

EXHIBIT 8

LandAmerica Development Corporation

Bid Contact **Hilary Reid**
hreid@laholdingsgroup.com
Ph 954-637-2745
Fax 954-251-0759

Address **2200 N. Commerce Parkway**
Suite 200
Weston, FL 33326

Qualifications **MBE**

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
12642-925--01-01	Property Purchase Offer	Supplier Product Code:	First Offer -	1 / each	Y	Y
Supplier Total					\$0.00	

LandAmerica Development CorporationItem: **Property Purchase Offer****Attachments**

Development Proposal - CRA Property Proposal Solicitation 12642-925.pdf

Company Profile - LandAmerica and Associates.pdf

Addendum 1 CRA.pdf

Addendum 2 CRA.pdf

Licensing Portal - License Search Vincent Prince - LandAmerica.pdf

CertificateOfInsurance_2508539.pdf

OSD_MBE_Certificate.pdf



FL License
CGC 1530368

Development Proposal
CRA Property Solicitation 12642-925

Contact

Vincent Prince
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Development Proposal for CRA Property Solicitation 12642-925

LandAmerica Holdings & Investments Group, LLC (“LandAmerica”) d/b/a LandAmerica and Associates was established as a vehicle for developing and managing real estate projects and properties throughout the America’s. LandAmerica and Associates project portfolio includes numerous commercial and residential projects in the US and abroad, including the Emerald Gardens Townhomes and Cooper Jack Marina (Turks & Caicos Islands), Blue Sky Recording Studios (Aventura, Florida), projects at the former American Airlines Arena and Jackson Memorial Hospital (Miami, Florida), affordable home projects developed for the City of Pompano Beach, Florida and various residential and commercial projects in Miami, Ft. Lauderdale and West Palm Beach, Florida.

LandAmerica and Associates has launched and completed several residential and commercial projects in the role as project developer, general contractor, construction manager, architect and project engineer.

LandAmerica and Associates includes the LandAmerica companies and its affiliates Skywerk Development Corporation and Campanile and Associates. We provide the following services either directly or through our third-party partners and affiliates:

- real estate project finance
- architecture and design
- surveying and engineering
- construction and construction management
- real estate leasing and sales

Management Team

Mr. Vincent Prince, a graduate of Auburn University. Mr. Prince is a CPA and General Contractor and a former senior financial manager with a 20-year career in the corporate arena, including senior positions with several Fortune 500 Companies. Mr. Prince has a proven track record for helping organizations expand sales and profits, reduce operating costs and make efficient use of technology and an extensive background in real estate development and real estate finance.

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Mr. Jason Shlansky, B.Arch, CGC, is a licensed architect and General Contractor. As a designer and general contractor, Jason's focus is on building projects which are designed in symbiosis with nature. His influences are eco-modern and permaculture architecture, function over form and form as a result of function. He uses technology to streamline building and design processes. Jason has been instrumental in the design, development and contraction of numerous commercial and residential projects throughout South Florida.

Mr. Lou Campanile, Jr., P.E. is a graduate of the Georgia Institute of Technology (Georgia Tech) and holds a Professional Engineer (P.E.) certification and is also a licensed land surveyor. Mr. Campanile has developed numerous commercial and residential projects ranging from hotels, shopping malls, grocery stores, numerous box retailers to many residential subdivisions.

Ms. Hilary Reid heads our public relations and marketing efforts. Ms. Reid has an extensive career in sales and real estate including positions with AT&T, ABN Amro Bank and real estate finance positions with Morgan Stanley Capital, Inc., and Deutsche Bank.

Property sales and rentals are managed through professional real estate sales and property management organizations.

Organizational Structure

LandAmerica, Skywerk Development and Campanile and Associates operate under a Development Agreement. LandAmerica has also engaged services KAP Architecture, ARA Engineering Services (structural and MEP) and others to provide design, architectural and engineering services.

General Contractor Associates - Jason Shlansky and Vincent Prince are both Certified General Contractor associates and collectively provide contracting and construction management services for LandAmerica and Associates projects.

