

RFP #12385-105

# Scattered Site Infill Housing

Due Date/Time:

November 16, 2020/2:00:00PM EST



**SUBMITTED TO:**  
City of Fort Lauderdale Procurement  
Services Division  
100 N. Andrews Avenue #619  
Fort Lauderdale, FL 33301

**SUBMITTED BY:**  
Robert D. McNair, Jr.  
WWA Development LLC,  
1816 NW 19th Street  
Fort Lauderdale, FL 33311  
(954) 463-0085



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**Section  
4.2.2**

**EXECUTIVE SUMMARY**

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# Executive Summary

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WWA Development LLC submits this proposal in response to Scattered Site Infill Housing RFP #12385-105. WWA proposes to construct and sell a minimum of 5-10 detached single family homes to buyers who will occupy them as their primary residences. WWA Development LLC homes are built with attention to quality and craftsmanship that assist in removing conditions of slum and blight while increasing the area's tax base and enhancing the quality of life for its residents.

WWA Development LLC, a division of DeAngelo Division Inc., is an award-winning company based in Fort Lauderdale. We have been building in the infill affordable housing market for over 26 years. Our business practices and experience ensure that we complete our projects on time and within budget.

Our proposal provides a turn-key plan to build a minimum of five to ten detached single-family homes on the different parcels of land to be provided by the CRA pertaining to this RFP. WWA proposes to build these homes on Spec utilizing our line of credit to fund the project. WWA offers several designs of one and two-story 3 and 4 bedroom models which satisfies the criteria set forth in the RFP.

WWA Development LLC is a minority owned business with decades of experience building in the redevelopment areas of South Florida understands the importance of improving the quality of life of underserved communities. We also understand the importance of improving the quality of homes in transforming blighted areas into thriving and revitalized communities. Owner-occupied homes are tantamount to the stability, health and safety of the targeted areas in this RFP. WWA Development LLC prides itself in building homes that contribute to the revitalization and growth of these deserving communities.

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**Section  
4.2.3**

**COMPANY INFORMATION**

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DeAngelo Model built for Dorsey Infill Housing Program

### 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 RFP.

WWA Development offers extensive experience in affordable 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 affordable 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. Through thoughtful planning of the floor plans, we provide homes designed with family continuity for years beyond the average home ownership statistics in mind. We consider every aspect of family living, inside and out, to create homes that owners can truly call their forever homes.

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





*Cardinal model built for Sweeting Estates/River Garden Development*

WWA Development LLC has a proven track record of successful projects that are similar in scope and size to the Scattered Site Infill Housing development project listed in RFP # 12385-105. The WWA management team has an extensive resume of design/build projects in municipalities throughout Broward County. These projects were financed utilizing state and federal funding. WWA Development LLC's management has built over 160 affordable single family homes in Broward County using State and Federal funding. These homes represent 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.

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 RFP. WWA Development/DeAngelo Development is the primary and/or sole contractor for each project.



*Before & After pictures - Sweeting Estates/River Gardens Development 2020 Project*



### **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
- vResolutions: (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.



*Lauderhill Housing Authority - 6 Single Family homes for the First-Time Homebuyer's Program*

## 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

- 90% 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



## 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 25<sup>th</sup> 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. 50<sup>th</sup> 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 CoralSprings.
- 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:**

<b>1975-1979</b>	<b>Washington University, St. Louis, MO</b>	MA in Architecture
<b>1971 -1975</b>	<b>Brown University &amp; Rhode Island School of Design</b>	BA in Fina 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 25<sup>th</sup> Street Interchange with the Palmetto Expressway
- NW 72<sup>nd</sup> Avenue from NW 12<sup>th</sup> Street to NW 25<sup>th</sup> Street

### **EDUCATION:**

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

## LOCAL VENDORS/SUBCONTRACTORS PARTICIPATION

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WWA Development LLC is a local business which prides itself in maintaining close relationships with its Subcontractors and Consultants. We primarily use local vendors and subcontractors during all phases of the construction process. Approximately 95% of them are locally based.

Below is a sample list of some of our Subcontractors/Consultants:

Engineered Air LLC (Margate, FL)

NM Plumbing (N. Lauderdale, FL)

Ozinga Concrete (Davie, FL)

Florida Quality Truss (Pompano Bch., FL)

RAM Design (Sunrise, FL)

Gator Engineering (Miramar, FL)

Nodal Structures, Inc. (Sunrise, FL)

JetSet Flooring Design (Fort Lauderdale, FL)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
DEANGELO DEVELOPMENT, INC.

### Filing Information

**Document Number** P95000062870  
**FE/EIN Number** 65-0621735  
**Date Filed** 08/14/1995  
**State** FL  
**Status** ACTIVE  
**Last Event** AMENDMENT  
**Event Date Filed** 08/05/2016  
**Event Effective Date** NONE

### Principal Address

1816 NW 19TH ST  
FT LAUDERDALE, FL 33311

Changed: 09/16/1997

### Mailing Address

1816 NW 19TH ST  
FT LAUDERDALE, FL 33311

Changed: 09/16/1997

### Registered Agent Name & Address

MCNAIR, ROBERT D, Jr.  
1217 NW 17TH ST  
FT LAUDERDALE, FL 33311

Name Changed: 04/13/2015

Address Changed: 05/17/1999

### Officer/Director Detail

#### **Name & Address**

Title PT

MCNAIR, ROBERT D, JR.  
1217 N.W. 17 STREET  
FT. LAUDERDALE, FL 33311

Title VS

McNair, ESTELLA E  
209 NW 11TH CT.  
FT LAUDERDALE, FL 33315

### Annual Reports

Report Year	Filed Date
2018	04/29/2018
2019	04/22/2019
2020	05/03/2020





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## 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

### 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 Authorized Member

McNair, Estella E, Ms  
1816 NW 19TH STREET  
FT. LAUDERDALE, FL 33311

### Annual Reports

Report Year	Filed Date
2018	04/29/2018
2019	04/22/2019
2020	05/03/2020

### Document Images

**BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT**

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

**VALID OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021****DBA:**  
**Business Name:** DEANGELO DEVELOPMENT INC**Receipt #:** 180-6070  
**Business Type:** GENERAL CONTRACTOR (GENERAL CONTRACTOR)**Owner Name:** ROBERT J MCNAIR JR  
**Business Location:** 1816 NW 19 ST  
FT LAUDERDALE  
**Business Phone:** 954-463-0085**Business Opened:** 01/14/2005  
**State/County/Cert/Reg:** CGC1523888  
**Exemption Code:**

Rooms                      Seats                      Employees                      Machines                      Professionals

4

For Vending Business Only						
Number of Machines:			Vending Type:			
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
27.00	0.00	0.00	0.00	0.00	0.00	27.00

**THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS****THIS BECOMES A TAX RECEIPT****WHEN VALIDATED**

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

**Mailing Address:**DEANGELO DEVELOPMENT INC  
1816 NW 19 ST  
FORT LAUDERDALE, FL 33311**Receipt #** WWW-19-00207232  
**Paid** 09/01/2020 27.00**2020 - 2021****BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT**

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

**VALID OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021****DBA:**  
**Business Name:** DEANGELO DEVELOPMENT INC**Receipt #:** 180-6070  
**Business Type:** GENERAL CONTRACTOR (GENERAL CONTRACTOR)**Owner Name:** ROBERT J MCNAIR JR  
**Business Location:** 1816 NW 19 ST  
FT LAUDERDALE  
**Business Phone:** 954-463-0085**Business Opened:** 01/14/2005  
**State/County/Cert/Reg:** CGC1523888  
**Exemption Code:**

Rooms                      Seats                      Employees                      Machines                      Professionals

4

Signature	For Vending Business Only					
	Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
27.00	0.00	0.00	0.00	0.00	0.00	27.00

**Receipt #** WWW-19-00207232  
**Paid** 09/01/2020 27.00



## CITY OF FORT LAUDERDALE BUSINESS TAX YEAR 2020-2021



Business Tax Division

100 N ANDREWS AVE | FORT LAUDERDALE, FL 33301 | (954) 828 - 5195

Business ID: BL-962031

Business Name: DE ANGELO DEVELOPMENT INC

Business Address: 1816 NW 19 ST

WILLIE MCNAIR  
DE ANGELO DEVELOPMENT INC  
1816 NW 19 ST  
FORT LAUDERDALE FL 33311

### TAX CATEGORIES

418300 PROFESSIONAL OFC (ADMINISTRATION)

Contact: WILLIE MCNAIR  
Business Email: Deangeloinc@Bellsouth.Net

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email [businesstax@fortlauderdale.gov](mailto:businesstax@fortlauderdale.gov) and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than \$3.00, no more than \$25.00.
- If you have sold your business, please email a copy of the Bill of Sale to [businesstax@fortlauderdale.gov](mailto:businesstax@fortlauderdale.gov) and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than \$3.00, no more than \$25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

100 N ANDREWS AVE, 1st FLOOR  
FORT LAUDERDALE, FL 33301  
TEL 954 828 5195  
WWW.FORTLAUDERDALE.GOV





JIMMY PATRONIS  
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA  
DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF WORKERS' COMPENSATION**

**\*\* CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW \*\***

**CONSTRUCTION INDUSTRY EXEMPTION**

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

**EFFECTIVE DATE:** 8/6/2019

**EXPIRATION DATE:** 8/5/2021

**PERSON:** ROBERT D MCNAIR JR

**EMAIL:** DEANGELOINC@BELLSOUTH.NET

**FEIN:** 650621735

**BUSINESS NAME AND ADDRESS:**

DEANGELO DEVELOPMENT, INC.

