \$200,000 (Construction Budget Breakdown attached).

We propose a Lease Payment of \$18 - \$20 per square foot annually for a duration of five years with three five-year renewals and a maximum annual escalation rate of 3%, including a fixturing period and rent-free term in consideration of our substantial investment in the redevelopment of the Historic Downtown.

While our desire to lease the space is not predicated upon receiving grant/s, we do intend to request CRA Business and Façade Improvement Grants.

SCHEDULE

2 months Construction Documents

2 months Permitting

6 months Construction

Thank you for the opportunity to submit our proposal. It will be a great pleasure to continue to provide Architectural services for OUR City of Pompano Beach!

Respectfully submitted,



Andre' S. Capi, LEEP AP
Director

INDEX OF DRAWINGS

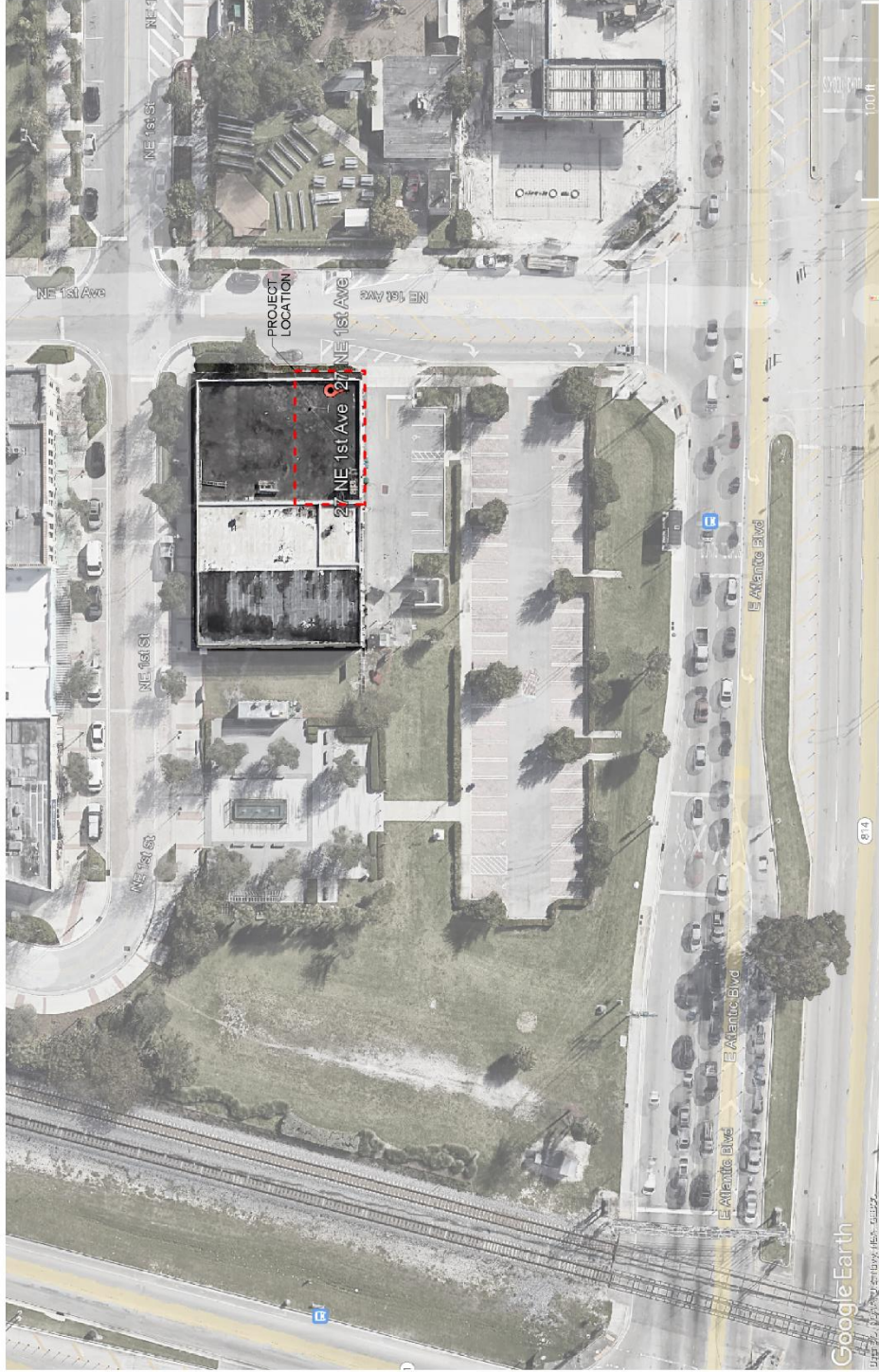
A | 01 **Site Aerial**

A | 02 **Proposed Floor Plan**

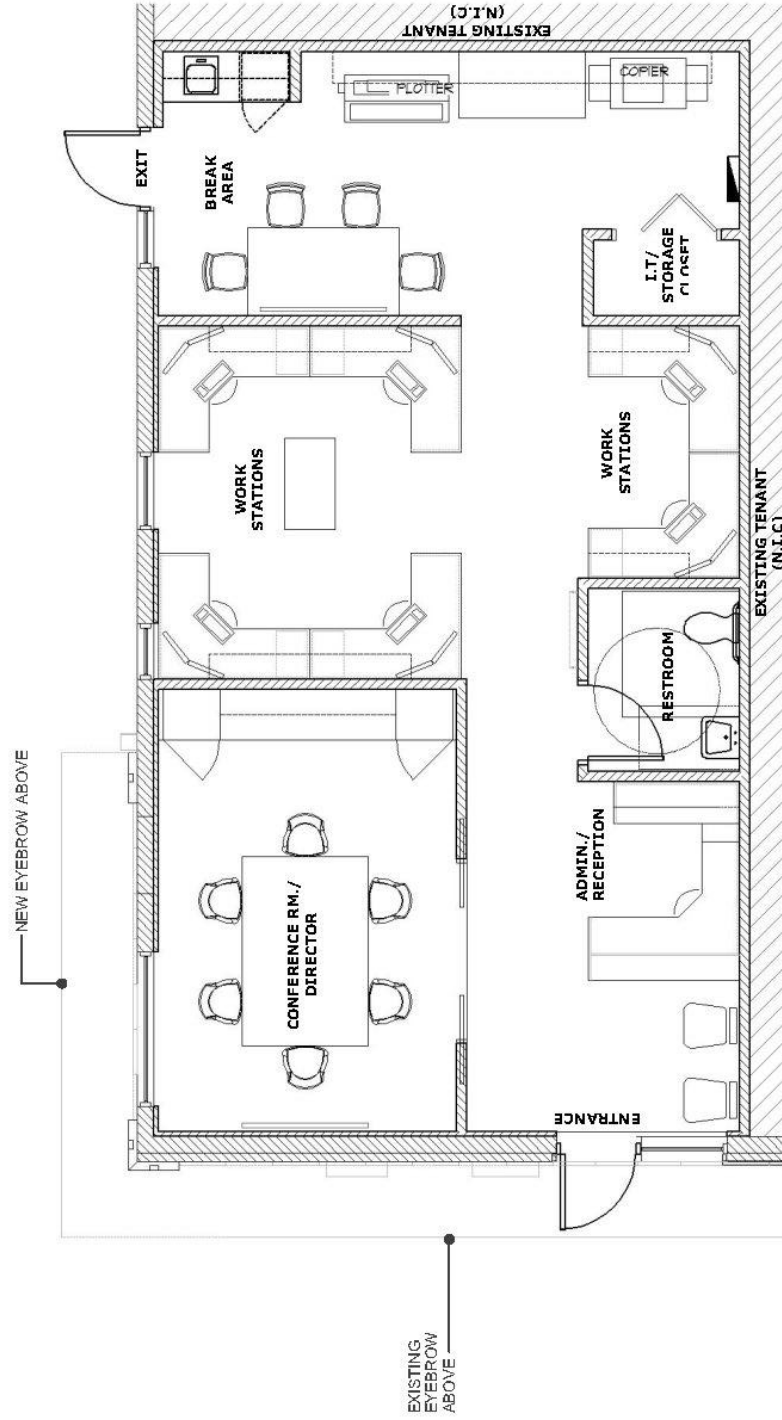
A | 03 **Elevations**

A | 04 **Elevations**

A | 05 **Perspective**

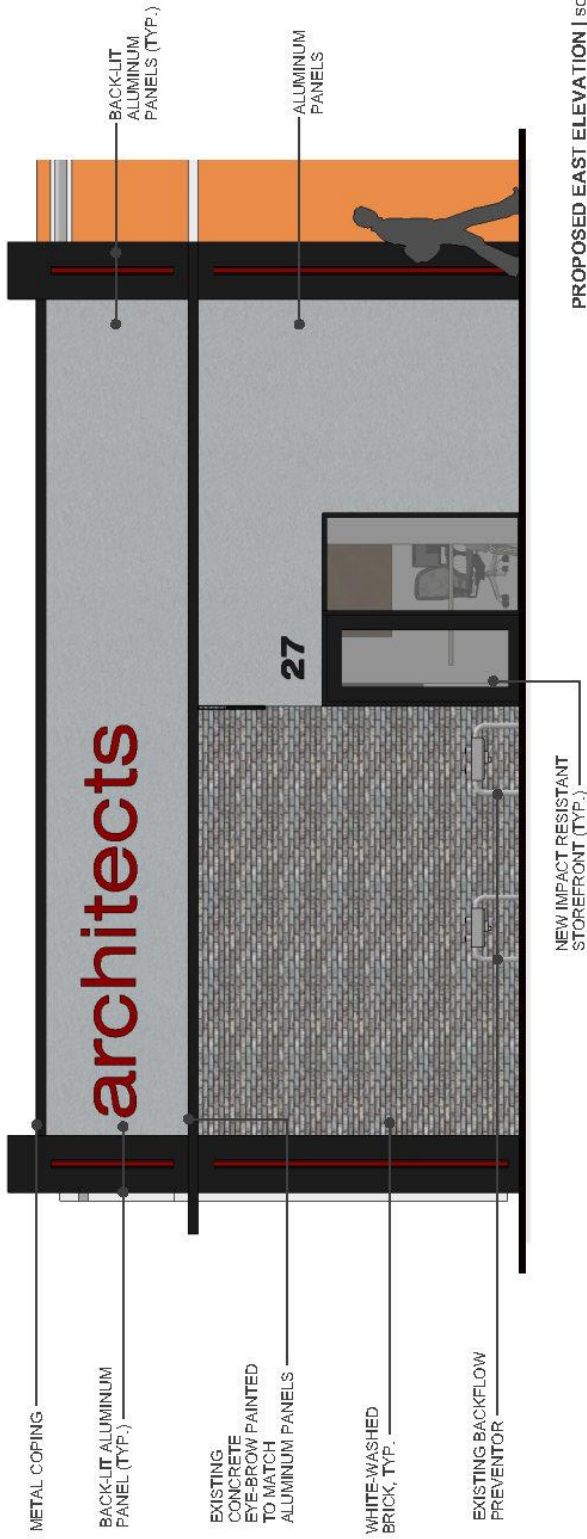


1 | SITE AERIAL | scale : nts





EXISTING EAST ELEVATION | scale: nts



PROPOSED EAST ELEVATION | scale 1/4" = 1'-0



EXISTING SOUTH ELEVATION | scale : nts

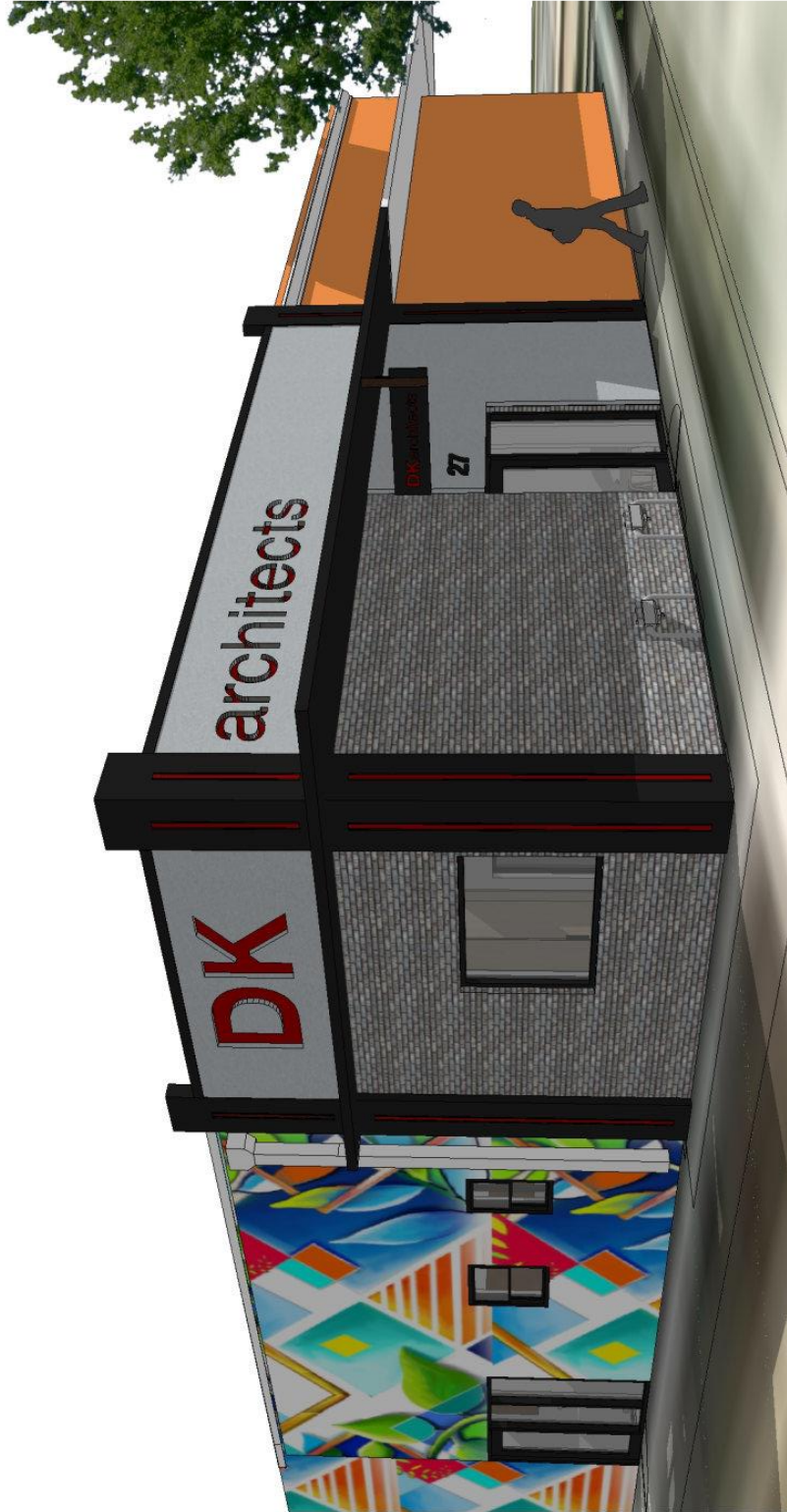


PROPOSED SOUTH ELEVATION | scale 1/4" = 1'-0"

April 20, 2023

27 NE 1st Ave. | Pompano Beach, Florida 33060 | **NEW OFFICE FOR DK ARCHITECTS**

A	02
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PERSPECTIVE VIEW | scale : nts