Engineering Associate - Lou Campanile, Jr., P.E., is our Professional Engineering affiliate. Lou provides surveying services through Campanile and Associates and site planning, site engineering and site utility construction management services for LandAmerica and Associates projects.

Architectural Associate - Jason Shlansky B.Arch, CGC is our Professional Architectural affiliate. Jason provides construction and design services and submissions to ensure regulatory approval for the vertical construction for LandAmerica and Associates projects.

**Consultants:**

Architect: Kurt Petgrave of KAP Architecture and Design is a multi-discipline firm located in Miramar, Florida has more than 10 years of experience as an architecture and design firm in the State of Florida. The firm specialize in land planning, architectural design, construction management and post occupancy evaluation.

Structural Engineer: Eduardo Roman, P.E. of ARA Engineering, LLC. Mr. Roman provides structural engineering services and management. ARA Engineering also provides forensic engineering and special/threshold inspection services on many type of buildings and provides structural performance design calculations on significant concrete, steel, masonry structures for single-family homes, multi-family units and midrise buildings. ARA is licensed in Florida, Texas, Alabama, Georgia.

Mechanical / Electrical & Plumbing Engineer: Eduardo Roman P.E. (ARA Engineering) and Joe Spasovski, P.E. of International Consulting Engineers & Design, LLC. provides construction engineering design for HVAC, electrical circuits and wiring and plumbing for single-family homes, multi-family units and mid-rise residential and mixed-use developments.

Typical Projects

Our market is urban development and construction. Our focus is securing urban development opportunities, preferably in underserved communities where we seek to develop, design and build high quality, moderately priced, market-based projects for which there is demonstrated demand.

Typical unit features:

- 2 to 4 bedrooms, 2 to 3 baths, one or two car garages. Average SF under A/C 1,000 to 2,200
- porcelain tile and laminate floors
- plywood kitchen and bathroom cabinets and with natural stone or quartz counter tops and all new appliances
- interior lighting fixture package with smoke alarms
- high-efficiency central A/C and heating
- ceiling fans in all bedrooms and living room areas
- tile roofing system
- complete wiring system for alarm, cable, internet and telephones,
- automated in-ground sprinkler system for all landscaping and lawn areas

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Organizational Structure

LandAmerica and Associates will serve as Developer and General Contractor for the project and through affiliates will provide architectural and engineering design services and construction management and project management services.

Project Overview. LandAmerica and Associates are proposing a development project for the properties located between NW 7th Terrace and NW 8th Avenue and Sistrunk Boulevard in Ft. Lauderdale, Florida. The proposal consists of designing, entitling and building a mid-rise, mixed-use building, including required parking, on eight (8) adjoined vacant lots included in the Purchase and Development of CRA Property Solicitation 12642-925.

The lots are zoned under the NWRAC zoning overlay.

Our development proposal includes a six (6) floor building with 50 rental units and 5 commercial bays with 2 level parking garage containing approximately 50 parking spaces per floor.

The apartments will average 950 SF and include a mix of one bedroom and two bedroom units with 1½ and 2 bathrooms, a kitchen, living room and dining area.

Target Market. The target market includes couples, single parents, blended families, young urban professionals and retirees. The average straw person renter has a combined income of \$62,400+ per year or \$1,200 per week or qualifies for rental assistance through the section 8 rental program. Anticipated average monthly rents are \$1,500 - \$1,800 per month.

The development will be in the Sistrunk, NWRAC area of Ft. Lauderdale, Florida, approximately 10 minutes northwest of downtown Ft. Lauderdale. The proposed development will be located on the main commercial corridor of a solid residential community that contains numerous single family homes and several recently constructed apartment complexes.

The homes in the immediate area are valued at between \$275,000 and \$400,000 and sell for approximately \$200 per SF.



