

EXHIBIT 6

DeAngelo Development Inc

Bid Contact **Robert D McNair**
deangeloinc@bellsouth.net
Ph 954-463-0085

Address **1816 NW 19th Street**
Ft. Lauderdale, FL 33311

Supplier Code 00022164

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	

DeAngelo Development Inc

Item: **Property Purchase Offer**

Attachments

Solicitation12642925WWAProposal.pdf

Solicitation 12642-925

Purchase and Development of CRA Property



Submitted by:
Robert D. McNair, Jr.
WWA Development LLC.
1816 NW 19th Street
Fort Lauderdale, FL 33311
(954)463-0085 office
deangeloinc@bellsouth.net

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4.2.2 *Executive Summary*

At the heart of every bustling neighborhood is a Main Street that supports the people who live there. Once a prosperous, bustling symbol of the Fort Lauderdale African American community, Sistrunk Boulevard/Sixth Street has survived an onslaught of disinvestment and neglect. As the Sistrunk Corridor slowly roars back to life with new homes and businesses, our Main Street needs to reflect the dignity and hopes of the community as much as it needs to provide attractions to bring outside consumers to the area to ensure its long-term viability. Realizing that any structures built will be there for a very long time, WWA develops our properties with these elements in mind.

WWA Development submits this proposal in response to Solicitation 12642-925: Purchase & Development of CRA Property. WWA proposes to construct, own, occupy and operate a 26,000 sq ft multi-use property designed to remove conditions of slum and blight, increase the tax base and enhance quality of life. It will include commercial and residential rental units, retail bays as well as office space to house the main offices of DeAngelo Development Inc. Just as our homes are crafted to promote the health, safety, morals and welfare of the residents of the NPF CRA and the City, our multi-family development will be built with that same resolve.

WWA Development, a division of DeAngelo Development Inc., is an award-winning company based in Fort Lauderdale with the capability of building superior quality structures at affordable prices. WWA is experienced in the multi-family and single-family housing market and implements sound business practices that ensure the completion of our projects on time and within budget.

This proposal provides a comprehensive plan to design, build and occupy the parcels offered in the solicitation. WWA proposes to build this multi-use project utilizing bank financing with 30% equity injection to fund the project. In addition, WWA plans to apply for all additional funding resources available through the CRA. WWA plans to partner with developer/builder T-DON Development Inc. as a 50/50 equity partner in this venture to offer a dynamic range of capabilities to build this project. We offer a full conceptual design of the proposed structure with the intent to include more social and cultural features upon the purchase of surrounding parcels, but the structure as designed would satisfy the criteria set forth in the RFP including sustainable and energy efficient features.

As a minority business enterprise, WWA Development understands the importance of quality structures and housing to neighborhoods in distress. As a family-owned and operated business, we know the role that local companies play in the vitality of a community. As a leader in the South Florida affordable housing market, WWA offers a long history of successfully working with local municipalities. We understand that home is the core element of every community. Home is about love, memories, and happiness.

While one building cannot save or create a community, it can add to the growing chorus of businesses and developers looking at the area for investment. Our core objective is focused on adding to the sustainable, healthy and equitable redevelopment of this proud, historic neighborhood. The success of any neighborhood begins and ends with good housing. Safe, clean and affordable housing is tantamount to restoring the health and safety of the neighborhoods located throughout the Sistrunk Corridor. This proposal details how WWA plans to provide a new offering of quality housing opportunities for those looking to rent in the Sistrunk corridor.

At WWA Development LLC... Happiness is Home. This time, we want to make Sistrunk Boulevard our corporate so we can be emersed and remain fully invested in the community that multiple generations of our family have helped create.

COMPANY INFORMATION



DeAngelo Model built for Dorsey Infill Housing Program, City of Fort Lauderdale CRA

WWA DEVELOPMENT LLC

1816 NW 19th Street
Fort Lauderdale FL 33311
954-463-0085 Off
954-463-2266 Fax

CONTACTS

Robert D. McNair, Jr.
Estella E. McNair

EMAIL

deangeloinc@bellsouth.net

WEBSITE

www.deangelodevelopmentinc.com

EIN: 27-0937004

WWA Development LLC is a limited liability company located at 1816 NW 19th Street, Fort Lauderdale, FL 33311. It is the real estate development division of DeAngelo Development, Inc. which is also located at the same address. DeAngelo Development, Inc. was established in 1996. WWA Development was established in 2009 to handle the parent company's real estate development projects. Robert D. McNair, Jr., a licensed General contractor (CGC #1523888), is the company's qualifying principal. He has worked with the company since 1997.

WWA Development LLC and DeAngelo Development Inc. are 100% minority owned and operated. Mr. Robert D. McNair and Ms. Estella McNair, an African-American brother and sister team, are equal partners in the companies. WWA Development currently employs five people. Both businesses qualify as Minority Business Enterprises and Small Business Enterprises under the definitions set forth in the RFQ.

WWA Development offers extensive experience in affordable/workforce and conventional housing. We also have extensive experience working with municipalities throughout South Florida to build affordable housing utilizing State and Federal funding subsidies. Our successful track record gives us the distinction as a leader in affordable housing.

WWA Development's primary focus is quality construction. We take pride in our work and attention to detail. We strive to provide a high level of customer service to all clients, whether it is building workforce housing or custom homes.

A large part of our business is residential development. Whether it is a project created for a small community or in-fill fulfillment for a local municipality, we plan our builds to enhance each neighborhood. Throughout our years of construction, we have improved the quality of neighborhoods in need of revitalization as well as creating homes for higher end markets.

WWA Development LLC has a proven track record of successful residential housing projects including multi-family construction projects. The WWA management team has an extensive resume of design/build projects in municipalities throughout South Florida. Many of these projects were financed utilizing state and federal funding. WWA Development LLC's management has built over 160 workforce housing units in Broward County using State and Federal funding. This housing represents approximately \$23 Million dollars of new construction.

In addition to the Projects constructed with government subsidies, WWA Development has a long history of creating its own spec projects paid for with self-financing and long-standing lines of credit. Many of the projects have included in-fill lots purchased from private owners for construction of new homes and multi-family units.

The vast knowledge of the WWA management team stands as a proven asset to consider. We are listing numerous successful projects similar to the one offered in the RFQ. WWA Development/DeAngelo Development is the primary and/or sole contractor for each project.

Finally, we deliver what we promise to our clients and the local community. We build with long-lasting quality construction, finished on time and on budget.

PROPOSED PROJECT TEAM

In addition to the professional services from WWA Development LLC, our team of design-build professionals will be on hand to make the design process as simple as possible. Equity partner TDON Development brings additional construction expertise in commercial and multi-family development as well as financial resources to ensure completion of this project at or below anticipated costs. Members of the team also include RAM Design (architect), Gator Engineering (civil) and Nodal Structures (structural engineer). Combined with the construction team of our parent company DeAngelo Development Inc, the team will be able to provide a productive construction experience. Following are the team member resumes for consideration.