KORE CONSTRUCTION, LLC

License #CGC1511177

6850 NW 2nd Ave #34

Boca Raton, FL 33487

Phone: 561 447 4448

www.koreconstruction.us



**INTERIOR BUILD-OUT
CONCEPTUAL
CONSTRUCTION
PROPOSAL**

For the **DESIGN
KOLLABORATIVE
ARCHITECTS/PLANNERS,
INC OFFICE BUILDOUT**

Located at:
27 NE 1st Avenue
Pompano Beach, FL

Prepared for:

Mr. Andre Capi

**Design Kollaborative Architects/
Planners**

27 NE 1st Avenue

Pompano Beach, FL

Prepared by:

Amine El-Khoury

KORE CONSTRUCTION, LLC

6850 NW 2nd Ave #34

Boca Raton, FL 33487

Phone: 561 447 4448

March 14, 2023

We thank you for the opportunity to bid on your construction project

Dear Mr. Capi,

I hope this email finds you well. We are excited to collaborate with you on your office buildout project. Attached, please find a comprehensive preliminary budget that serves as an initial budget for the work to be done.

Kindly note that the figures provided in the budget are subject to adjustments as you finalize the design, select materials, and work through other project details. The actual cost may vary, either increasing or decreasing, depending on these factors.

If you have any questions, concerns, or require clarification regarding the attached budget, please do not hesitate to contact us. We are more than happy to discuss any aspect of the project and address your concerns.

We look forward to working with you on this exciting venture and delivering an exceptional office space tailored to your needs.

Thank you for choosing us as your partner in this project.