Sistrunk Place:



Concept Photos

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Development Proposal Overview

Our proposal consists of LandAmerica and Associates acquiring the properties located between NW 7th Terrace and NW 8th Avenue and Sistrunk Boulevard in Ft. Lauderdale, Florida and designing, entitling and building a mid-rise, mixed-use building, including required parking, on eight (8) adjoining vacant lots included in the Purchase and Development of CRA Property Solicitation 12642-925.

The proposed project consists developing and constructing a six (6) floor building with 50 rental units and 5 commercial bays with 2 level parking garage containing approximately 50 parking spaces per floor.

The apartments will average 950 SF and include a mix of one bedroom and two bedroom units with 1½ and 2 bathrooms, a kitchen, living room and dining area.

The development will be owned and operated by LandAmerica and Associates and based on the following:

- Per the proposed budget, LandAmerica and Associates will secure construction financing for the development of the project totaling \$11,000,000
- LandAmerica and associates will secure bridge financing of approximately \$400,000 to cover all costs required to secure construction financing and building permits including:
 - Legal \$5,000
 - Surveying & engineering costs \$45,000
 - Architecture & design costs \$275,000
 - Permit and entitlement applications \$25,000
 - Project management costs \$50,000
- The lots will be pledged as collateral against the bridge loan and against the construction loan
- Both the bridge loan and the construction loan will be provided by a third party lender with LandAmerica and Associates serving as guarantor of the loans. The anticipated funding commitment for the 50 rentals, the parking garage is \$11,000,000

The proposal includes a request for CRA funding for 10% of project cost or \$1,100,000.

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Sistrunk Place (CRA Solicitation 12642-925)
NW 7th Terrace to NW 8th Avenue & Sistrunk Blvd.
Sources & Uses of Funds

		Loan to Cost	Loan to Value
Land Contribution	1,245,000		
Soft Costs	400,000		
Demolition and Clearing Costs	30,000		
Site & Horizontal Building Costs	650,000		
Vertical Building Cost	7,000,000		
Parking Garage	2,300,000		
Construction Management Cost	300,000		
Development Fees	500,000		
Permits & Impact Fees	120,000		
Interest Reserve & Closing Costs	800,000		
Total Project Costs / Use of Funds	13,345,000		
Owner Investment - Contributed land value	1,245,000		
CRA Funding (development costs)	1,100,000		
Bank Financing	11,000,000	82%	70%
Total Source of Funds	13,345,000		
Projected as completed value	15,811,636		

Sistrunk Place
Five Year ProForma Income Statement

Sistrunk Place
Rental Income Projections

	Projection 2024	Projection 2025	Projection 2026	Projection 2027	Projection 2028
Revenues					
Property Sales	0	0	0	0	0
Property Rentals - Residential	990,000	1,020,000	1,020,000	1,040,400	1,040,400
Property Rentals - Commercial	180,000	192,000	192,000	195,840	195,840
Sales Commissions	0	0	0	0	0
Rental Commissions	-97,500	-10,100	-10,100	-10,302	-10,302
Total Revenues	1,072,500	1,201,900	1,201,900	1,225,938	1,225,938
Cost of Sales					
Property Sales	0	0	0	0	0
Other - CAM	0	0	0	0	0
Total Cost of Sales	0	0	0	0	0
Gross Profit	1,072,500	1,201,900	1,201,900	1,225,938	1,225,938
Sales & Admin Expenses					
Advertising Expense	-5,000	-2,500	-2,500	-2,550	-2,550
Property Management	-70,200	-72,720	-72,720	-74,174	-74,174
Property Maintenance	-23,400	-24,240	-24,240	-24,725	-24,725
Property Tax	-204,000	-204,000	-204,000	-208,080	-208,080
Property Insurance	-28,800	-28,800	-28,800	-29,376	-29,376
Total Expenses	-331,400	-332,260	-332,260	-338,905	-338,905
Net Income	741,100	869,640	869,640	887,033	887,033

Projected Annual Debt Service (on Perm. Financing)
Debt Coverage

489,800
1.78

Required debt coverage to secure perm. financing

1.30

Project Valuation based on 5.5% CAP Rate

15,811,636

Permanent Debt Financing

12,245,000

Sec. 47-5.34. - Table of dimensional requirements for the RM-15 and RMs-15 districts. (Note A)