1816 NW 19TH STREET

FORT LAUDERDALE, FL 33311

**SCOPE OF BUSINESS OR TRADE:**

Contractor-Project Manager,  
Construction Executive,  
Construction Manager or  
Construction Superintendent

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IMPORTANT: Pursuant to Chapter 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to Chapter 440.05(12), F.S., Certificates of election to be exempt... apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to Chapter 440.05(13), F.S., Notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 08-13

QUESTIONS? (850)413-1609



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**MCNAIR, ROBERT DOUGLAS JR**

DEANGELO DEVELOPMENT, INC.  
1816 NW 19TH STREET  
FORT LAUDERDALE FL 33311

**LICENSE NUMBER: CGC1523888**

**EXPIRATION DATE: AUGUST 31, 2022**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

October 15, 2020

**Letter of Recommendation**

City of Fort Lauderdale Community Redevelopment Agency  
914 Sistrunk Boulevard, Suite 200  
Fort Lauderdale, FL 33311

RE: **WWA Development LLC/De Angelo Development Inc**

**To: The Selection Committee**

On May 31, 2018 I was the author of a letter of recommendation on behalf of Mr. Robert McNair of WWA Development LLC/De Angelo Development. It's my understanding that Mr. Robert McNair again is under consideration for building more single Family homes under the City of Fort Lauderdale CRA housing program.

**The new homeowners of the first (9) nine homes built by Mr. McNair got a well-built home that looks good and enhances the overall aesthetics of the community.**

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.

If you have any questions or need additional information, please contact me at (954)448-3482.

Sincerely,

*Kenny M. Davis*

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

**DEDC**  
**DANIA ECONOMIC DEVELOPMENT CORPORATION**  
210 N.W. 12TH Avenue (Office)  
Dania Beach, Florida 33004-0694  
dedc210@comcast.net  
(954) 921-7050

October 23, 2020

City of Fort Lauderdale  
Community Redevelopment Agency  
914 Sistrunk Blvd., Suite 200  
Ft. Lauderdale, FL 33311

Ref: Letter of Support

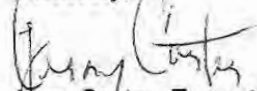
To whom it may concern:

I am pleased to provide this letter of support on behalf of WWA Development LLC., regarding development of single family homes in the city of Ft. Lauderdale. 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.

If I can be of further assistance, Please do not hesitate to contact me.

Sincerely,



Jerry Carter, Executive Director

DANIA ECONOMIC DEVELOPMENT CORPORATION



**Jet Set Floor Designs, LLC**

16895 78th Rd North

Loxahatchee, FL 33470

954-214-3660

jetsetflooringinc@gmail.com

October 29, 2020

Re: Letter of Recommendation

To whom it may concern:

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.

Sincerely,  
Joe Garrido  
Owner  
Jet Set Flooring, Inc.

10/8/2020

To whom it may concern,

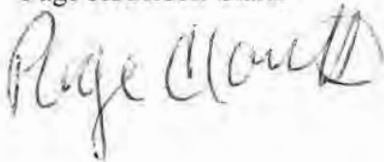
It is with great pleasure to recommend WWA Development Inc. to any prospective clients they may have. The President Robert McNair and Vice-President Estella McNair maintained professionalism and integrity throughout the process of building and purchasing my home. The experience of observing my home being built from the ground up was definitely an experience that I will never forget. The communication and attention to detail was impeccable. Robert and Estella were very patient, and flexible when it came to explaining in detail any questions or concerns that I had pertaining to my home. My home is my dream come true!

The work ethic was very professional, timely, and neat. Any issues were resolved to my satisfaction without hesitation. The number of people that have commented on the beauty of my home is staggering.

It is a wonderful feeling to own my beautiful home. WWA Development Inc. has very high standards and delivered a superior home of the utmost quality. The team of builders were thorough, dependable, and extremely helpful. If I call either Robert or Estella they answer immediately. If any problems arose, they were handled promptly, courteously, with no hassle, and at no charge. I will definitely recommend WWA Development Inc. to anyone looking to build a home.

Sincerely,

Page Roberson Clark

A handwritten signature in dark ink, appearing to read "Page Roberson Clark", written in a cursive style.

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**Section  
4.2.4**

**RESERVED**

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**Section  
4.2.5**

**FINANCIAL INFORMATION**

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# *Financial Information*

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WWA Development LLC presents the following reports in consideration for the Scattered Site Infill Redevelopment Project as set forth in RFP #12385-105. WWA has the capability of financing the full project from start to finish by utilizing its long-standing Line of Credit with the Gaddis Corporation. The construction loan for this project will be closed within 45 days of the execution of the Developers Agreement and construction will commence as stated in the Project Timeline contained in Section 4.2.6 Project Plans & Information of this proposal.

WWA can assure that this project is finished in accordance with the contract should it be chosen as the developer for this project. A copy of the letter from the Gaddis Corporation regarding this project and amount of funding to be made available for the project is at the end of this section. The contact information for purposes of verification is included.

Years ending 2017, 2018 and 2019 of Profit and Loss reports were compiled by Robert Cole CPA and filed with corresponding annual tax returns respectively. In this section, WWA presents a comprehensive Pro-Forma for the proposed project. Included in this proposal are statements of development and construction costs, projected income, debt service, square foot costs and developers profit. Land costs are not included in the pro-forma as the city plans to convey the lots to be developed at no cost to the builder.

With regards to financial assistance from the CRA, WWA is not requesting any financial assistance to the Developer. This proposal is turnkey and we are capable of handling the project without any additional funding. However, we will direct potential first time buyers to the local non-profits who can coordinate with the buyers' lenders for eligible grants. If WWA is chosen as one of the builders of this project, we will contact the Fort Lauderdale CRA for a list of approved non-profits to provide potential buyers if a list is available. In addition, WWA has designed a new 3-bedroom model priced to encourage first-time homebuyers who can qualify for the SHIP grants or any other program.

# Income Statements

## 2019 INCOME STATEMENTS

WWA Development LLC  
Statement of Assets, Liabilities and Equity  
Income Tax Basis  
As of December 31, 2019  
ASSETS

Current Assets		
Cash - TD Bank 6179 new bank acct	\$	188,226
Due from Deangelo Development		157,720
Construction in Progress		<u>673,555</u>
Total Current Assets	\$	1,019,501
Property and Equipment		
Improvements		4,750
Less: Accumulated Depreciation		<u>(950)</u>
Total Property and Equipment		3,800
Other Assets		
TOTAL ASSETS	\$	<u>1,023,301</u>

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

WWA Development LLC  
Statement of Assets, Liabilities and Equity  
Income Tax Basis  
As of December 31, 2019

LIABILITIES

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

MEMBERS' EQUITY

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

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	<u>950</u>	<u>1.70</u>
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 Revenues and Expenses  
-Income Tax Basis  
For the 12 Months Ended

	12 Months Ended December 31, 2018	%
Sales		
Contract revenues earned - sold homes	\$ 671,000	87.51
Income - Renovations	95,798	12.49
Total Sales	766,798	100.00
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
Total Cost of Goods Sold	512,857	66.88
Gross Profit	253,941	33.12

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

	12 Months Ended December 31, 2018	%
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	121,972	15.91
Operating Income (Loss)	131,969	17.21
Other Income (Expenses)		
Total Other Income (Expenses)	0	0.00
Net Income (Loss)	\$ 131,969	17.21



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

	12 Months Ended December 31, 2017	%
Sales		
Contract revenues earned - sold homes	\$ 810,651	93.18
Income - Renovations	59,313	6.82
Total Sales	869,964	100.00
Cost of Goods Sold		
Cost of revenue earned - sold homes	594,122	68.29
Cost of Revenue - Renovations	38,110	4.38
Total Cost of Goods Sold	632,232	72.67
Gross Profit	237,732	27.33