RESUMES/BIOGRAPHIES

DEANGELO DEVELOPMENT INC.

Summary of Qualifications

DeAngelo Development Inc. offers extensive experience of residential development in the affordable and conventional housing markets. This experience includes marketing, buyer financing and county partnership with SHIP programs. DeAngelo Development has been directly awarded State and Federal funded projects of over \$5 Million. DeAngelo Development Inc. has completed over \$23 Million in affordable single-family housing using State and Federal subsidies.

Accomplishments

- Awarded Certificates for revitalization in the City of Lauderdale and the Town of Davie
- The City of Fort Lauderdale recognized DeAngelo Development, Inc. as having the best house of less than 2000 square feet
- The City of Fort Lauderdale recognized DeAngelo Development, Inc. for 2000 home of the year
- The City of Fort Lauderdale CRA won Merit award at the 2005 Annual Redevelopment Award Program for the Dorsey Infill Housing Program which included 11 homes designed and built by DeAngelo Development Inc.

Projects completed

- Completed 11 homes for the City of Fort Lauderdale CRA Sweeting Estates/River Gardens infill Housing Redevelopment Program
- Completed 16 homes for the City of Fort Lauderdale Replacement Housing Program
- Completed 27 homes in the City of Lauderdale under the county SHIP program
- Completed 9 homes for the Town of Davie SHIP program
- Completed 11 homes for the City of Coral Springs SHIP program
- Completed 6 homes for the Franklin Park project under the county SHIP program
- Completed 11 homes in the Dorsey Riverbend Project for the City of Fort Lauderdale, CRA
- Completed 16 replacement homes for the City of Fort Lauderdale Community Development
- Completed 18 homes for the First Time Homebuyers Program for the City of Fort Lauderdale Community Development
- Completed 6 homes for the Lauderdale Housing Authority First Time Homebuyers program

TDON DEVELOPMENT INC.

The TDON Development team brings decades of collective experience in land acquisitions, entitlements, land development, community planning and homebuilding. This level of expertise is rare in any industry.

TDON Development, believes there is no substitute for knowledge and experience. The TDON team's objective is to leverage its experience and knowledge to create distinctive neighborhoods that provide more than just desirable addresses. From the moment we become the stewards of the land, our creative vision sets the bar high for every community. Whether building a neighborhood's entry feature, a state-of-the-art amenity center or designing a streetscape, TDON is committed to creating lifestyles. The result of that commitment is the creation of TRULY DISTINCTIVE ORIGINAL NEIGHBORHOODS – in short, TDON.

Recent Projects:



RIVER GARDEN TOWNHOMES (Ft. Lauderdale)

Working with the Ft. Lauderdale Community Redevelopment Agency, TDON is pleased to be a part of the revitalization of the historic Sistrunk Boulevard corridor. Just 25 two-story townhomes, located in a super-convenient Ft. Lauderdale location. Each home features 3 bedrooms, 2 ½ baths and offer either 1,465 or 1,806 square feet of living area. End units come complete with a two-car rear load garage, while interior units feature an oversized 1 car, rear loaded garage. This unique land plan enables every home to have a fenced in front yard, that extends living area outdoors.



TDON CORPORATE CENTER (Ft. Lauderdale)

TDON's new corporate office building. A new office building located in the heart of Fort Lauderdale. This A Class office space is located on Davie Boulevard, accented by unique "Tropical Contemporary" architecture. We're happy to call this our new home.



BALDWIN PARK (Orlando)

Baldwin Park is an award winning new neighborhood inspired by the past. It's livable, walkable, and best of all just three miles from downtown Orlando, Florida. A premier TND (Traditional Neighborhood District) style community consisting of a wide range of housing choices, schools, parks, lakes, shops and restaurants.

Robert D. McNair, Jr.

WWA Development LLC/DeAngelo Development Inc.
Florida Licensed Certified General Contractor #CGC-1523888

SUMMARY OF QUALIFICATIONS

Effective leader with extensive experience, education and training in Construction management. Highly skilled professional with proven expertise in Budgeting, Scheduling, Quality Control, Contract Negotiations, Reporting, Client/Public Relations & Records Management.

ACCOMPLISHMENTS:

- Currently building 11 detached single family homes in Fort Lauderdale Sweeting Estates/River Gardens subdivision (90% Completed, expected completion December 2020);
- Currently Building 2-Family Residence in Victoria Park subdivision in Fort Lauderdale (85% Completed, expected completion December 2020);
- Managed and built a 2-unit duplex in Fort Lauderdale Tuskegee Park subdivision;
- Managed and built 6 single family homes for Lauderdale Housing Authority ranging in size from 1700-2100 sf, prices ranged in the low to mid \$200,000;
- Remodeled and built addition to Greenlight Car Wash;
- Managed the construction of 20 units in single estate homes subdivision ranging in size from 1400-1900 sf;
- Negotiated change orders, coordinated schedules and participated in review meetings with clients to ensure project completion and client satisfaction;
- Managed construction of 16 single family homes built for Fort Lauderdale Housing Authority;
- Managed and scheduled more than 15 vendors/subcontractors for two years;
- Evaluated bids, selected vendors, negotiated terms, acquired approval & purchased equipment/materials for compliance with specifications and cost control;
- Project Manager of more than 150 affordable homes through-out Broward County;
- Project Manager of 5 custom Estate homes in Davie built ranging in size from 4000-6000 sf, prices ranged from \$900,000 - \$1.4 Million

PROFESSIONAL HIGHLIGHTS:

DeAngelo Development Inc., Fort Lauderdale, FL

2014 – Present President

1997 – 2014 Vice President

WWA Development LLC, Fort Lauderdale, FL

2014 – Present Managing Member

2009 – Present Member

Toyota of Hollywood, Hollywood, FL

1992-1997 Finance & Insurance Manager, Sales, Sales Management Trainee,
Top Sales 1993

EDUCATION & TRAINING:

University of Florida, Gainesville, FL

Bachelor of Arts Degree in Criminal Justice

Society of Black Student Business Administration
Kappa Alpha Psi Fraternity

Committee Member
Dean Of Pledges,
Vice President

Toyota Corporation

Finance & Insurance Certified

Estella McNair

WWA Development LLC/DeAngelo Development Inc.

SUMMARY OF QUALIFICATIONS:

Highly motivated, growth-oriented professional with several years of commitment to the construction industry.

- Excellent organization and time management skills
- Able to communicate with diverse populations, verbally and written
- Proficient on PC/Mac and window-based programs (Microsoft Word, Power Point, Excel)
- Highly skilled artist with graphic and video expertise

WORK EXPERIENCE:

2014-Present WWA Development LLC Member
DeAngelo Development Inc. Vice President/Project Manager

- Manages daily operations of construction including subcontractor management, scheduling material purchasing, permitting, on-site inspections and architectural red-lining and design;
- Managed 6 homes of approximately \$1.2 Million in construction cost;
- Manages all sales & finishing material selections & costs;
- Assists with filing of complex applications & proposals, creates project graphic layouts, renderings, power point presentations, compiles backup documents for Board adjustment, City Commission, Development Review Committee;
- Evaluates bids and development of site plans;
- Handles design and production of company marketing and sales materials including website design & development, email campaigns, mock-ups and renderings;
- Maintains construction files from inception to completion of projects;
- Develops office procedures and policies.