Requirements	Single Family Dwelling	Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling	Single Family Dwelling: Zero-Lot-Line	Single Family Dwelling, Attached: Cluster	Single Family Dwelling, Attached: Townhouses	Multifamily Dwelling	Bed and Breakfast Dwelling	Other Uses
Maximum density (du/net acre)	15	15	15	15	15	15	30 sleeping rooms per net acre (maximum 9 sleeping rooms maximum per dwelling)	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	7,500	5,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	200 (Note B)
Minimum lot width	50	50	40	See Section 47-18.9	50	50	50	100
Minimum floor area (sq. ft.)	1,000	750 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	None
Minimum front yard (ft.)	25	25	25	25	25	25	25	25

Minimum corner yard (ft.)	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	See <u>Section 47-18.38</u> 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25% of lot width but not less than 10 ft. nor greater than 25 ft. 20 ft. when abutting a waterway	25	25% of lot width but not less than 10 ft. 20 ft. when abutting a waterway	25
Minimum side yard (ft.)	5 ft. - up to 22 ft. in height for one or two story buildings Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height. 20 ft. when abutting a waterway	Same as single family requirement 20 ft. when abutting a waterway	See <u>Section 47-18.38</u> 20 ft. when abutting a waterway	See <u>Section 47-18.9</u> 20 ft. when abutting a waterway	See <u>Section 47-18.33</u> 20 ft. when abutting a waterway	10 20 ft. when abutting a waterway	10 ft. - up to 22 ft. in height Where a building exceeds 22 ft. in height that portion of the building above 22 ft. shall be set back an additional 1 ft. per foot of additional height 20 ft. when abutting a waterway	20

Minimum rear yard (ft.)	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	15 20 ft. when abutting a waterway	See <u>Section 47-18.9</u> 20 ft. when abutting a waterway	20	20	20	20
Minimum distance between buildings (ft.)	None	None	None	None	None	10	None	10

Note A: Dimensional requirements may be subject to additional regulations, see Section 47-25, Development Review Criteria.

Note B: May be increased to 300 feet subject to criteria provided in Section 47-23.13.

(Ord. No. C-97-19, § 1(47-5.4), 6-18-97; Ord. No. C-99-21, § 1, 3-16-99; Ord. No. C-99-27, § 4, 5-4-99; Ord. No. C-17-47, § 16, 1-3-18)



Contact

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LandAmerica Holdings & Investments Group, LLC

COMPANY BIO

Brief History of the Organization

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Mechanical / Electrical & Plumbing Engineer: Eduardo Roman P.E. (ARA Engineering) and Joe Spasovski, P.E. of International Consulting Engineers & Design, LLC. provides construction engineering design for HVAC, electrical circuits and wiring and plumbing for single-family homes, multi-family units and mid-rise residential and mixed-use developments.

Typical Residential Projects:

Our market is urban development and construction. Our focus is securing urban development opportunities, preferably in underserved communities where we seek to develop, design and build high quality, moderately priced, market-based projects for which there is demonstrated demand.

Who We Are



LandAmerica and Associates includes the LandAmerica companies and affiliates Skywerk Development and Campanile and Associates. LandAmerica and Associates provides land development and construction, construction and project management and property management services for residential and commercial projects. Through our affiliate, LandAmerica Global we provide land development and construction services for resort based and 2nd home projects in select markets in the Caribbean. As a developer, we offer our clients a full turn-key project development experience from conception through construction and sales. We provide the following services either directly or through our third party partners and affiliates:

- real estate project finance
- architecture and design
- surveying and engineering
- construction and construction management
- real estate leasing and sales

Our Mission



Our mission is to provide high quality and professional land planning and development services, as well as cutting edge architectural and engineering design services and effective construction management, project management and contract administration services. We also provide general contracting and construction services, including site and utility construction and building construction.