Best regards,



Amine El-Khoury

KORE CONSTRUCTION, LLC

Office: 561.447.4448

Mobile: 561.560.6060

Email: amine@Koreconstructionllc.com



Schedule of Values Summary

This schedule of values is derived from the architectural drawings provided by the Architect and . However, if there are any deviations from these drawings or differences in the actual site conditions,

Division	Description	Cost \$
DIVISION 01 - GENERAL REQUIREMENTS	General Requirements	\$10,000
DIVISION 02 - EXISTING CONDITIONS	Existing Conditions/ Demolition	\$6950
DIVISION 04 - MASONRY	Walls - framing drywall	\$16,991
DIVISION 09- FINISHES	Finishes	\$23,696
DIVISION 10- SPECIALTIES	Specialties	\$28,500
DIVISION 22 - PLUMBING	Plumbing	\$8450
DIVISION 23- HEATING, VENTILATION AND AIR CONDITIONING	New duct work on existing AC system	\$17,761
DIVISION 26 - ELECTRICAL	Electrical	\$8500
PROJECTED COST		\$120,848
	OVERHEAD & FEES	\$9,668
	INSURANCE (3%)	0
TOTAL PROJECT COST		\$130,516

they will be thoroughly evaluated and appropriately reflected in the proposal.

Scope Clarification

Below is a list of clarifications which are organized per division and include any Exclusions/ inclusions.

SR #	DESCRIPTION	QUANTITY	UNIT	TRADE COST
DIVISION 01 - GENERAL REQUIREMENTS				
	Supervision	1	LS	
	Permits	1	LS	
	Final Cleanup	1	LS	
	Mobilization Costs	1	LS	
	Temporary Control & Facilities	1	LS	
	Equipment Rental	1	LS	
Sub Total				\$10,000
DIVISION 02 - EXISTING CONDITIONS/ DEMOLITION				
	<u>Demo.</u>			
	Complete interior Demolition of existing ceiling, flooring, walls. Haul debris off site	1074	SF	
Sub Total				\$6950
DIVISION 04 - MASONRY/WALLS				
	5/8" Gypsum Board. 1 1/2" Metal Furring @24" O.C. 1 1/2" Rigid insulation	550	SF	
	5/8" Gypsum Board. 3 5/8" Metal Furring @24" OC R-19 insulation	3000	SF	
Sub Total				\$16,991
DIVISION 09- FINISHES				
	(2x2) ACT Ceiling	1074	SF	
	Carpet Tile Floor	1074	SF	
	Paint interior and exterior	4200	SF	
	Bathroom Tile	100	Sf	
Sub Total				\$23,696
DIVISION 10- SPECIALTIES				

	Cabinetry and millwork	1	Ls	
	Exterior walls Windows/Storefront/ Excluding signage	1	Ls	
Sub Total				\$28,500
DIVISION 22- PLUMBING				
	Bathroom	1	EA	
	Kitchenette	1	EA	
Sub Total				\$8450
DIVISION 23- HEATING VENTILATION & AIR CONDITIONING				
	Ductwork on existing HVAC	1	EA	
Sub Total				\$17,761
DIVISION 26 - ELECTRICAL				
	Electric per new layout on existing panels. No fixtures included	1	EA	
Sub Total				\$8500
PROJECTED COST				\$120848
OVERHEAD & FEES				\$9,667.84
INSURANCE				
Total Cost				\$130,516
Notes:				
This estimate is valid for 30 days (April 14, 2023).				

-DK Architects | CRA Projects

Civic return to our community is afforded by reliance on local resources and small businesses. We continually seek new solutions to strengthen the local economy and foster positive community support. We develop innovative solutions which create economic value which consistently delivers superior financial performance from our projects.

The Ali Cultural Arts Center

353 Dr. Martin Luther King Blvd.

Pompano Beach, FL 33060



ALI BUILDING AND CULTURAL CENTER



The Ali Building has historic significance in that it is a rare surviving example of the early 20th century vernacular architecture that once comprised a thriving commercial district along MLK Boulevard/Hammondville Road.



Bailey Contemporary Arts (BaCA)

The Bailey Hotel Historic Rehabilitation

41 NE 1st Street

Pompano Beach, FL 33060



Located in the historic Bailey Hotel structure (built in 1923), this venue is the catalyst for the city's emerging cultural community. It houses two main galleries to showcase exhibitions, the Blooming Bean Coffee Roasters and a dynamic upstairs occupied by "Artists in Residence".