2008-2014 Regent Seven Seas Cruises Sales/Customer Service

EDUCATION:

August 1994- May 1995 & January 2016 - May 2019

University of Miami, Coral Gables, FL Bachelor of Fine Arts (Graphic Design)/Bachelor of Arts (Theater Arts), Minor in Filmmaking, Minor in Art History

Graduated: May 10, 2019

Cumulative GPA: 3.86

RAM Design, Inc./Robert A. McIntire

President/Architect

11201 NW 25th Street, Plantation, FL 33323 | (954)370-9469

Licensed Architect in State of Florida since 1982 #AR0009409

JULY 1994 – PRESENT

Established and operates RAM Design, Inc. at its original location at 10001 N.W. 50th St., Suite 203G, Sunrise, Florida 33351.

RAM Design is a firm with a broad range of experience with a wide range of building types throughout South Florida. The firm's philosophy of flexibility with respect to the clients' desires, combined with both aesthetic and environmental concerns, results in the creation of high quality products. Working with its team of Civil, Mechanical, and Structural Engineering Consultants, the firm is able to thoroughly analyze the parameters of each Project, and to resolve all issues before they become problems.

SAMPLE PROJECTS:

- Seminole Tribe Big Cypress Reservation Administration Center
- Rio Vista Plaza, Ft. Lauderdale
- New Hollywood and Ft. Lauderdale Offices for the Miami Herald
- Seminole Tribe Museum and Cultural Center
- New Ft. Lauderdale, Sunrise, and Miami Offices for the Avis Corporation
- The Schott Center, Cooper City
- The Southwind School Learning Centers in Plantation, Weston, and Coral Springs.
- The Parello Residence, Weston
- The Skyline Professional Building, Sunrise
- The Caruana Residence, Weston
- E.S.I. Office/ Warehouse Expansion, Hialeah
- Trail Baptist Church, Collier County
- Immokalee Reservation Multipurpose Building
- Brighton Reservation Clinic Expansion
- The Savannah Model Residence, Grand Palms
- Anchor Light Apartments, Marathon Key
- The Rajpal Residence, Plantation
- The Carpani Residence, Davie

EDUCATION:

1975-1979	Washington University, St. Louis, MO	MA in Architecture
1971 -1975	Brown University & Rhode Island School of Design	BA in Fine Arts

Gator Engineering Consultants, P.A.

Regina Bobo-Jackson, P.E.

President/Civil Engineer

Professional Engineer, State of Florida #38550 (1987)

Gator Engineering Consultants, PA was established by Regina Bobo-Jackson, P.E., a Florida licensed professional civil engineer, in November 1988. It is a firm with extensive experience in a myriad of civil engineering disciplines with a particular emphasis on traffic engineering, roadway design and site development services. From Central to South Florida, our team of professionals provide services to public and private sector entities. The firm is currently certified as a Woman-owned, Black/Minority-owned, and Small/Disadvantaged Business with the Florida Department of Transportation, Broward, Dade Palm Beach and Volusia Counties.

Ms. Bobo-Jackson has over 34 years of experience in civil engineering. She began her professional career with the Department of Transportation (FDOT) where she acquired extensive experience while working on a wide range of projects with emphasis on highway design. Following her tenure with the FDOT, she served as a project manager with a major South Florida engineering firm where she provided consulting services to the FDOT and other clients.

In 1988, Ms. Bobo-Jackson established Gator Engineering Consultants, P.A. and has since managed and completed numerous projects in South Florida. She has been responsible for countless roadway designs as well as civil/site development projects. She has also served on several Value Engineering Teams to determine project economics and employs the value engineering concept on all projects. She is also Advance Maintenance of Traffic Design Certified and applies her knowledge of land development in combination with transportation design principles to ensure public safety in MOT design.

SPECIFIC MOT PROJECTS INCLUDE:

- Madeira Beach Landscape and Irrigation Installation
- Cypress Creek Road Water Main Installation
- Replacement Parking and Temporary Roads for Ft. Laud/Hollywood Airport
- Pine Island Road from Sheridan Street to Stirling Road
- Douglas Road from County Line to Pembroke road
- NW 25th Street Interchange with the Palmetto Expressway
- NW 72nd Avenue from NW 12th Street to NW 25th Street

EDUCATION:

University of Florida, Gainesville, FL Bachelor of Science in Civil Engineering (1983)

FEATURED PROJECTS:

Sweeting Estates/River Gardens Infill Development - City of Fort Lauderdale Community Redevelopment Agency, 914 NW 6th Street, Fort Lauderdale, FL 33311 (954)828-4531

Robert McNair/Project Manager; Estella McNair/Project Manager; Edna McNair/Office Manager; Arin McNair/Field Supervisor

- 11 Single Family homes for the Fort Lauderdale CRA Sweeting Estates/River Gardens Development.
- Contract Objective was to build single-family homes on in-fill lots in the Sweeting Estates/River Gardens section of the Sistrunk Boulevard Corridor in the NW/Progresso District of Fort Lauderdale;. Sales of homes; Challenges: Theft
- Resolution: Fenced off multiple lots & Boarded up all openings to help deter vandalism and theft; engaged the cooperation of the Fort Lauderdale police department to do extra patrols in the area.
- Starting Dates/End Dates: Project financed through WWA Development private lender. All projects began when contract signed with the City of Fort Lauderdale. We are currently projected to finish within agreed upon deadlines parameters and within budget as per contract.

City of Lauderhill Housing Authority, 5500 W. Oakland Park Blvd, Lauderhill, FL 33313

Robert McNair/Project Manager; Estella McNair/Project Manager; Edna McNair/Office Manager; Dontae Corprew/Field Supervisor

- 6 Single Family homes for the First-Time Homebuyer's Program
- Contract Objective was to build single-family homes on in-fill lots in central Lauderhill. Sales of homes were the sole responsibility of LHA.
- Challenges: Vandalism
- Resolution: Boarded up all openings to help deter vandalism and theft; engaged the cooperation of the Lauderhill police department to do extra patrols in the area.
- Starting Dates/End Dates: Project financed by the Lauderhill Housing Authority. All projects began when LHA provided financing and finished on time and within budget as per contract.

City of Fort Lauderdale Community Development Division, 1409 NW Sistrunk Blvd., Fort Lauderdale, FL 3331, (954)828-4531

Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner

- 18 Single family homes for the First-Time Homebuyers Program
- Contract Objective was to build single-family homes for First-Time Home Buyers on various in-fill sites throughout Fort Lauderdale
- Challenges: (a) All properties were separated across the city; (b) Vandalism
- Resolutions: (a) Since properties were at different locations, scheduling was altered to compensate for driving and time management; (b) all openings boarded up to deter vandalism and theft.
- Starting Dates/Ending Dates: All projects started at different times with a 120 working days schedule for completion. All homes were finished on time and within budget.