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

	12 Months Ended December 31, 2017	%
Operating Expenses		
Bank charges	490	0.06
Auto & truck expenses	8,196	0.94
Insurance	5,331	0.61
Interest	25,990	2.99
Office expense	332	0.04
Outside labor	38,500	4.43
Penalties	2,400	0.28
Postage & delivery	73	0.01
Professional fees	2,750	0.32
Professional fees - legal	2,750	0.32
Rent	11,528	1.33
Repairs & maintenance	181	0.02
Taxes & licenses	1,324	0.15
Telephone	4,307	0.50
Utilities	648	0.07
Total Operating Expenses	104,800	12.05
Operating Income (Loss)	132,932	15.28
Other Income (Expenses)		
Total Other Income (Expenses)	0	0.00
Net Income (Loss)	\$ 132,932	15.28

# PROJECT PRO FORMA & COST BREAKDOWNS

## SCATTERED SITE INFILL HOUSING - PRO-FORMA RFP #12385-105

DESCRIPTION	MODEL SANDERLING	MODEL IBIS	MODEL SPARROW	MODEL HUMMINGBIRD	MODEL HERON	PROJECT TOTALS
NUMBER OF UNITS (PROJECTED)	2	3	1	1	3	10
UNIT TYPE	3 BR/2 BA	3 BR/2.5 BA	3 BR/2.5 BA	3 BR/2.5 BA	4 BR/2.5 BA	-
SQ FT A/C PER UNIT	1548	1720	1726	1744	1949	-
TOTAL SQ FT PER UNIT	2040	2250	2456	2333	2532	-
TOTAL EFFECTIVE SALES PRICE PER UNIT	\$259,864	\$272,544	\$280,314	\$282,038	\$296,355	\$2,789,094
CONSTRUCTION COSTS	\$225,695	\$231,662	\$241,650	\$245,250	\$257,700	\$2,410,576
CLOSING COSTS 1.5%	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$80,000
INTEREST RESERVE	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$60,000
NET PROCEEDS PER UNIT	\$ 20,169	\$ 26,882	\$ 24,664	\$ 22,788	\$ 24,555	\$244,101

**Construction Loan Amount: \$2,544,993**

RFP 12385-105

**Scattered Infill Site Housing**

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

[www.deangeloinc.com](http://www.deangeloinc.com)**CONSTRUCTION COST ESTIMATE**

DATE: 11/13/2020

MODEL Sanderling (3 BR/2 BA) CITY/STATE FORT LAUDERDALE, FL  
 1-STORY SINGLE FAMILY HOME - SHINGLE ROOF - 1,5480 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$12,000
2. ARCHITECTURAL FEE			\$6,000
3. COUNTY IMPACT FEES			\$8,500
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$3,000
7. TESTING & ENGINEERING			\$1,200
8. SLAB			\$13,000
9. BLOCK			\$13,800
10. ROUGH CARPENTRY			\$12,000
11. TRUSSES			\$9,000
12. ROOFING			\$15,400
13. METAL FRAME/ DRYWALL			\$15,000
14. PLUMBING			\$10,500
15. ELECTRICAL			\$10,500
16. ELECTRICAL FIXTURES			\$1,200
17. AIR CONDITIONING			\$7,500
18. WINDOWS & SIDING GLASS DOORS			\$9,000
19. INSULATION			\$2,500
20. DOORS / TRIM			\$5,000
21. PAINT			\$4,500
22. CABINETS			\$11,000
23. TILE / SILLS			\$6,000
24. CARPET / VINYL			\$1,700
25. SHELVING			\$750
26. MIRRORS / SHOWER DOORS			\$850
27. APPLIANCES			\$3,500
28. DRIVEWAY/FLATWORK			\$8,500
29. STUCCO			\$8,500
30. STAIRS			\$0
31. MINI BLINDS			\$900
32. GARAGE DOOR			\$2,000
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,300
35. LANDSCAPING / SOD			\$9,000
36. MAILBOX			\$150
37. CLEANING			\$645
38. TRASH REMOVAL			\$3,000
39. WATER METERS			\$2,000
<b>SUBTOTAL</b>			\$225,695
PROFIT & OVERHEAD 15%			\$34,169

TOTAL: \$259,864

# THE IBIS - 3BD/2.5BA - 1,720SF

SHINGLE ROOF/ 2-CAR GARAGE

RFP 12385-105

## Scattered Infill Site Housing

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

[www.deangeloinc.com](http://www.deangeloinc.com)

### CONSTRUCTION COST ESTIMATE

DATE: 11/13/2020

MODEL IBIS (3 BR/2.5 BA) CITY/STATE FORT LAUDERDALE, FL  
1 STORY SINGLE FAMILY HOME - SHINGLE ROOF - 1720 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$12,000
2. ARCHITECTURAL FEE			\$6,000
3. COUNTY IMPACT FEES			\$8,500
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$4,000
7. TESTING & ENGINEERING			\$1,200
8. SLAB			\$15,000
9. BLOCK			\$15,000
10. ROUGH CARPENTRY			\$12,000
11. TRUSSES			\$9,000
12. ROOFING			\$18,000
13. METAL FRAME/ DRYWALL			\$16,000
14. PLUMBING			\$11,000
15. ELECTRICAL			\$10,500
16. ELECTRICAL FIXTURES			\$1,200
17. AIR CONDITIONING			\$7,500
18. WINDOWS & SIDING GLASS DOORS			\$9,500
19. INSULATION			\$2,500
20. DOORS / TRIM			\$5,000
21. PAINT			\$4,500
22. CABINETS			\$11,000
23. TILE / SILLS			\$7,500
24. CARPET / VINYL			\$1,700
25. SHELVING			\$750
26. MIRRORS / SHOWER DOORS			\$850
27. APPLIANCES			\$3,500
28. DRIVEWAY/FLATWORK			\$8,500
29. STUCCO			\$8,500
30. MINI BLINDS			\$900
31. STAIRS			\$0
32. GARAGE DOOR			\$2,000
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,300
35. LANDSCAPING / SOD			\$9,000
36. MAILBOX			\$150
37. CLEANING			\$645
38. TRASH REMOVAL			\$4,000
39. WATER METERS			\$2,000
<b>SUBTOTAL</b>			<b>\$236,995</b>
PROFIT & OVERHEAD 15%			<b>\$35,549</b>

TOTAL: **\$272,544**

RFP 12385-105

**Scattered Infill Site Housing**

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

[www.deangeloinc.com](http://www.deangeloinc.com)**CONSTRUCTION COST ESTIMATE**

DATE: 11/13/2020

MODEL SPARROW (3 BR/2.5 BA) CITY/STATE FORT LAUDERDALE, FL  
 2-STORY SINGLE FAMILY HOME - SHINGLE ROOF - 1726 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$11,000
2. ARCHITECTURAL FEE			\$5,500
3. COUNTY IMPACT FEES			\$8,500
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$4,000
7. TESTING & ENGINEERING			\$1,200
8. SLAB			\$13,000
9. BLOCK			\$18,000
10. ROUGH CARPENTRY			\$18,000
11. TRUSSES			\$10,500
12. ROOFING			\$16,500
13. METAL FRAME/ DRYWALL			\$13,000
14. PLUMBING			\$11,000
15. ELECTRICAL			\$11,000
16. ELECTRICAL FIXTURES			\$1,200
17. AIR CONDITIONING			\$7,500
18. WINDOWS & SIDING GLASS DOORS			\$10,500
19. INSULATION			\$2,000
20. DOORS / TRIM			\$5,500
21. PAINT			\$3,500
22. CABINETS			\$11,000
23. TILE / SILLS			\$8,000
24. CARPET / VINYL			\$3,000
25. SHELVING			\$900
26. MIRRORS / SHOWER DOORS			\$900
27. APPLIANCES			\$3,500
28. DRIVEWAY/FLATWORK			\$6,800
29. STUCCO			\$8,000
30. MINI BLINDS			\$900
31. STAIRS			\$2,000
32. GARAGE DOOR			\$2,000
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,200
35. LANDSCAPING / SOD			\$9,000
36. MAILBOX			\$150
37. CLEANING			\$600
38. TRASH REMOVAL			\$4,000
39. WATER METERS			\$2,000
<b>SUBTOTAL</b>			\$241,650
PROFIT & OVERHEAD 15%			\$38,664