Briny Avenue

Underground and Streetscape Improvements

Complete Streets Concept



In one of the most desirable locations in Pompano Beach is Briny Avenue. This was an old and rundown street at a very desirable location, a diamond in the rough.

The City of Pompano Beach is investing in its future and the redevelopment of key areas of the city. The streetscape renovation of Briny Avenue is one of the many projects they have worked on as part of this ongoing initiative. DK Architects designed the new streetscape, and Burkhardt Construction, also a local firm, built it. The end result is a reason of pride for not only the City, but local residents as well.

South Bar & Kitchen

165 NE 1st Ave.

Pompano Beach, FL 330660



Located in the heart of Downtown Pompano Beach, South Bar & Kitchen is a contemporary Southern American concept with a heavy Louisiana influence. This project further broadens the CRA's vision in revitalizing historic Pompano Beach with beautiful and thoughtful architecture.

South Bar & Kitchen



Interim Use Parking Lot

201 NE 1st Ave.

Pompano Beach, FL 33060



Odd Breed

50 NE 1st St.

Pompano Beach, FL 33060



Papamigos

44 NE 1st St.

Pompano Beach, FL 33060

Architect of Record: RJS Architects



Back Yard

1 NE 1st Ave.

Pompano Beach, FL 33060



Wash House

11 NE 1st St.

Pompano Beach, FL 33060



Conch Key Villas

451 NE 1st St.

Pompano Beach, FL 33060



Life Guard Tower

Pompano Beach, FL



Historic Downtown Promotional Party
Pompano Beach, FL



SAMPLE McDOUGALD HOUSE
ACADEMY ROOFING
A& E TOWING
AQUA ONE MARINE 330 S FEDERAL HWY POMPANO BEACH, FL
AQUARELA BRASILEIRA - BRAZILLIAN RESTAURANT 2711 E ATLANTIC
ATLANTIC ANIMAL CLINIC
ATLANTIC GARDENS
ATLANTIC MOLDING NE 4 AVE & NE 28 STREET POMPANO BEACH, FL
ATLANTIC NURSERY SID HOWMAN
ATLANTIC PAVERS
ATLANTIS JEWELERS
BAILEY BANK AND HOTEL
Bateman, Gordon, and Sands
BEACHWAY PHARMACY
BELLAMONTE
BENNETT INTERIOR OFFICES POMPANO, FL
BIG AND SMALL PAWN
BOYS & GIRLS CLUB POMPANO BEACH
BROTHERS RESTAURANT POMPANO BEACH
CHOON BUILDING
CHURCH OF CHRIST PRELIMINARY PLANS POMPANO BEACH, FL
DILALLA SHOE REPAIR SHOPPERS HAVEN, POMPANO BEACH
DI'S TOT HAVEN
DR. HALL DENTAL OFFICE REMODEL - 2707 E. ATLANTIC BLVD.
DR. MERKLE OFFICE ADDITION 1101 E SAMPLE ROAD
DUNKIN DONUTS @ OCEANSIDE
DUNKIN DONUTS COPANS BUSINESS CENTER
DUNKIN DONUTS CYPRESS & McNAB RD. POMPANO BEACH, FL
DUNKIN DONUTS CYPRESS CREEK STATION
DUNKIN DONUTS PALM AIRE PLAZA
ELY HIGH SCHOOL - PROJECT ENTERPRISE
ENTERPRISE SE 4 STREET & US1 POMPANO BEACH, FL
FAT FREE FOODS POMPANO BEACH, FL
FIRST METHODIST CHURCH POMPANO BEACH, FL
FIRST PRESBYTERIAN CHURCH OF POMPANO
FLOWERS BAKERY / OMNI DEVELOPMENT CORP POMPANO, FL
FLOYD McBRIDE 2270 NW 2 STREET POMPANO BEACH, FL
Former Nickel's Restaurant
FRANCO'S COCKTAIL MIXES
GERBER BUILDING
GIANNI'S
GOLDEN CORRAL POMPANO BEACH FL
HATIAN BAPTIST CHURCH
HOPE LUTHERAN CHANCEL PHYSICAL WORK
HUNGRY HOWIE'S PIZZA
HUNTINGTON LEARNING CENTER
INTERNATIONAL - 1480 S OCEAN BLVD - POMPANO BEACH, FL
JOHN KNOX VILLAGE - CONDO TOWER SINGER
JOHN KNOX VILLAGE
KEYS @ VENITIAN ISLES SHOPPING CENTER