City of Fort Lauderdale Community Development Division, 1409 NW Sistrunk Blvd., Fort Lauderdale, FL 33311, (954)828-4531

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner
- 16 Single family homes as replacement housing
- Contract objective – Demolish and rebuild 16 single-family homes for the City's Replacement Housing Program on various in-fill sites throughout Fort Lauderdale;
- Challenges: (a) All properties were separated across the city; (b) Vandalism
- Resolutions: (a) scheduling altered to compensate for driving and time management; (b) boarded up all openings to deter vandalism and theft.
- Starting Dates/Ending Dates: All projects started at different times with 120 working days schedule for completion. All homes were finished on time and within budget.

City of Fort Lauderdale Community Redevelopment Agency, 914 NW 6th Street, Fort Lauderdale, FL 33311 (954)828-4531

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner
- 11 Single Family Homes for community redevelopment program
- Contract objective was to build single-family homes for the City of Fort Lauderdale Model Row project on various in-fill sites in the Dorsey Riverbend neighborhood.
- Challenges: (a) All homes were built in the same neighborhood with a very high crime rate; (b) Vandalism/Theft.
- Resolutions: (a) Increase of police patrols; (b) Boarded up all openings to help deter vandalism and theft.
- Starting Dates/Ending Dates: Built in two phases, the first five homes were built prior to the construction of an additional six homes. Each project had a 120 working days schedule for completion. We finished all projects on time and within budget.

Town of Davie, Mr. Brian Dillon, 6591 Orange Drive, Davie, FL 33314 (954)797-1125

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner
- 9 Single-Family homes for the First-Time Homebuyers Program
- Contract objective: To build single family homes for First-time buyers on various in-fill sites in the Town of Davie.
- Challenges: (a) high crime rate area; (b) Vandalism
- Resolutions: (a) More frequent patrols by police; (b) boarded up all openings to deter vandalism and theft.
- Starting dates/ending dates: Due to each buyer obtaining their own construction financing, all projects began at different times. All homes were finished on time per contracts and within budget.

City of Lauderhill, 5581 West Oakland Park Blvd, Lauderhill, FL 33313, 954-730-3033

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager
- 30 single family homes for the First-Time Homebuyers Program
- Contract objective: Build single-family homes for first-time buyers on various in-fill sites throughout the Stonebridge Estate neighborhood in Lauderhill
- Challenges – (a) bringing buyers into an area considered undesirable; (b) vandalism.
- Resolutions – Since the location was not considered to be a desirable area, we upgraded our designs and features to attract buyers; (b) we boarded up all openings to help deter vandalism and theft.
- Starting Dates/End Dates: All projects started at different times. We completed all homes within budget and on time as per individual contract.



REFERENCES

"...I can attest to WWA's housing development experience and success. This company's work performance relating to constructing single family homes is efficient and exceptional. That's why it is a pleasure to submit this letter of support. WWA Development LLC., is very professional and comes highly recommended. "

***Jerry Carter, Executive Director
Dania Economic Development Corporation***

"As a construction professional, WWA Development has exceeded my expectations in all of the performance requirements associated with infill housing project. The craftsmanship of first (9) nine homes Mr. Robert McNair built is simply outstanding. Without reservation, I again strongly recommend WWA Development LLC be given more lots under the City of Fort Lauderdale CRA housing program. I respectfully ask that you accept this formal letter as my written recommendation once again."

***Kenny M. Davis, Builder
Kenny Davis Contracting LLC CRC 039284***

As the owner of Jet Set Flooring, Inc., I am writing this letter to express that I highly recommend Robert McNair and WWA Development, LLC. I have been doing business with them for over the past twenty years. Robert McNair is a smart, ethical and honest individual that completes projects on time and with the up most quality. WWA Development produces first-rate, affordable homes with the highest standards in the industry. The people in the office are always friendly, professional and helpful. They have a quick turnaround on action items and are just simply a pleasure to do business with. I plan to continue my relationship with Robert and WWA long into the future. For anyone considering doing business with them, I highly recommend.

***Joe Garrido
Owner - Jet Set Flooring, Inc.***

4.2.4 COMMUNITY & ECONOMIC BENEFITS



The success of any neighborhood begins and ends with good housing. WWA proposes a multi-use building which includes 21 studio, 1, 2 and 3 bedroom apartment rentals to help address the lack of new affordable housing in the area. In addition, WWA plans to recruit additional essential services to set up shop in one of the retail spaces we are offering for rent. We expect to have a coffee shop/sweet shop and hair salon as our first tenants. We will also recruit other services (ie. tailor, bike shop) to fill the other retail space for rent. WWA will also take up some of the office space on the second floor with our corporate & creative offices. There will also be 2 additional office space for rent to other companies.

These features all add to the economic benefit of the community. With new housing meant to provide environmentally friendly living spaces for members of the community. The additional retail and commercial space will also be beneficial to the community with services they can use and jobs they need. In addition, WWA is investigating ways to include some form of mobility hub to enhance the lives of those who work and live at the proposed building as well as those surrounding it.



FINANCIAL INFORMATION

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 12 Months Ended

	12 Months Ended <u>December 31,</u> <u>2018</u>	<u>%</u>
Sales		
Contract revenues earned - sold homes	\$ 671,000	87.51
Income - Renovations	95,798	12.49
	<u>766,798</u>	<u>100.00</u>
Total Sales		
Cost of Goods Sold		
Cost of revenue earned - sold homes	425,568	55.50
Cost of Revenue - Renovations	43,572	5.68
Cost of revenue - closing costs	43,717	5.70
	<u>512,857</u>	<u>66.88</u>
Total Cost of Goods Sold		
Gross Profit	<u>253,941</u>	<u>33.12</u>

Statement of Revenues and Expenses
-Income Tax Basis
For the 12 Months Ended

	12 Months Ended <u>December 31,</u> <u>2018</u>	<u>%</u>
Operating Expenses		
Bank charges	470	0.06
Auto & truck expenses	8,075	1.05
Insurance	7,764	1.01
Interest	49,086	6.40
Office expense	985	0.13
Outside labor	34,750	4.53
Professional fees	1,500	0.20
Professional fees - legal	500	0.07
Rent	12,010	1.57
Taxes & licenses	1,832	0.24
Telephone	4,226	0.55
Utilities	774	0.10
Total Operating Expenses	<u>121,972</u>	<u>15.91</u>
Operating Income (Loss)	<u>131,969</u>	<u>17.21</u>
Other Income (Expenses)		
Total Other Income (Expenses)	<u>0</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ 131,969</u>	<u>17.21</u>