TOTAL: \$280,314



RFP 12385-105

**Scattered Infill Site Housing**

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

[www.deangeloinc.com](http://www.deangeloinc.com)**CONSTRUCTION COST ESTIMATE**

DATE: 11/13/2020

MODEL HUMMINGBIRD (3 BR/2.5 BA) CITY/STATE FORT LAUDERDALE, FL  
 2-STORY SINGLE FAMILY HOME - SHINGLE ROOF - 1744 SQ FT

ITEMS	QUANTITY		AMOUNT
1. PERMIT FEE			\$11,000
2. ARCHITECTURAL FEE			\$5,700
3. COUNTY IMPACT FEES			\$8,500
4. WATER & SEWER IMPACT FEES			\$2,500
5. SURVEY			\$2,000
6. GRADING & FILL			\$4,000
7. TESTING & ENGINEERING			\$1,200
8. SLAB			\$13,000
9. BLOCK			\$18,000
10. ROUGH CARPENTRY			\$18,000
11. TRUSSES			\$10,500
12. ROOFING			\$16,500
13. METAL FRAME/ DRYWALL			\$14,000
14. PLUMBING			\$12,000
15. ELECTRICAL			\$11,000
16. ELECTRICAL FIXTURES			\$1,200
17. AIR CONDITIONING			\$8,000
18. WINDOWS & SIDING GLASS DOORS			\$10,500
19. INSULATION			\$2,300
20. DOORS / TRIM			\$5,800
21. PAINT			\$5,000
22. CABINETS			\$11,000
23. TILE / SILLS			\$7,000
24. CARPET / VINYL			\$2,800
25. SHELVEING			\$900
26. MIRRORS / SHOWER DOORS			\$900
27. APPLIANCES			\$3,500
28. DRIVEWAY/FLATWORK			\$6,800
29. STUCCO			\$8,000
30. STAIRS			\$2,000
31. MINI BLINDS			\$900
32. GARAGE DOOR			\$2,000
33. ALARM SYSTEM			\$800
34. IRRIGATION			\$2,200
35. LANDSCAPING / SOD			\$9,000
36. MAILBOX			\$150
37. CLEANING			\$600
38. TRASH REMOVAL			\$4,000
39. WATER METERS			\$2,000
<b>SUBTOTAL</b>			<b>\$245,250</b>
PROFIT & OVERHEAD 15%			<b>\$36,788</b>

TOTAL: **\$282,038**

RFP 12385-105

**Scattered Infill Site Housing**

Presented By:

WWA Development LLC

1816 NW 19th Street

(954)463-0085 off / (954)463-2266 fax - deangeloinc@bellsouth.net

[www.deangeloinc.com](http://www.deangeloinc.com)**CONSTRUCTION COST ESTIMATE**

DATE: 11/13/2020

MODEL HERON (4 BR/2.5 BA) CITY/STATE FORT LAUDERDALE, FL  
1 STORY SINGLE FAMILY HOME, SHINGLE ROOF - 1949 SQ FT

ITEMS	QUANTITY	AMOUNT
1. PERMIT FEE		\$13,000
2. ARCHITECTURAL FEE		\$6,500
3. COUNTY IMPACT FEES		\$11,000
4. WATER & SEWER IMPACT FEES		\$2,500
5. SURVEY		\$2,000
6. GRADING & FILL		\$5,000
7. TESTING & ENGINEERING		\$1,200
8. SLAB		\$16,000
9. BLOCK		\$16,000
10. ROUGH CARPENTRY		\$14,000
11. TRUSSES		\$9,000
12. ROOFING		\$20,000
13. METAL FRAME/ DRYWALL		\$17,500
14. PLUMBING		\$12,500
15. ELECTRICAL		\$12,000
16. ELECTRICAL FIXTURES		\$1,500
17. AIR CONDITIONING		\$8,000
18. WINDOWS & SIDING GLASS DOORS		\$9,500
19. INSULATION		\$3,500
20. DOORS / TRIM		\$6,000
21. PAINT		\$4,500
22. CABINETS		\$12,000
23. TILE / SILLS		\$8,500
24. CARPET / VINYL		\$2,800
25. SHELVING		\$1,000
26. MIRRORS / SHOWER DOORS		\$1,050
27. APPLIANCES		\$3,950
28. DRIVEWAY/FLATWORK		\$8,500
29. STUCCO		\$8,000
30. MINI BLINDS		\$1,300
31. STAIRS		\$0
32. GARAGE DOOR		\$2,650
33. ALARM SYSTEM		\$800
34. IRRIGATION		\$2,300
35. LANDSCAPING / SOD		\$9,000
36. MAILBOX		\$150
37. CLEANING		\$700
38. TRASH REMOVAL		\$3,000
39. WATER METERS		\$2,000
<b>SUBTOTAL</b>		<b>\$258,900</b>
PROFIT & OVERHEAD 15%		\$37,455

TOTAL: **\$296,355**

## LETTER OF CREDIT

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***GADDIS CAPITAL CORPORATION***

**P.O. Box 950  
Fort Lauderdale, Florida 33302-0950  
954-565-8900 EXT. 2439  
Fax No. (954) 566-1867**

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November 3, 2020

To: City of Fort Lauderdale C.R.A.

Re: Scattered Site Infill Housing RFP #12385-105

Gaddis Capital Corporation will be financing DeAngelo Development for approximately 10 or more homes for the above referenced project. The total amount will be \$3,000,000.00 or whatever is necessary to complete the project.

If you have any questions, I can be contacted at (954) 565-8900 extension 3904.

Sincerely,

*Perry J. Stamos*

Perry J. Stamos  
President - Gaddis Capital Corporation  
[Pstamos@GaddisCapital.com](mailto:Pstamos@GaddisCapital.com)  
954-565-8900 EXT. 3904  
FAX 954-565-1867

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**Section  
4.2.6**

**PROJECT PLANS & INFORMATION**

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# Project Overview

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WWA Development LLC offers this proposal with a comprehensive development plan to fulfill the CRA's mission to revitalize the Northwest Progresso Flagler Heights Community Redevelopment Area.

WWA Development's proposal includes details consistent with the purpose as expressed in the Scattered Site Infill Housing Plan RFP. WWA proposes to build a minimum of 5-10 single family homes on the lots offered in RFP #12385-105. Our designs are thoughtful of the need to attract owner-occupying homebuyers that can increase the tax base, enhance quality of life and provide useful enjoyment of the redevelopment area. The home designs focus on indoor and outdoor living spaces conducive to bringing families and neighbors together. This plan is tailored to fulfill the CRA's mission to promote the health, safety, morals and welfare of the residents of the NPF CRA and the City of Fort Lauderdale.



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## PROJECT SITE SELECTION

The Project Site is located throughout the NPF CRA area in the Northwest Regional Activity Center between Broward Boulevard, Sunrise Boulevard, NW 24th Avenue and the Florida East Coast Railway. The Project Site is comprised of various combinations of lot groupings which will be awarded to various developer/builders.

WWA Development proposes to build single family detached homes on the lots awarded. Each model submitted in this proposal has been selected to fit based on the City of Fort Lauderdale zoning standards.



## PLANNING AND DESIGN

The approach of our development and design begins with examining the area for proximity of lots, lot size, surrounding home aesthetics, history of the area and proximity to main roads, attractions and amenities. Drawing from these factors, five individual models were designed and tailored for these neighborhoods. These homes are designed to be turn-key for the home buyers containing every amenity a new homeowner will need for today's busy lifestyle.

The history of the neighborhood is rich with lush vegetation and birds. Our design models draw from this history. WWA Development offers the following single-family detached homes for construction in this neighborhood:

	MODELS	BR/BA	SQ FT
1	Sanderling	3 BR/2 BA	1548
2	Ibis	3 BR/2 ½ BA	1720
3	Sparrow	3 BR/2 ½ BA	1726
4	Hummingbird	3 BR/2 ½ BA	1744
5	Heron	4 BR/2 ½ BA	1949

The homes will be built using CBS construction and shingle roofing with an upgrade option of tile roofing. The homes vary in size from 1548 – 1949 square feet under air. Four of the five homes feature 2½ bathrooms with the ½ bath convenient to living areas. We have also designed an entry-level 3 Bedroom home specifically with the first-time homebuyer in mind which features 2 baths. All of our homes offer covered porches and patios to encourage outdoor living. The covered patios and porches provide shelter from the Florida heat as well as inclement weather. WWA homes are built using structurally sound construction to last through the South Florida hurricane seasons. Impact windows are standard in all of our new homes to provide protection from the weather elements as well as additional home protection against theft. Our standard Green features add energy efficiency to keep utility costs lower which also helps the homeowners' bottom-line.

The front elevations of the homes presented in this proposal are designed with the neighborhood aesthetics in mind. We are offering designs using a Mediterranean aesthetic to elevate the area without alienating older style homes. After building in the area for 20+ years, WWA has found this style to be neighborhood friendly, to these areas. The homes will also be placed on each site to maximize the amount of backyard room available to encourage more outdoor living. Exterior paint colors are drawn from contemporary palettes of soothing hues that add a renewed aesthetic to the overall look of the neighborhood.