We are committed to service excellence while embracing our core principles of quality and integrity. Our goal is to present a development of solution based construction and project management programs that includes a value engineering process designed to minimize risks and to increase the profitability of our projects.

We stress teamwork and understand that our greatest assets are our people and our reputation. We take great pride in the quality of our work and stress resourcefulness as we endeavor to anticipate the changing needs of our markets and our partners and clients.

We offer “A BETTER WAY TO BUILD”

Our objective is to build high quality and cost efficient projects using various construction methods as prescribed by our design affiliates and subject to a value engineering process designed to reduce cost and improve efficiency.

We seek to achieve a market driven process that results in projects that are financially viable for all stakeholders. This process increases the likelihood of securing required project financing and results in a sustainable return on invested capital.

Our Firm

Committed to Excellence

LandAmerica and Associates is a full service real estate development firm based in South Florida with offices in Ft. Lauderdale, Sunrise and Weston, Florida. Our firm includes a team of architects and designers, engineers, general contractors, construction managers and property management professionals.

We also have extensive systems infrastructure for project management and installation. Our services include project management, construction consulting, construction administration, underground utilities, clearing and grubbing, and electrical services to all types of construction. BJ Burns has an established reputation as the results of conscious planning and exceptional performance on every project by a team of dedicated professionals.

We have experienced and well trained personnel helping to bring projects on time and within budget.



Client Services



Our team actively participates in the construction industry. We understand that providing quality and timely services remains our most competitive advantage.

We develop and execute a broad range of strategies and services on behalf of our clients. Our substantial and diversified client base includes industrial, commercial and residential entities, public and private. We understand that we are in the service business and we are committed to exceeding our client's expectations.

Services & Capabilities

Business Management & Consulting
Construction Management
Project Management
Construction Administration
Project Engineering Services
Value Engineering
Electrical Construction
Site Work & Infrastructure Services:
Concrete Services General
Carpentry General Labor

Strategic Partners



Strategic Partnerships

We have developed strategic partnerships that assist us in delivering performance in our marketplace. While our organizations remain autonomous, our ability to work in unison with major firms is demonstrated by our working relationship with the various projects. To each partnership we bring our core competencies without compromise and make a substantive contribution to the benefit of the project.

Our teams are comprised of professionals with over 75 years of combined experience of business management, construction management, project management, construction accounting and administration, site development, electrical engineering and technical installation, residential and commercial, and general business support. Our operation brings the “A” team, meaning that the project is managed with the highest degree of professionalism and construction industry expertise.

LandAmerica and Associates has made a commitment to creating an environment that values continuing education and professional development. Each member of our team has obtained or is working toward professional designations. We continue to seek candidates who share our dedication to service and continued professional growth.

Our Technical Capabilities

Our teams have integrated the most advanced group of individuals with expertise and skills highly regarded within the industry. The diverse experiences make us the “sought-after” team when seeking dynamic solutions by clients and a quality partner by major firms.

We have extensive technological resources available to us in support of our operation. We have made an extensive investment in both hardware and software to ensure our ability to react promptly and to respond efficiently and accurately to the demands of our clients.

We have engaged the support of a highly trained technical staff whose responsibility is to ensure that we outpace the advancements in technology both within the industry and in the external environment. This marriage of technology and culture ensures that each part of our organization’s interaction is in line with our core corporate principles of Quality, Integrity and Service.

Commercial Projects

- American Airlines Arena
- Miami Dade County Public Schools
- Miami Dade Water and Sewer Department- Headquarters Building
- North Side Utilities - Miami International Airport
- USPH - Miami International Airport
- Borders Books, Miami
- B1 – Roof - South Florida Water Management District
- Bunche Park Fire Rescue
- Kinlock Park
- Gwen Cherry Site 8 Rehabilitation
- Belafonte Tacolcy Center
- Jackson Memorial Hospital
- Parrot Jungle Watson Island - Phase II
- South Terminal Expansion
- North Terminal Development
- Florida Marlins Stadium