Bridgeway Accounting Services, LLC

4.2.5 FINANCIAL INFORMATION

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended <u>December 31,</u> <u>2019</u>	<u>%</u>
Sales		
Income - Renovations	55,871	100.00
Total Sales	55,871	100.00
Cost of Goods Sold		
Cost of Revenue - Renovations	41,743	74.71
Total Cost of Goods Sold	41,743	74.71
Gross Profit	14,128	25.29

LIABILITIES

Current Liabilities	
Construction Draws Payable	\$ 1,121,479
Loans Payable	65,550
Total Current Liabilities	\$ 1,187,029
Long-Term Liabilities	
TOTAL LIABILITIES	1,187,029

MEMBERS' EQUITY

Members' Equity	
Members' Withdrawals	(174,713)
Members' Contributions	84,416
Net Income (Loss)	(73,431)
TOTAL MEMBERS' EQUITY	(163,728)
TOTAL LIABILITIES & MEMBERS' EQUITY	\$ 1,023,301

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended <u>December 31,</u> <u>2019</u>	<u>%</u>
Operating Expenses		
Bank charges	207	0.37
Auto & truck expenses	9,890	17.70
Contributions - Charitable	300	0.54
Computer services	1,903	3.41
Insurance	11,293	20.21
Interest	7,700	13.78
Office expense	1,603	2.87
Outside labor	18,149	32.48
Meals - business	253	0.45
Professional fees - Accounting	6,450	11.54
Professional fees - Legal	13,150	23.54
Rent	12,154	21.75
Taxes & licenses	575	1.03
Telephone	2,156	3.86
Utilities	826	1.48
Depreciation	950	1.70
Total Operating Expenses	<u>87,559</u>	<u>156.72</u>
Operating Income (Loss)	<u>(73,431)</u>	<u>(131.43)</u>
Other Income (Expenses)		
Total Other Income (Expenses)	<u>0</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ (73,431)</u>	<u>(131.43)</u>

WWA Development LLC
Statement of Assets, Liabilities and Equity
Income Tax Basis
As of December 31, 2020
ASSETS

Current Assets

Cash in bank - TD (operating)	\$ 223,043
Cash in bank - TD (Payroll)	2,096
Construction in Progress	<u>677,887</u>

Total Current Assets \$ 903,026

Property and Equipment

Improvements	4,750
Less: Accumulated Depreciation	<u>(2,470)</u>

Total Property and Equipment 2,280

Other Assets

Due from DeAngelo Development Inc	<u>157,720</u>
-----------------------------------	----------------

Total Other Assets 157,720

TOTAL ASSETS \$ 1,063,026

Read Accountants' Compilation Report

WWA Development LLC
Statement of Assets, Liabilities and Equity
Income Tax Basis
As of December 31, 2020

LIABILITIES

Current Liabilities		
Construction Draws Payable	\$	934,840
Loans Payable		<u>62,850</u>
Total Current Liabilities	\$	<u>997,690</u>
Long-Term Liabilities		
Notes payable - SBA (EIDL)		<u>150,000</u>
Total Long-Term Liabilities		<u>150,000</u>
TOTAL LIABILITIES		<u>1,147,690</u>

MEMBERS' EQUITY

Members' Equity		
Members' Withdrawals		(155,905)
Members' Capital		(163,728)
Net Income (Loss)		<u>234,969</u>
TOTAL MEMBERS' EQUITY		<u>(84,664)</u>
TOTAL LIABILITIES & MEMBERS' EQUITY	\$	<u><u>1,063,026</u></u>

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended December 31, 2020	%
Sales		
Contract revenues earned - sold homes	\$ <u>2,508,664</u>	<u>100.00</u>
Total Sales	<u>2,508,664</u>	<u>100.00</u>
Cost of Goods Sold		
Cost of revenue earned - sold homes	2,140,268	85.32
Cost of revenue - closing costs	<u>45,185</u>	<u>1.80</u>
Total Cost of Goods Sold	<u>2,185,453</u>	<u>87.12</u>
Gross Profit	<u>323,211</u>	<u>12.88</u>

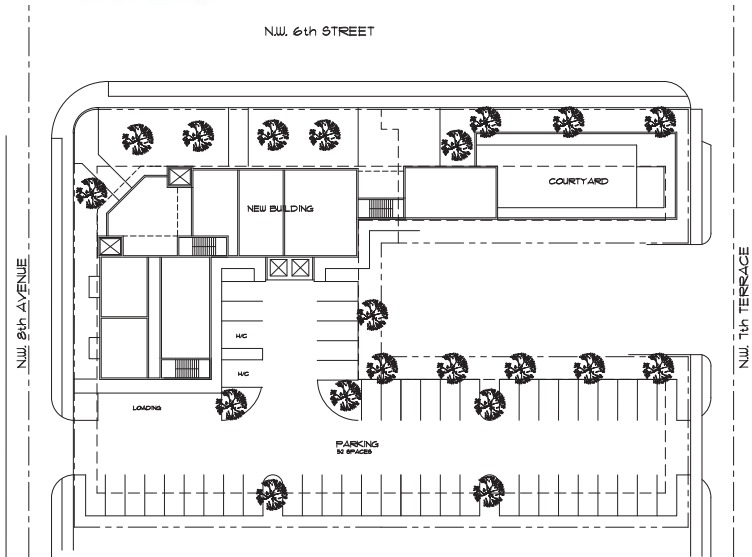
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended <u>December 31,</u> <u>2020</u>	<u>%</u>
Operating Expenses		
Bank charges	1,039	0.04
Auto & truck expenses	20,125	0.80
Equipment rental	7,687	0.31
Insurance	14,805	0.59
Interest	2,762	0.11
Office expense	5,503	0.22
Outside labor	48,210	1.92
Licenses & permits	2,265	0.09
Meals - business	203	0.01
Miscellaneous	394	0.02
Printing	220	0.01
Professional fees - Accounting	3,150	0.13
Rent	12,142	0.48
Repairs & maintenance	6,705	0.27
Security	16,010	0.64
Taxes & licenses	2,647	0.11
Telephone	4,445	0.18
Travel	377	0.02
Utilities	937	0.04
Depreciation	1,520	0.06
Total Operating Expenses	<u>151,146</u>	<u>6.02</u>
Operating Income (Loss)	<u>172,065</u>	<u>6.86</u>
Other Income (Expenses)		
Loan Forgiveness - PPP	<u>62,904</u>	<u>2.51</u>
Total Other Income (Expenses)	<u>62,904</u>	<u>2.51</u>
Net Income (Loss)	<u>\$ 234,969</u>	<u>9.37</u>

FINANCIAL INVOLVEMENT OF THE CRA

WWA Development LLC anticipates applying for any financial assistance the CRA has available for this project. However, construction costs have significantly increased and until WWA is able to finalize budgets and costs, WWA reserves the right to complete and submit all required applications upon award of bid.