WWA Development plans to start construction of all homes in each grouping of sites at the same time and has secured a letter of credit to ensure that all homes are built quickly and efficiently (see sect 4.2.5 – *Financial Information*). With our marketing plan and construction schedule, we are confident that this project will be successful and will benefit these deserving neighborhoods and help the CRA achieve their goals.

## **Landscape Plan**

As a tribute to the lush history of Sweeting Estates, WWA Development LLC plans to increase the minimum code requirements in our landscaping plans. WWA plans to enhance the code requirements with an addition of one (1) tree in the front, (1) tree in the back and twenty-five (25) hedges/plants to the exterior of each home. Our design team will work closely with our landscape company to select native plants and trees that will add to the value and aesthetics of each home.

Included with our homes is an automated in-ground irrigation systems. The system includes a rain monitor and programmable watering schedules.



# SITE PLANS | FLOOR PLANS | RENDERINGS

## Schematics/Site Plans

Each model can fit on most of the lots offered in the Bid. With exception to one non-conforming lot, each lot in the offering can be paired to one of the five models offered in this proposal. We will use similar site plan layouts to the ones we are currently using to build new homes in the Sweeting Estates/River Gardens neighborhood. Site Plans have been included with the floor plans and elevations.





# The Heron

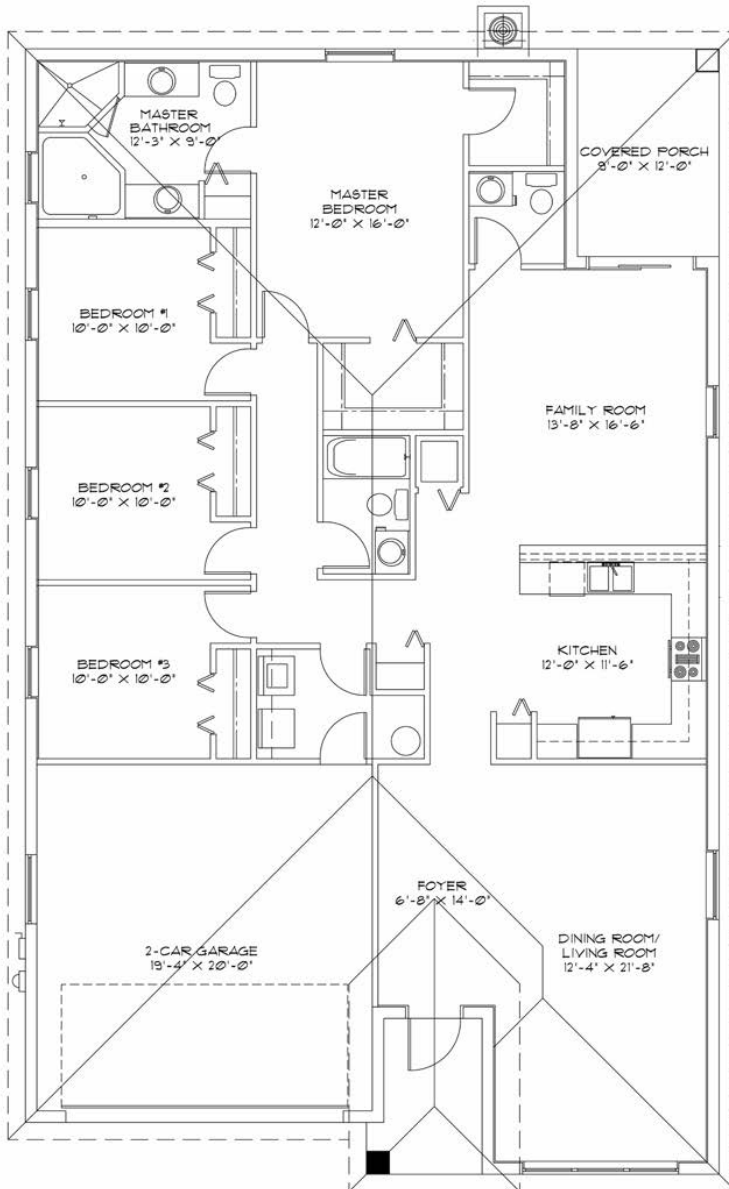
4 BR/2 ½ BA (1949 SF)

\*Tile roof shown is optional upgrade.



Top clockwise - Heron exterior front; master bathroom; kitchen; living room/front door

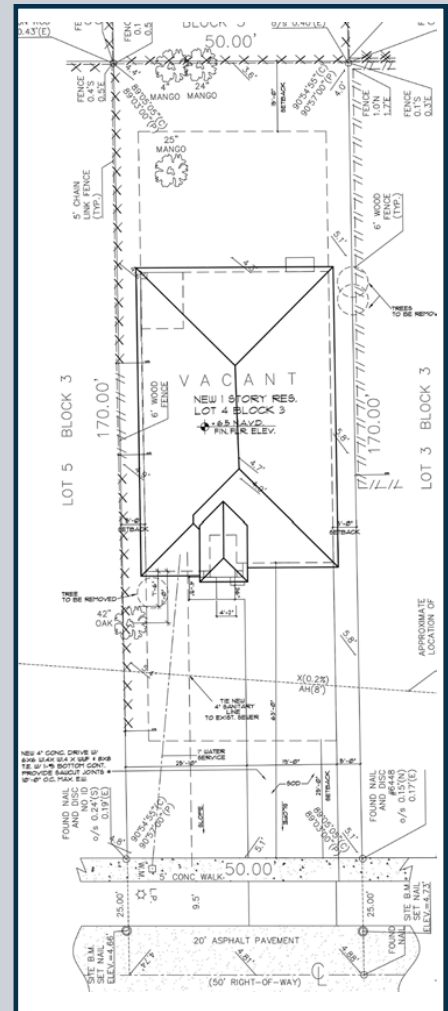
## THE HERON - FLOOR PLAN



### AREA CALCULATIONS:

A/C AREA*	1,949 SQ. FT.
FRONT ENTRY*	51 SQ. FT.
COVERED PORCH*	108 SQ. FT.
GARAGE*	+ 418 SQ. FT.
<b>TOTAL</b>	<b>2,532 SQ. FT.</b>

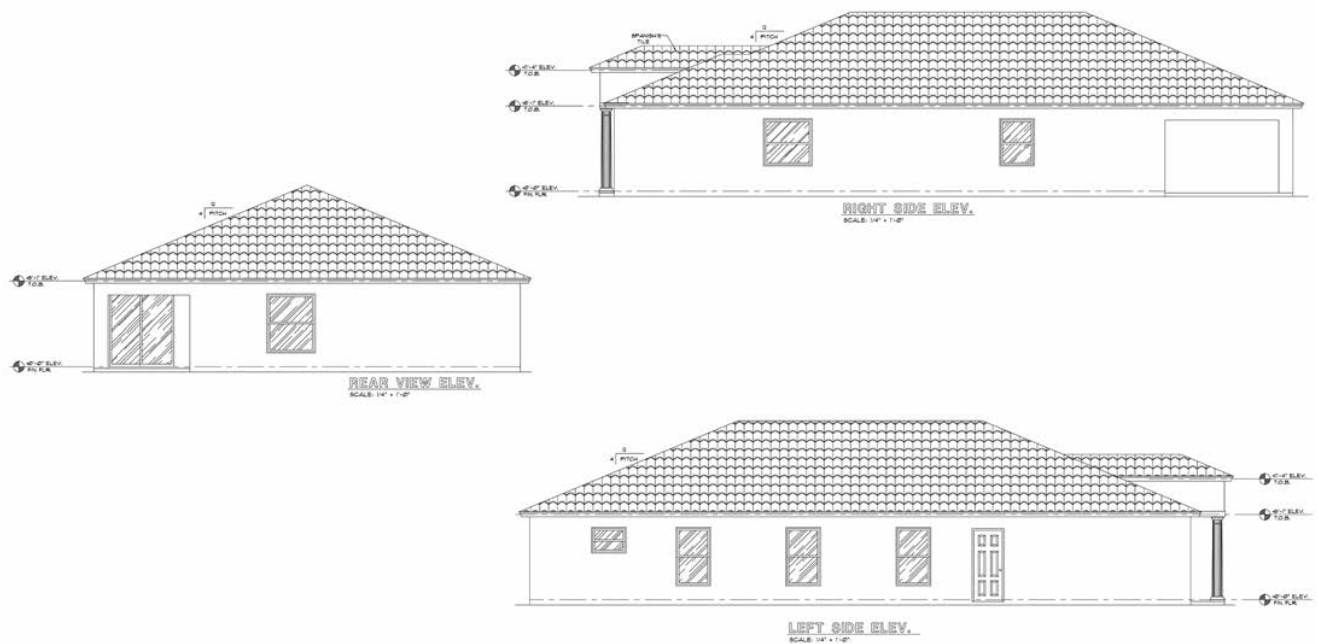
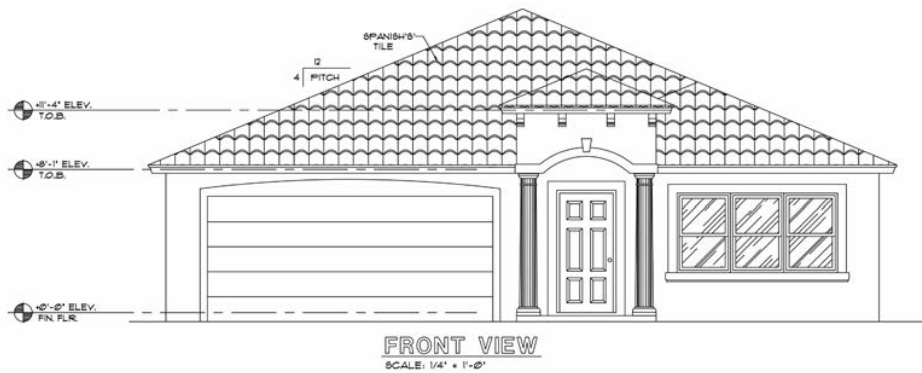
## THE HERON - SITE PLAN



