



Exhibit 2

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## MEMORANDUM

TO: Daniel Rosemond, City Manager      CLIENT-MATTER NO.: 38648.0012  
CC: Lynn Whitfield, Esq., City Attorney  
FROM: Sidney C. Calloway /scc  
DATE: April 28, 2016  
RE: Projected Costs Estimate for Due Diligence Associated with Potential Improvements to Hibiscus Street, Hallandale Beach, Florida

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This memorandum responds to your request for a projected estimate of the fees, costs and expenses likely to be incurred to complete the due diligence work necessary to (a) identify and analyze the need for public right of way as a primary means of reducing protracted congestion existing in and around the Hallandale Beach Boulevard/Federal Highway corridor, and (b) to evaluate and document the impacts and justification for the acquisition of adjacent private property, as well as to develop related concept plans to demonstrate the existing conditions and proposed improvements to Hibiscus Street. Hibiscus Street is presently a public secondary road which has an ingress/egress access point from northbound Federal Highway and extends eastward approximately 600 feet where it ultimately terminates at the adjacent property apparently owned by Gulfstream Park Racing Association, Inc.

For purposes of the requested cost estimate, we preliminarily assume that there are likely to be between six (6) and twelve (12) private property folios that could be impacted by a conceptual improvement and extension of Hibiscus Street from Federal Highway east to NE 14<sup>th</sup> Avenue. However, the actual number of impacted parcels could change based on a number of factors, including additional consultations and communication between the City, stake holders and private property owners, and also as a result of consultations with other jurisdictional agencies. Public input and other considerations may also affect the number of parcels to be acquired.

The cost estimate also assumes a projected timeline of about ninety (90) days to complete the conceptual development elements, roadway plans, drainage design alignment recommendations, and corridor study reports. Again, the projected timeline and work product could be impacted by suggested communications, negotiations and/or conferences between the City's consultants and executive staff, and affected stakeholder interests.

Tasks	Projected Costs	Consultant
<b>Survey:</b>	\$ 18,500.00	K & S
· Review title work, search for and obtain property corners to establish right of way, prepare map.		K & S
· Misc. title search/review	\$ 7,700.00	
<b>Existing Utility Owners and coordination:</b>	\$ 6,000.00	K & S
· Identifying existing utility owners		
· Analysis of utility adjustments		
<b>Concept Development:</b>	\$ 30,000.00	K & S
· Develop alternative concept alignments		
· Identify preferred alternative		
· Identify design variation and exceptions		
<b>Roadway Plans:</b>	\$ 15,000.00	K & S
· Typical section analysis		
· Roadway design alternative		
· Identify construction segments		
<b>Drainage:</b>	\$ 21,000.00	K & S
· Drainage data collection		
· Pond siting analysis and report		
· Location hydraulic report		
<b>Traffic:</b>	\$ 15,000.00	K & S
· Analysis of signalized Intersection at Hibiscus		
· Document traffic analysis in Figures, Tables and Report.		
<b>Corridor Alignment Study Report:</b>	\$ 21,000.00	K & S
· Write draft and final report		
<b>Environmental analysis:</b>	\$ 49,000.00	K & S
· Conduct field reviews		

- Analyze environmental conditions based on finalized concepts, and produce documentation for report. Includes socioeconomic, archaeological/historical, wetlands, endangered species, contamination screening, noise, air, and related analyses

<b>Subtotal for Projected Engineering Work Not Completed</b>	<b>\$ 183,200.00</b>	<b>K &amp; S (70% of total)</b>
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#### **Real Property Valuation (6 Parcels):**

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|---|----------------------|----------------------------------|
| · Fair Market Valuations for Property Acquisition | <b>\$ 27,000 .00</b> | <b>WD&amp;P (10.3% of total)</b> |
| · Business Valuation Analysis                     | <b>\$ 22,000.00</b>  | <b>(8% of total)</b>             |

#### **Acquisition Representation**

- |   |                     |                               |
|---|---------------------|-------------------------------|
| · Legal Counsel for Acquisition Documents, Negotiation, Conferences & Public Meetings | <b>\$ 30,000.00</b> | <b>S&amp;B (11% of total)</b> |
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<b>Total Cost Estimate</b>	<b>\$ 262,200.00</b>
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