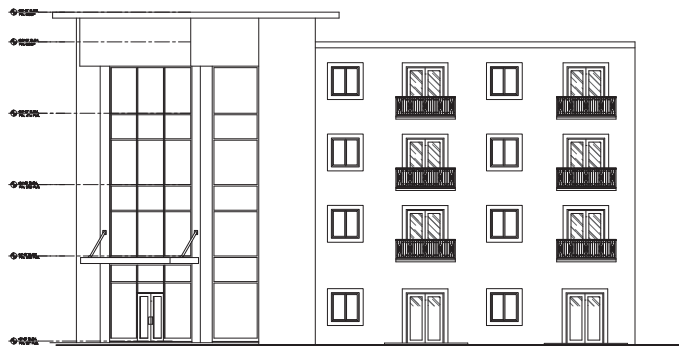
PROJECT PLANS AND INFORMATION



AREA CALCULATIONS			
FIRST FLOOR	GROSS AREA	REQUIRED PARKING	
RETAIL =	2,704 SQ. FT.	1 SP/ 250 SQ. FT. =	11 SPACES
BAKERY =	962 SQ. FT.	1 SP/ 250 SQ. FT. =	4 SPACES
AFFORDABLE HOUSING =	1,140 SQ. FT.	1 SP/ UNIT =	2 SPACES
STORAGE =	992 SQ. FT.	1 SP/ 800 SQ. FT. =	1 SPACE
SECOND FLOOR	GROSS AREA	REQUIRED PARKING	
OFFICES =	3,678 SQ. FT.	1 SP/ 250 SQ. FT. =	15 SPACES
AFFORDABLE HOUSING =	2,132 SQ. FT.	1 SP/ UNIT =	2 SPACES
THIRD FLOOR	GROSS AREA	REQUIRED PARKING	
AFFORDABLE HOUSING =	5,718 SQ. FT.	1 SP/ UNIT =	8 SPACES
FOURTH FLOOR	GROSS AREA	REQUIRED PARKING	
AFFORDABLE HOUSING =	5,618 SQ. FT.	1 SP/ UNIT =	8 SPACES
TOTAL PARKING REQUIRED =			51 SPACES
TOTAL PARKING PROVIDED =			52 SPACES



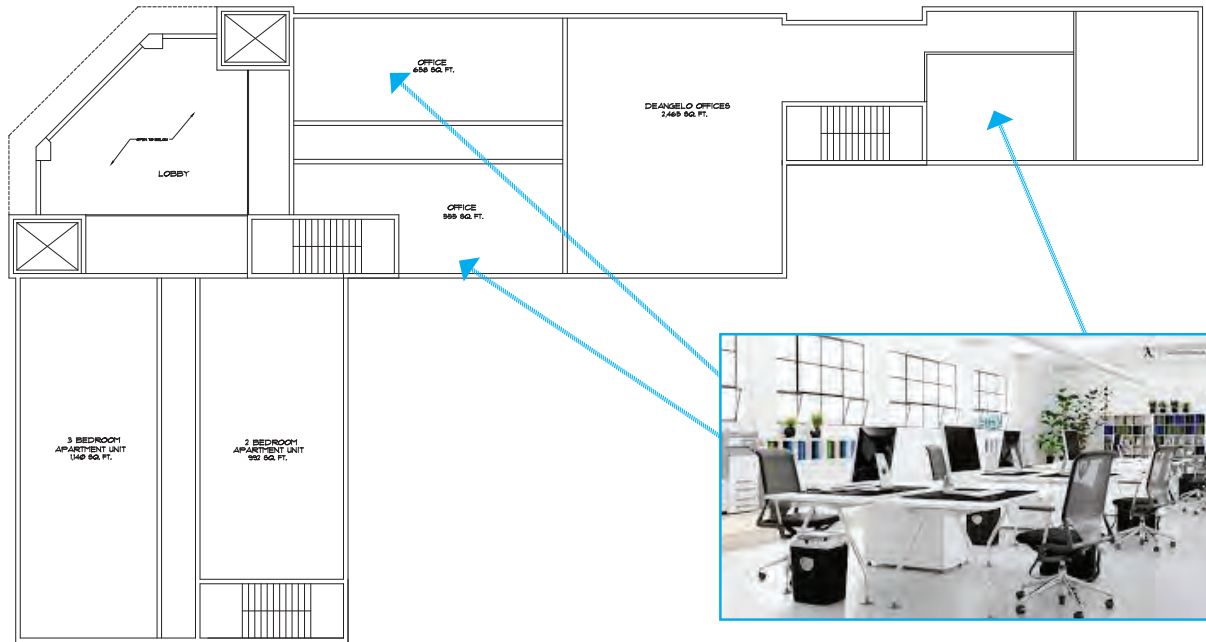
FRONT (NORTH) ELEVATION
SCALE: 3/8"=1'-0"



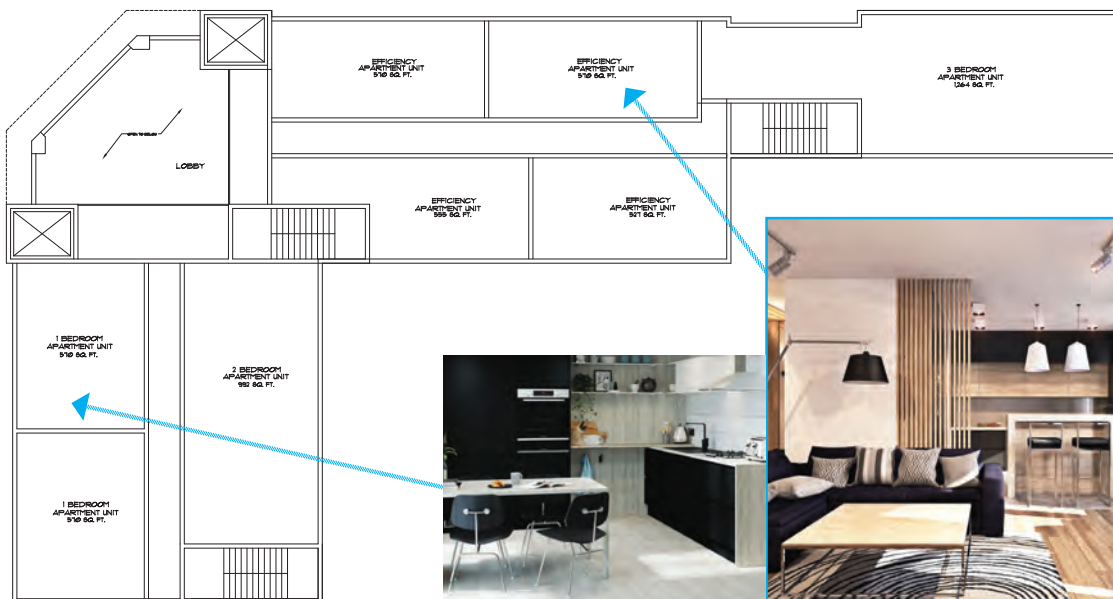
WEST ELEVATION
SCALE: 3/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



THIRD & FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

SUSTAINABLE AND ENERGY EFFICIENCY FEATURES

For building owners, a LEED certification gives third-party verification that the project meets a higher standard of sustainable design. For building occupants, a LEED certification offers peace of mind that the building they're spending 90% of their time in will uphold their health and well-being. LEED-certified buildings are also a contribution to the global effort to build in a more responsible way, ensuring that our buildings are having a minimal impact on the planet.