Heron sample site plan



# THE HERON - ELEVATIONS



# The Ibis

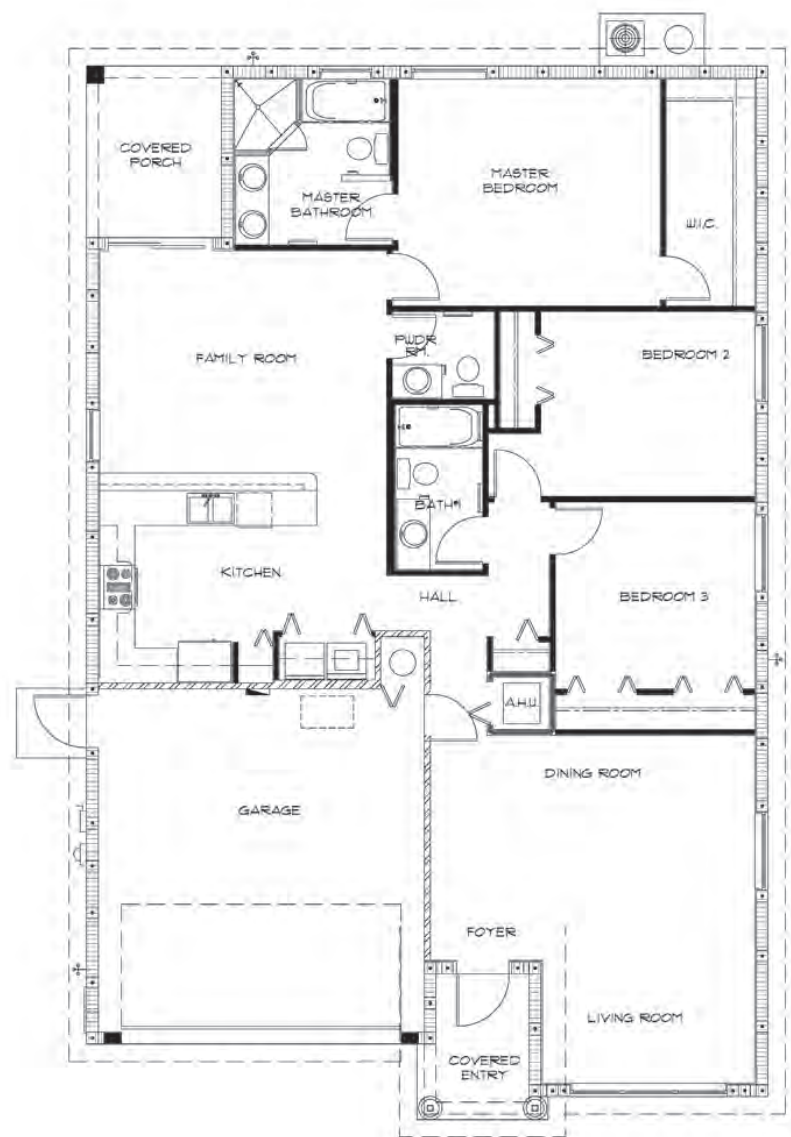
3 BR/2 ½ BA (1720 SF)

\*Tile roof shown is optional upgrade.



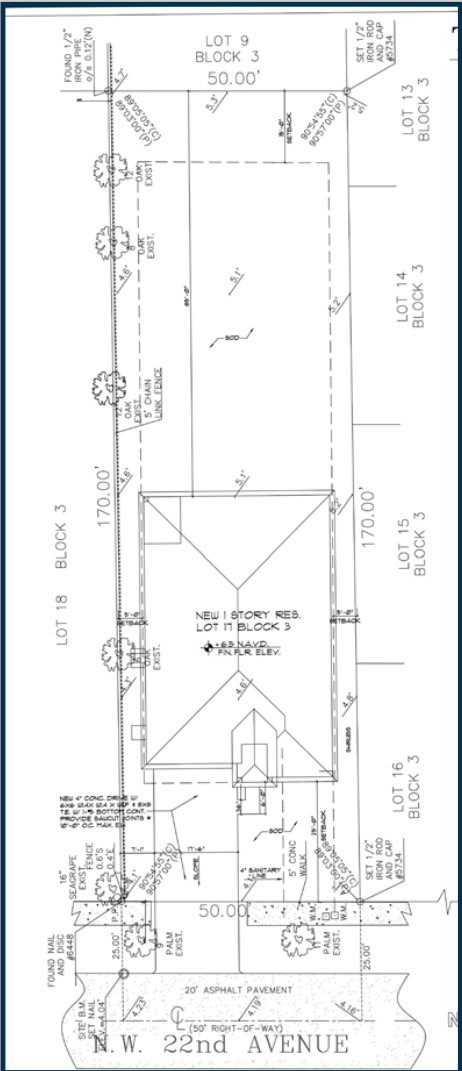
Top clockwise - Ibis exterior front; exterior back; kitchen; master bathroom; kitchen

# THE IBIS - FLOOR PLAN



AREA CALCULATIONS:	
A/C AREA*	1,120 SQ. FT.
FRONT ENTRY*	48 SQ. FT.
COVERED PORCH*	16 SQ. FT.
GARAGE*	+ 405 SQ. FT.
TOTAL=2,250 SQ. FT.	

# THE IBIS - SITE PLAN

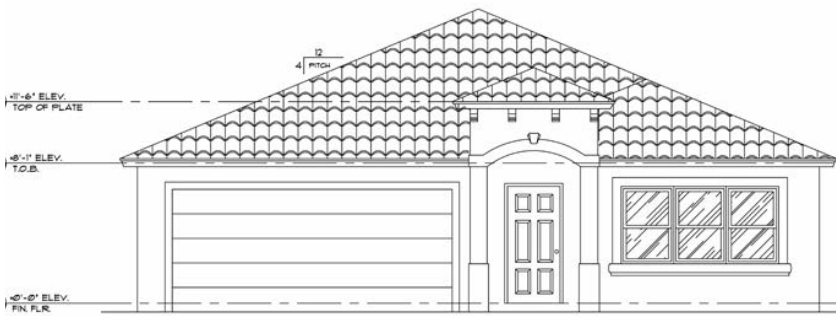


*Ibis sample site plan*

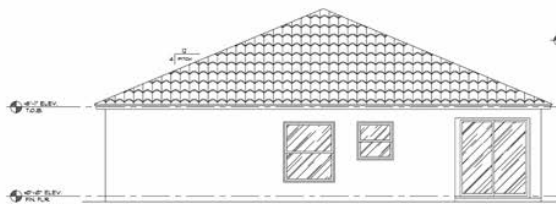




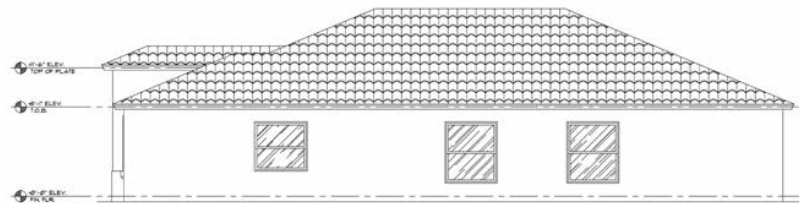
**FRONT ELEVATION #2**  
SCALE: 1/4" = 1'-0"



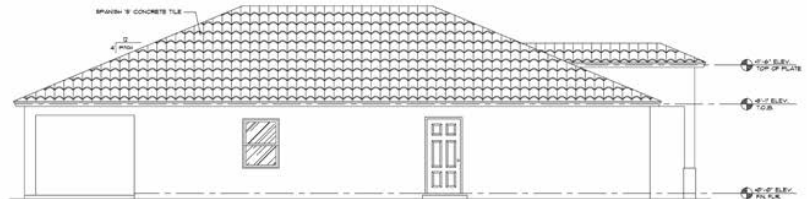
**FRONT ELEVATION #1**  
SCALE: 1/4" = 1'-0"



**REAR VIEW**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE VIEW**  
SCALE: 1/4" = 1'-0"



**LEFT SIDE VIEW**  
SCALE: 1/4" = 1'-0"

# The Sparrow

3 BR/2 ½ BA (1726 SF)

\*Tile roof shown is optional upgrade.