PROJECT PHOTO GALLERY

Koi Residences & Marina



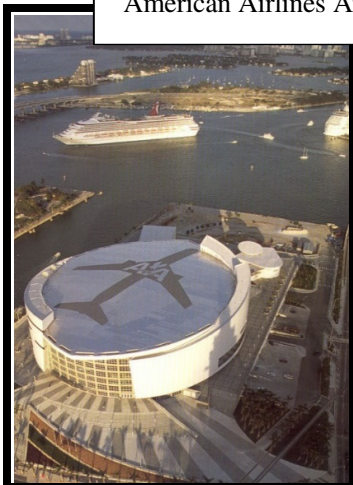
Casa del Sol Townhomes



South Terminal Expansion Project



American Airlines Arena



Miami Central High School





Florida Marlins Stadium
Initial pile drillings



Florida Marlins Stadium



South Terminal
Expansion Project



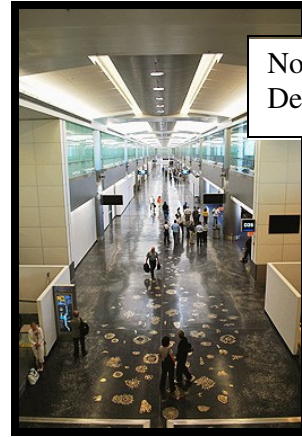
Homes for Pompano CRA



North Terminal
Development Project



North Terminal
Development Project





Project Listing 2014 - Present

Year	Role	Development	Address	Value
2014	Developer	City of Pompano Beach CRA	12 SFH, scattered lot development, various addresses	\$1,245,600.00
	Construction Manager	Koi Residences & Marina Phase I	425 SE 1st Street, Pompano Beach, FL 33030	\$25,000,000.00
	Engineering Services	Deerfield Beach Toyota	1441 S Federal Highway, Deerfield, FL 33441	\$25,000,000.00
	Developer	E&W Warehouse	770 W 26th Street, Hialeah, FL 33010	\$875,000.00
2015	Developer	Casa del Sol	4330 Gun Club Road, West Palm Beach, FL 33406	\$14,200,000.00
	General Contractor	Shulman Shell	8361 East Dixie Highway, Ft. Lauderdale, FL	\$85,000.00
	Engineering Services	Resident Inn	4801 Anglers Avenue, Dania Beach, FL 33312	\$24,000,000.00
2016	Architect/GC	Emerald Hills Reno addition	3870 N 31st Terrace, Hollywood FL 33021	\$300,000.00
	Architect/GC	Morel House	16316 Goldcup Drive, East Loxahatchee, FL 33470	\$1,150,000.00
	Engineering Services	1600 Commons	1600 N. Federal Highway, Fort Lauderdale, FL 33304	\$29,000,000.00
2017	Architect/GC	Buxbaum Guest House	12683 N Winners Circle, Davie FL 33330	\$120,000.00
	Architect/GC	Rey Condo	209 N Fort Lauderdale Beach Blvd 33304	\$250,000.00
	Architect/GC	Dale Condo	209 N Fort Lauderdale Beach Blvd 33304	\$228,000.00
	Engineering Services	The Oaks of Davie	1275 SW 130th Avenue Davie, FL 33325	\$12,000,000.00
2018	General Contractor	Seabreeze Custom Residence	1337 Seabreeze Blvd. Fort Lauderdale, FL 33302	\$1,100,000.00
	Architect/GC	Plantation Renovation addition	417 Farmington Drive, Plantation FL 33317	\$450,000.00
	Architect/GC	Weiss House	9033 Froude Avenue, Surfside FL 33154	\$375,000.00
	Architect	New Bridge Insurance Bldg.	1406 NW 6th Street, Ft. Lauderdale, FL 33301	\$1,100,000.00
	Construction Manager	Digestive Care Office	8329 W Sunrise Blvd., Plantation FL 33322	\$880,000.00
2019	Engineering Services	777 Properties	777 S State Rd 7, Margate, FL 33068	\$21,000,000.00
	Architect/GC	OMB Brewery	803 NW 1st Street, Ft. Lauderdale, FL 33311	\$310,000.00
	Architect/GC	Batch The Cookie Company	917 NE 5th Avenue, Ft. Lauderdale, FL 33304	\$150,000.00
	Developer	E&W Warehouse Renovation	2290 W 8th Avenue, Hialeah FL 33010	\$1,800,000.00
	Construction Management	Rio Vista Spec Home	1018 SE 7th Street, Ft. Lauderdale, FL 33301	\$1,300,000.00
	Architect/GC	Sapphire Penthouse Renovation	2821 N. Ocean Blvd., Unit PH7S, Ft. Lauderdale, FL 33308	\$375,000.00
	Architect/GC	Bocaire Renovation & Addition	4436 Bocaire Blvd, Boca Raton, FL 33487	\$620,000.00
	Architect	Serfaty Residence	2966 Lake Ridge Lane, Weston, FL 33332	\$2,200,000.00