WWA Development anticipates seeking an LEED rating for this project. Features such as impact windows, low-flow plumbing fixtures and energy efficient light fixtures and appliances will all be a part of the building's Sustainable and Energy Efficient design. Some of the sustainable features of the project that will help secure an LEED Certification:

Location and Transportation.

The project is optimally located near multiple forms of public transportation and public amenities which starts the project off on an environmentally sound basis. Furthermore, the site is located in an area with access to multiple forms of transportation (pedestrian, bike or mass transit) and within a mile radius of basic services such as libraries, restaurants and other amenities which can prevent greenhouse gas emissions that result from single mode transportation.

Water Efficiency.

Responsible indoor and outdoor water use is key to designing a building that is truly sustainable. Indoor water savings can be attained through efficient plumbing fixtures. Where possible, drip irrigation and Xeriscaping will be utilized to reduce water consumption for landscaping. Native plants and porous hardscapes are components of xeriscaping and can double as teaching tools for school or community projects.

Energy Use.

There are four main methods we expect to use to optimize the building's energy use. The first is to reduce the internal energy use intensity (EUI) by focusing on the envelope of the building. This reduces temperature fluctuations, which has an enormous impact on energy use. The second step is to right-size the HVAC system. A system that is too small can't keep up with demand, while a system that is too large is an inefficient use of energy. Designing a system that is customized for an efficiently designed envelope will ensure that the building is only using as much energy as it needs. The third method is the use of renewables such as solar panels. The final component is the storage of energy, which is often used in conjunction with renewable energy systems. For instance, batteries enable buildings to store energy that is generated from a renewable system such as solar panels, so that it can be used during non-solar hours or sold to the FPL grid.

Materials and Resources.

The resources used to create a project are incredibly important in LEED buildings. WWA development will investigate using materials that are high in recycled content, which are regionally sourced and extracted in responsible ways all help in ensuring that the building is composed of environmentally sound materials.

Indoor Environmental Quality.

This category addresses environmental factors such as air quality, lighting quality, acoustic design, and user control of interior spaces, which all affect the way people learn, work, and live inside of buildings. By providing natural light levels for regularly occupied rooms and spaces that are thermally pleasant, building efficiency and occupant comfort both increase. Selecting products, materials, and finishes with low or no volatile organic compounds (VOCs) further upholds the health and safety of occupants.

TYPE OF CONSTRUCTION AND COST OF IMPROVEMENTS

WWA anticipates building a Type I multi-use facility utilizing CMU construction. However, we will be researching additional options to add the buildings sustainable features.

CRA Commercial Property

SOURCES & USES:			
<u>Uses:</u>	<u>Total Sq. Footage</u>	<u>Cost Per Sq. Foot</u>	<u>Total</u>
Land & Land Development			\$ 2,000,000
Construction Costs (Includes Hard costs, soft costs, permit fees, impact fees, water/sewer connection fees)	26,000	\$ 300.00	7,800,000
Finance Costs			400,000
Project Contingency 5%			390,000
Total Uses			\$ 10,590,000
<u>Sources:</u>		<u>% of Cost</u>	
Development/Const Loan		70%	\$ 7,413,000
CRA Contribution		14%	1,500,000
Developer's Equity		16%	1,677,000
Total Sources			\$ 10,590,000

PROJECTED TIMETABLE FOR DEVELOPMENT

Upon award of bid, WWA anticipates the timetable from pre-development to final construction will be completed within 28-36 months. Final designs will be approved by developer within 3-6 mos of award to allow for additional time to acquire any available surrounding properties to increase parking for additional building features and cultural spaces. Developer will work with the CRA to submit the project to Zoning to hopefully expedite and fast track the timeline. Once all zoning approvals are obtained, the project plans/construction documents will be submitted for building department approval. WWA expects a pre-construction phase lasting 12-14 months. Once approved, WWA expects to complete construction within 16 months.

MARKETING PLAN AND EMPLOYMENT INITIATIVE

WWA Development will be adding additional staff and plans to hire from the local and surrounding areas for creative, construction management and office positions. This is still in the beginning phases but we anticipate a minimum of 5 office positions, 2 of which will require at minimum a bachelors degree or higher. Specific duties and salaries have not been determined at this time.

4.2.7 RESIDENTIAL ELEMENT OF PROJECT

This proposal includes 20 units of apartment rentals for workforce/affordable housing. Nineteen of the units will be reserved for 1 year contracts with prospective renters. However, there are 2 units which will be utilized for Air B&B rentals and temporary housing when needed.

According to Rent.com, average rental rates for the Fort Lauderdale area are as follows:

Avg. Rent	Annual Change
Studio- \$2,489	+21%
1 Bed- \$2,533	-2%
2 Beds- \$3,409	+4%
3 Beds- \$3,925	+1%
Last updated 5/4/2022	

Rental rates are expected to be lower than the median average with an annual increase of 1.5%. We expect these prices will be guaranteed for the first 5 years of rentals. Our target population will be within the local area throughout the Sistrunk Corridor. Each unit includes 1 parking space at this time.

Avg. Rent	Avg. Size	# of units	Total Annual Rent
Studio/1 Ba- \$1,450-\$1,600	527-570 sf	8	\$148,080
1 Bed/1Ba - \$1,750	570 sf	4	\$84,000
2 Beds/2 Ba - \$2,150	992 sf	3	\$77,400
3 Beds- \$2,725	1140-1264 sf	3	\$98,100
Air B&B units	570 sf	2	Price per night: \$195 \$101,400 (based on 260 nights annually)
Potential Residential Rent:	\$508,980	20 units	

Standard features: All wood cabinets, granite/quartz countertops, impact windows, window blinds, Energy star fixtures and appliances, low-flow plumbing fixtures, dual flush toilets, programmable thermostats, Wi-fi connectivity, full standard kitchen and other features standard to homes built by DeAngelo Development Inc. The apartments will also include balconies/outdoor spaces for each unit.

4.2.8 COMMERCIAL, RETAIL & OFFICE ELEMENT OF PROJECT

WWA has been speaking with numerous business owners to recruit them to leasing the retail space available. Commercial leasing rates are anticipated to range from \$18-25 sf. WWA anticipates using 2,465 sf of the office space for its own company uses. To maximize opportunities for small businesses and start-ups, WWA will offer one (1) retail and one (1) office space at discounted rates on a case by case basis.

WWA is also considering offering a shared business suite for small start ups or smaller businesses in need of a professional workspace. WWA will work with the CRA to determine further uses that can be applied to enhance the local community's enjoyment of the new facility spaces and amenities created by this project. WWA also plans to assist in the buildout of retail spaces with rentals at full price. Discounted spaces will be determined on a case by case basis and will be dependent on cost and specifications required.