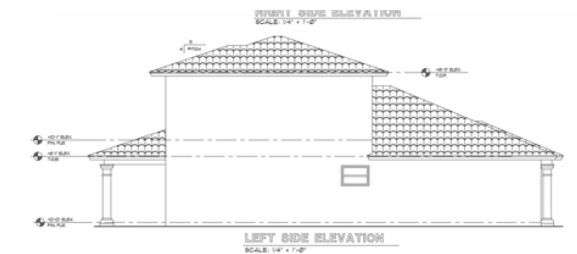
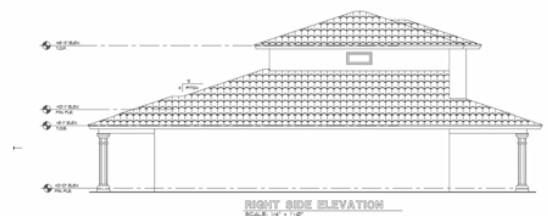


Top clockwise - Sparrow exterior front; master bathroom; exterior back; kitchen/family room





# THE SPARROW - ELEVATIONS



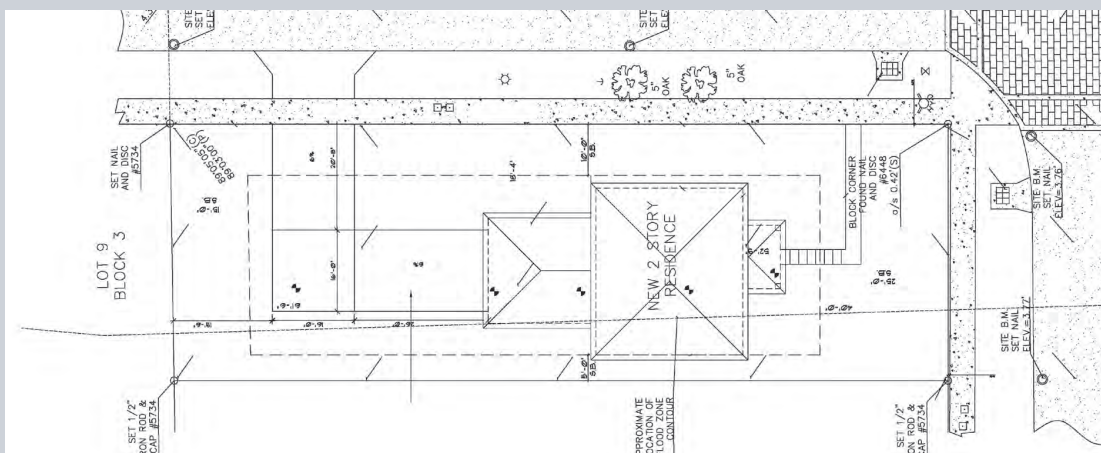
# The Hummingbird

3 BR/2 1/2 BA (1744 SF)

\*Tile roof shown is optional upgrade.

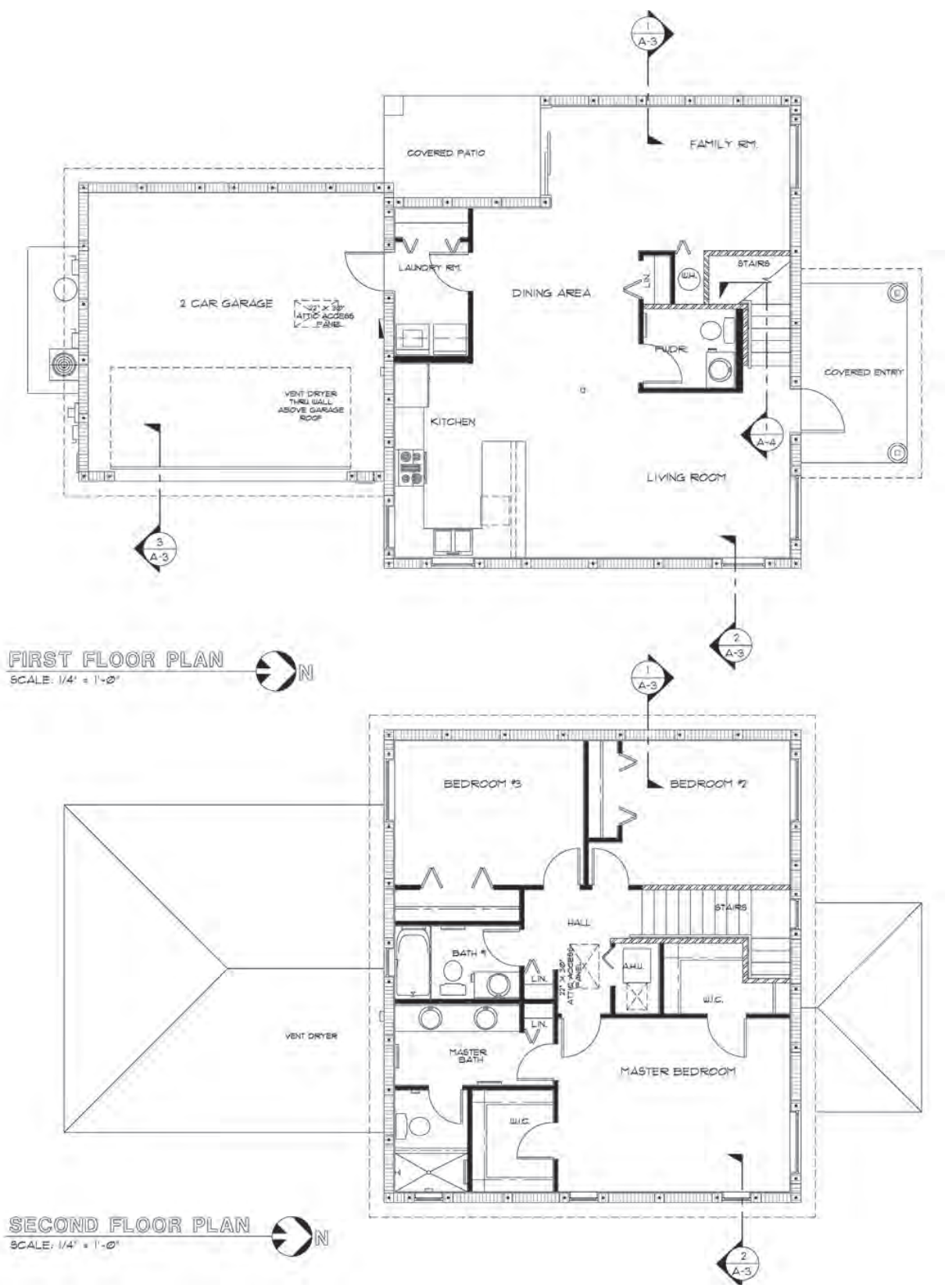


## THE HUMMINGBIRD - SITE PLAN



Hummingbird sample site plan

THE HUMMINGBIRD - FLOOR PLAN





THE HUMMINGBIRD - ELEVATIONS



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



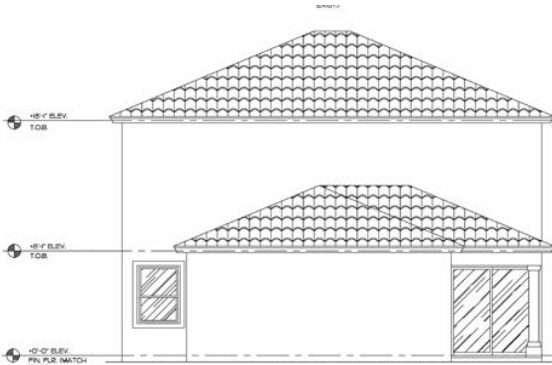
FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"

DESIGN INFORMATION

CALCULATED FLOOR AREAS

1st. FLOOR CONDITIONED AREA *	836 SQ. FT.
2nd. FLOOR CONDITIONED AREA *	884 SQ. FT.
COVERED ENTRY AREA *	18 SQ. FT.
COVERED PATIO AREA *	96 SQ. FT.
2 CAR GARAGE AREA *	430 SQ. FT.
TOTAL FLOOR CONDITIONED AREA (GROSS) *	2,324 SQ. FT.