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner
Purchasing Specialist

Company Name: LandAmerica Holdings & Investments Group, LLC
(Please print)

Bidder's Signature: 

Date: 5/2/2022

CITY OF FORT LAUDERDALE
RFP EVALUATION COMMITTEE TABULATION - INITIAL RANKING

RFQ# 12385-105
TITLE: Scattered S
DATE: 3/1/2021

		Rater #1 - Corey Ritchie									
		Is In the Best Interest and Furthurance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP.		Design, Construction and Features.		Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal		Home Sales Price/Affordability			
		Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal	Total Points Awarded
PROPOSING FIRM	1-Adams Consulting Group	0.20	2	0.40	0.25	2	0.50	0.35	2	0.70	2.00
	2-Assured Builders Inc	0.20	12	2.40	0.25	12	3.00	0.35	12	4.20	12.00
	3-Broward County Minority Builders Coalition, Inc	0.20	6	1.20	0.25	6	1.50	0.35	6	2.10	6.00
	4-Delangelo Development Inc	0.20	1	0.20	0.25	1	0.25	0.35	1	0.35	1.00
	5-East to West Development	0.20	13	2.60	0.25	13	3.25	0.35	13	4.55	13.00
	6-Ellie Equity Development, Inc	0.20	17	3.40	0.25	17	4.25	0.35	17	5.95	17.00
	7-Gesidio Construction	0.20	4	0.80	0.25	4	1.00	0.35	4	1.40	4.00
	8-Howard Pro LLC	0.20	16	3.20	0.25	16	4.00	0.35	16	5.60	16.00
	9-KB Financial Group llc	0.20	15	3.00	0.25	15	3.75	0.35	15	5.25	15.00
	10-Lemon City Construction	0.20	3	0.60	0.25	3	0.75	0.35	3	1.05	3.00
	11-Neighborhood Housing Services of South Florida	0.20	5	1.00	0.25	5	1.25	0.35	5	1.75	5.00
	12-OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORA	0.20	7	1.40	0.25	7	1.75	0.35	7	2.45	7.00
	13-Palmetto Homes of Miami Inc	0.20	14	2.80	0.25	14	3.50	0.35	14	4.90	14.00
	14-Ponciano Development Group Inc	0.20	11	2.20	0.25	11	2.75	0.35	11	3.85	11.00
	15-RJB Construction LLC	0.20	10	2.00	0.25	10	2.50	0.35	10	3.50	10.00
	16-T. Knowles & Associates LLC	0.20	9	1.80	0.25	9	2.25	0.35	9	3.15	9.00
	17-United States association of CDC inc	0.20	8	1.60	0.25	8	2.00	0.35	8	2.80	8.00
			153			153			153		153



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RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amends **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner

Purchasing Specialist

Company Name: Land America Holdings & Investments Group, LLC
(Please print)

Bidder's Signature: 