4.2.9 MINORITY/WOMEN (M/WBE) PARTICIPATION

Diversity in business is a key component to the success of our company. WWA Development has always found strength in working with other minority small businesses who share a common goal, creating quality homes at affordable prices. By working with other small businesses, it creates a synergy of cooperation and unity. Great things happen when everyone works together.

WWA Development LLC and DeAngelo Development Inc. are both 100% minority owned and operated. Mr. Robert D. McNair and Ms. Estella McNair, a brother and sister team, are African American and share equally in the businesses. WWA Development is the real estate development division of the parent company DeAngelo Development, Inc. with five employees. These businesses qualify as Minority Business Enterprises and Small Business Enterprises under the definitions set forth in the RFP.

WWA Development LLC and DeAngelo Development Inc. are located within the city limits of the RFP's offering. Approximately ninety-five percent (95%) of our consultants and subcontractors are locally-based small businesses. Approximately 75-80% are minority owned businesses. Approximately 10% are women owned businesses. Many of these companies have been working with DeAngelo since the company began in 1996, some of which credit DeAngelo and its founders with helping them establish their own companies.

Selecting WWA Development for this project brings in a vast wealth of knowledge and diversity. WWA is an excellent choice in the fulfillment of the City's mission to increase the participation of local MBE, SBE and WBE set forth in the RFP.

4.2.10 SUBCONTRACTORS - (NOT APPLICABLE)

4.2.11 REQUIRED FORMS

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) EIN (Optional):

Address:

City: State: Zip:

Telephone No.: FAX No.: Email:

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

Total Bid Discount (section 1.05 of General Conditions):

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>
1	4/19/22				
2	4/25/22				

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.**

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,

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:

Robert D. McNair, Jr.

Name (printed)

5/6/22

Date


Signature

Managing Member

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

N/A

RELATIONSHIPS

N/A

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.


Authorized Signature

Robert D. McNair, Jr.
Name (Printed)

Managing Member
Title

5/6/22
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.


Authorized Signature

Robert D. McNair, Jr. / Managing Member

Print Name and Title

5/6/22

Date

WWA Development LLC - Bid 12642-925 Purchase & Development of CRA Property | 39



DEANG-1

OP ID: KG

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 07/16/2021

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 have ADDITIONAL INSURED provisions or 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 INNOVATIVE INSURANCE CONSULTANTS, INC. 5461 UNIVERSITY DRIVE, #103 CORAL SPRINGS, FL 33067 BARRY S. GOLDSTEIN	954-340-9551 CONTACT NAME: BARRY S. GOLDSTEIN PHONE (A/C, No, Ext): 954-340-9551 FAX (A/C, No): 954-340-9456 E-MAIL ADDRESS: BARRY@INNOVATIVE-INSURANCE.COM
INSURED DEANGELO DEVELOPMENT, INC. WWA DEVELOPMENT, LLC 1816 NW 19TH STREET FT. LAUDERDALE, FL 33311	INSURER(S) AFFORDING COVERAGE INSURER A: AMERICAN BUILDERS INS. CO. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

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 <input checked="" type="checkbox"/> BLKT ADDL INSD <input checked="" type="checkbox"/> BLKT WAIVER GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		GLP0305711-01 PRIMARY NON-CONTRIBUTORY	07/22/2021	07/22/2022	EACH OCCURRENCE: \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence): \$ 300,000 MED EXP (Any one person): \$ 10,000 PERSONAL & ADV INJURY: \$ 1,000,000 GENERAL AGGREGATE: \$ 2,000,000 PRODUCTS - COMP/OP AGG: \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident): \$ BODILY INJURY (Per person): \$ BODILY INJURY (Per accident): \$ PROPERTY DAMAGE (Per accident): \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> 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) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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)

CERTIFICATE HOLDER

FORTL13

 FORT LAUDERDALE
 COMMUNITY REDEVELOPMENT
 AGENCY
 914 SISTRUNK BLVD
 FORT LAUDERDALE, FL 33311

CANCELLATION

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

ACORD 25 (2016/03)

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Detail by Entity Name

Florida Limited Liability Company
WWA DEVELOPMENT, L.L.C.

Filing Information

Document Number L09000082391
FEI/EIN Number 27-0937004
Date Filed 08/26/2009
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 10/12/2021
Event Effective Date NONE

Principal Address

1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Mailing Address

1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Registered Agent Name & Address

MCNAIR, ROBERT DJR
1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Name Changed: 04/14/2010

Authorized Person(s) Detail

Name & Address

Title MGR

MCNAIR, ROBERT D, JR
1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Title MGR

MCNAIR, ESTELLA E

1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2020	05/03/2020
2021	05/05/2021
2022	04/07/2022

Document Images

04/07/2022 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

4.2.12 All proposal submissions and material become the property of the City and CRA public record and shall not be returned

ADDENDUMS



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 Hamming-Tanner
Purchasing Specialist

Company Name: WWA Development LLC
(Please print)
Bidder's Signature: *Robert D. McLaughlin*
Date: 5/6/22



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

Paulita Hemmings Turner
Purchasing Specialist

Company Name: WWA Development LLC
(Please print)

Bidder's Signature: *Robert D. McLean*

Date: 5/6/22

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** WWA Development LLC

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

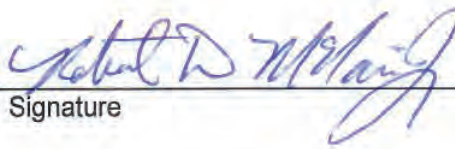
- | | |
|-----------------------------------|------------------------------|
| 1. Parcel 1 Purchase Offer | \$ <u>\$90,250.00</u> |
| 2. Parcel 2 Purchase Offer | \$ <u>\$50,000.00</u> |
| 3. Parcel 3 Purchase Offer | \$ <u>\$50,000.00</u> |

Financial Resources (If Required) **\$** _____

Submitted by:

Robert D. McNair, Jr.
Name (printed)

5/6/22
Date


Signature
Managing Member
Title

Version 12-2021

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) **WWA Development LLC** EIN (Optional): **27-0937004**

Address: **1816 NW 19th ST**

City: **FORT LAUDERDALE** State: **FL** Zip: **33311**

Telephone No.: **954-463-0085** FAX No.: **954-463-2266** Email: **deangeloinc@bellsouth.net**

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

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

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>
1	4/19/22				
2	4/25/22				

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:

Robert D McNair, Jr.
Name (printed)

5/6/22
Date

Robert D McNair, Jr.
Signature

Managing Member
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**

n/a

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.

Robert D. McNair Jr
Authorized Signature

Managing Member
Title

Robert D McNair Jr
Name (Printed)

11-13-20
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.

Robert D. McNair, Jr.
Authorized Signature

Robert D McNair, Jr., President/Managing Member
Print Name and Title

5/6/22
Date