LaCOSTA BEACH CLUB 1504 NORTH OCEAN BLVD POMPANO BEACH,
LIBERTY BELLE TRANSPORTATION
LYNCH SEAFOOD 437 E ATLANTIC BLVD
McDONALD'S - AMOCO 290 COPANS ROAD
McDONALDS - EAST ATLANTIC BOULEVARD
METZGER - ROYAL PAM BUSINESS CENTER
NICHOLS RESTAURANT
NOVA VISCAYA
OCEAN MARBLE & TILE
PIRANHA PAT'S
PIZZA BELLA 437 E ATLANTIC BLVD
PLUM PLAZA
POMPANO BEACH MARINE CENTER - HIDDEN HARBOUR
POMPANO BEACH MEDICAL CENTER - ATLANTIC BOULEVARD
POMPANO BEACH MILTI PURPOSE CENTER A/C GYMNASIUM
POMPANO BEACH MULTI PURPOSE CENTER BLEACHERS
POMPANO BEACH MULTI PURPOSE CENTER ROOF REPLACEMENT
POMPANO CHAMBER OF COMMERCE
POMPANO PAVERS
POMPANO PAWN & JEWELRY (DOT PROJECT)
POMPANO PLAZA REMODEL FRED ASTLE
POMPANO SQUARE MALL
SAM'S CANVAS POMPANO BEACH, FL
SANDS HARBOR
SEA GARDEN LAUNDRY FACILITY - VACATION BREAK POMPANO BEACH
SHEEHAN PONTIAC N FEDERAL HWY
ST HENRY'S PHASE I
STIMPSON OFFICE ADDITION
TAHA MARINA
TINT KING 1540 S FEDERAL HWY POMPANO BEACH, FL
TRADEWINDS OF POMPANO
UMBERTOS
UNISOURCE - NEW OFFICE
WILKINS GOLF

D.U.C

61 NE 1st St., Pompano Beach, FL 33064
954-504-1010

04/17/2023

D.U.C
61 N.E. 1st Street #4
Pompano Beach, FL 33060

Re: Design Kollaborative Architectes / Planners Inc. – Lease

TO: Community Redevelopment Agency / City of Pompano Beach

Design Kollaborative Architects / Planners Inc. (DK) has been a tenant from October 2019 to present (August 2023). They have always paid on time.

DK and D.U.C did a substantial improvement and build out prior to taking occupancy in October of 2019 and DK has been very respectful of the property.

D.U.C has decided to exercise the lease option of subject property, necessitating the relocation of DK.

Everything has been exercised in a business manner.

If any other further assistance is needed please don't hesitate to contact Mr. Usman at 954-682-7600 or joeusman@gmail.com.



G. H. Usman

D. U. C. President

MCK Group, LLC.

April 17, 2023

City of Pompano Beach/CRA
100 West Atlantic Blvd
Pompano Beach, FL 33060

Re: Design Kollabarative Architect Planners, Inc.

Please be advised that the above entity rented office space located at 24 NE 24th Avenue, Pompano Beach, FL 33062 from 2004 through October 2019. Prior to moving in, they invested in a substantial build out to suit their needs. They were a valued tenant, always in good standing, throughout this time period.

They were asked to leave in October 2019 due to extensive remodeling plans of the building located at this address by the owner.

Regards,



JaCinda L. Carey
Office Manager

**Carl & Summer Jobson
10000 Mandarin Street
Parkland, FL 33076
954.296.9410
carljobson@gmail.com**

April 17, 2023

Re: Design Kollaborative Architects / Planners Inc.
To: City of Pompano Beach
Community Redevelopment Agency

To Who It May Concern;

I have worked with Design Kollaborative Architects / Planners, Inc. (DK) on many projects since 2011, including several in Pompano Beach.

Their knowledge of Land Use and Planning has been especially helpful, but also their production of quality Construction Documents and eagerness to see projects all the way through Permitting and Construction has been an invaluable asset.

Our working relationship has always been professional, and I look forward to continued collaboration in the future.

Regards,

A handwritten signature in black ink, appearing to read 'Carl Jobson', with a stylized flourish at the end.

Carl Jobson
President of S & C Investments