Date: 5/2/2022



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Change From

City of Fort Lauderdale

Bid-12642-025



3.4 Appraised Value, History and Existing Documents

The Property is owned by the CRA and was appraised by American Realty Consultants as of October 5, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1	538 NW 8 Avenue	504203011850	24,778	\$ 750,000.00
	790 Sistrunk Blvd	504203011860		
		504203011870		
		504203011880		
		504203011890		
2	551 NW 7 Terrace	504203011600	7,925	\$ 225,000.00
	547 NW 7 Terrace	504203011610		
3	537 NW 7 Terrace	504203011630	10,125	\$ 70,000.00
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 6:45 AM

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purchase@fortlauderdale.gov

Change To

City of Fort Lauderdale

Bid 12642-925



3.4 Appraised Value, History and Existing Documents

The Property is owned by the CRA and was appraised by American Realty Consultants as of October 5, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1			24,778	\$ 750,000.00
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	790 Sistrunk Blvd	504203011860		
		504203011870		
		504203011880		
		504203011890		
2			7,925	\$ 225,000.00
	551 NW 7 Terrace	504203011600		
	547 NW 7 Terrace	504203011610		
3			10,125	\$ 270,000.00
	537 NW 7 Terrace	504203011630		
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 6:45 AM

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8:13:36 PM 7/19/2021

Data Contained In Search Results Is Current As Of 07/19/2021 08:11 PM.

Search Results

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Certified General Contractor	PRINCE, VINCENT T	Primary	CGC1530368 Cert General	Current, Active 08/31/2022

License Location Address*: 2200 N COMMERCE PARKWAY STE 200 WESTON, FL 33326

Main Address*: 1108 WATERBROOK LANE WESTON, FL 33326

[Back](#)
[New Search](#)

*** denotes**

Main Address - This address is the Primary Address on file.

Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).

License Location Address - This is the address where the place of business is physically located.

[2601 Blair Stone Road, Tallahassee FL 32399](#) :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. [Copyright 2007-2010 State of Florida. Privacy Statement](#)

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

03/01/22 12:02PM

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Salmen Insurance Services, Inc. Phil Salvagio 3256 Grey Hawk Court Carlsbad, CA 92010	CONTACT NAME: Customer Service Department PHONE (A/C, No, Ext): (866) 872-5636 FAX (A/C, No): (866) 472-5636 E-MAIL ADDRESS: certificates@salmeninsurance.com INSURER(S) AFFORDING COVERAGE INSURER A: Preferred Contractors Insurance Company, RRG INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 12497
--	---	------------------------

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		PCA5026-PC426325	03/01/2022	03/01/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$1,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Verification of Coverage

Subject to all policy terms, exclusions and conditions

CERTIFICATE HOLDER**CANCELLATION**

Verification of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Phillip Salvagio</i>

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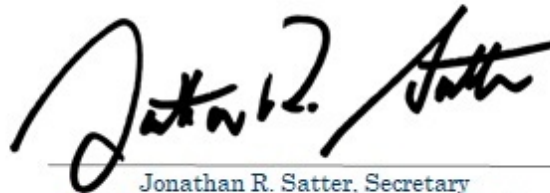
State of Florida

Minority Business Certification

LandAmerica Holdings & Investments Group

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

11/14/2019 to 11/14/2021



Jonathan R. Satter, Secretary
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **LandAmerica Holdings & Investments Group, LLC** EIN (Optional): **13-4346182**

Address: **2200 N Commerce Parkway, Suite 200**

City: **Weston** State: **FL** Zip: **33326**

Telephone No.: **954-637-2745** FAX No.: **954-251-0759** Email: **h Reid@laholdingsgroup.com**

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): **30**

Total Bid Discount (section 1.05 of General Conditions): **0**

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☒

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
N/A	N/A				

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

N/A

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Hilary Reid
Name (printed)

05/02/2022
Date

Hilary Reid
Signature

Partner
Title

Revised 4/28/2020

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME**RELATIONSHIPS**

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

HilaryReid
Authorized Signature

Partner
Title

Hilary Reid
Name (Printed)

05/02/2022
Date

**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

HilaryReid
Authorized Signature

Hilary Reid
Print Name and Title

05/02/2022
Date