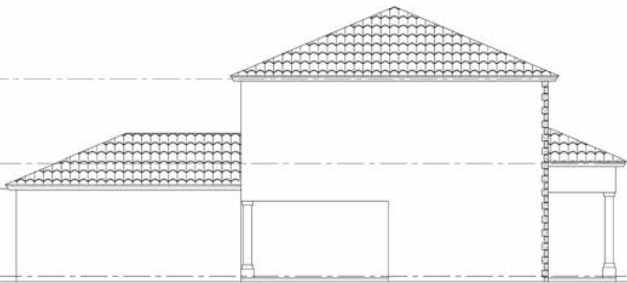


REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

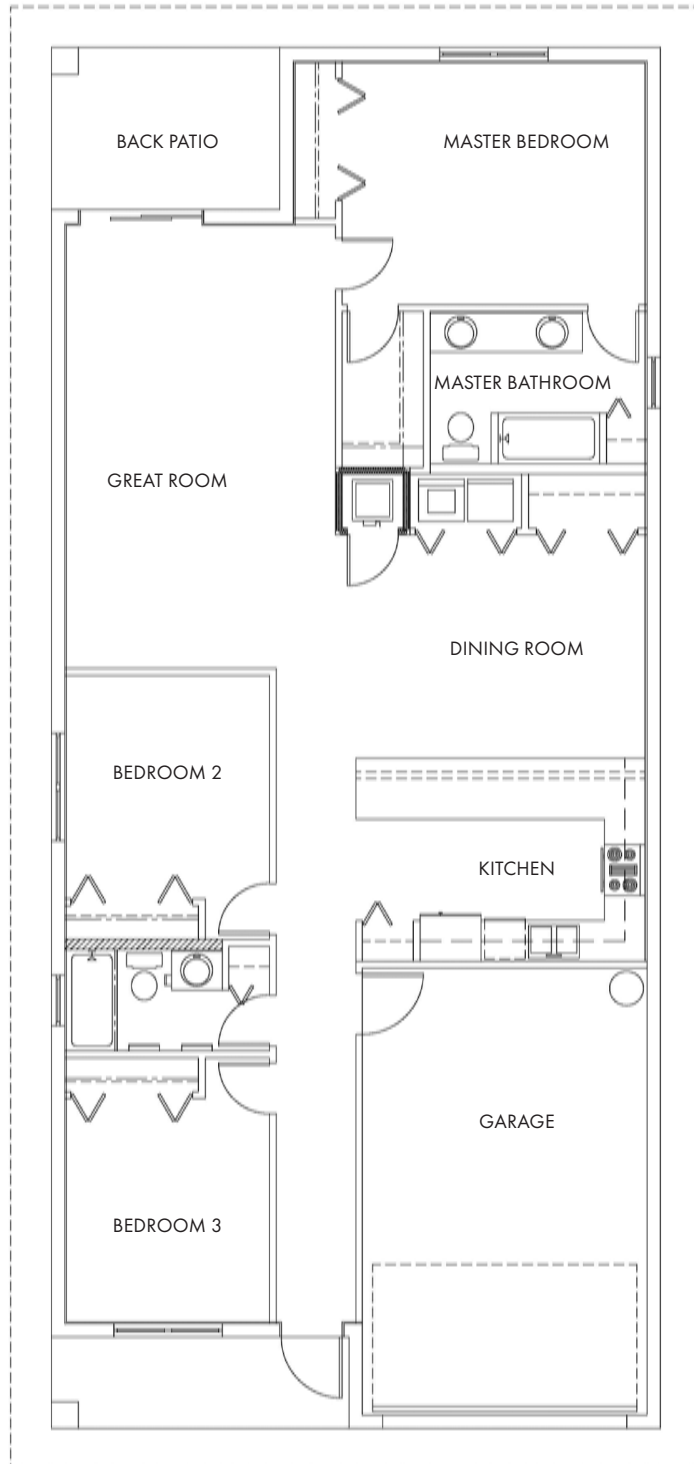


# The Sanderling

3 BR/2 BA (1548 SF)

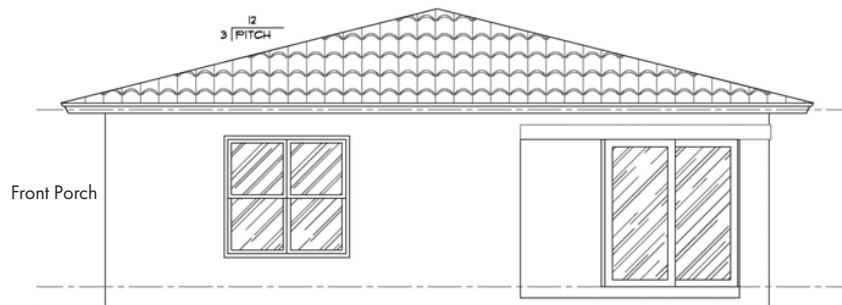
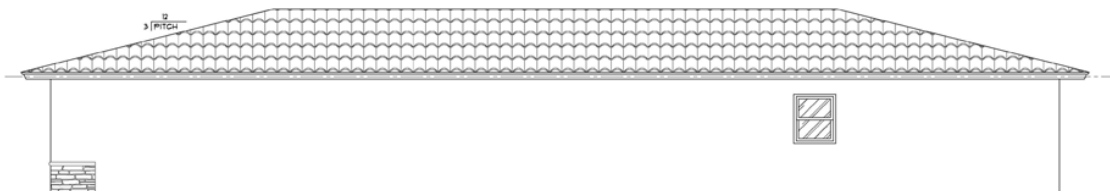
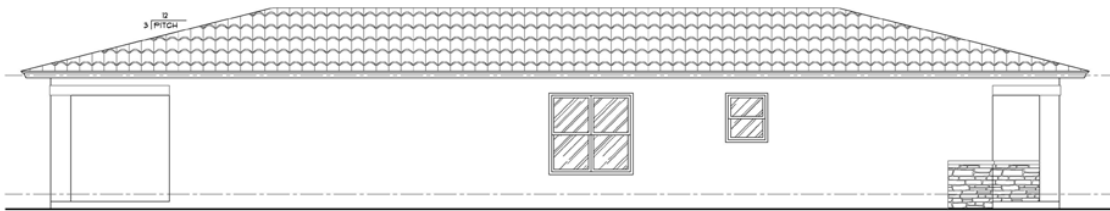
\*Tile roof shown is optional upgrade.

## FLOOR PLAN



**SQUARE FOOTAGE**  
A/C = 1,548 SQ. FT.  
GARAGE = 336 SQ. FT.  
PORCH/ENTRY = 156 SQ. FT.  
**TOTAL = 2,040**

## THE SANDERLING - ELEVATIONS



# Standard Features and Options

WWA Development LLC offers the homebuyer a comfortable, turnkey experience when they buy from us. All features listed are standard to each home in the Scattered Site Infill Housing project:

## STANDARD FEATURES

### Exterior:

- CBS Construction
- Sidewalks
- Sod/automated in-ground sprinkler system
- Lush landscaping package
- One & Two-car garage
- High Efficient Impact windows and doors
- R-30 Insulation or better
- Covered porches and patios
- Underground power utilities
- Shingle Roofs
- Stamped, solid concrete driveway

### Interior:

- Energy efficient hot water heater
- High Efficiency Central A/C system (minimum SEER rating 14)
- 2 & 2.5 bathrooms (varies per model)
- Interior and exterior lighting package
- Granite Counter Tops in Kitchen and Bath (*includes undermount sinks in bathrooms*)
- Stainless Steel Double Kitchen Sink
- Wood Cabinetry
- Interior knockdown finish
- Ceramic/Porcelain tile (entryway, kitchen, living room, family room and baths)
- Berber carpet (bedrooms)
- Full appliance Packages: Stainless steel Side-by-side Refrigerator with Ice maker, Range, Dishwasher, Microwave Hood
- Washer and Dryer
- Mini-blinds
- Wiring for alarm system, cable, internet, phone & smoke detectors
- Kitchen Pantry
- Linen Closets

### Other:

2-10 Builders Warranty

### AVAILABLE UPGRADES/OPTIONS:

All prices of options offered are based on pricing as of 11/1/2020 (prices are subject to change in event of rate increases).

- **Fencing:**  
Wooden privacy fence \$28.50 per linear ft.
- **Tile Roof Upgrade:**  
Heron - \$7,405  
Hummingbird - \$7,815  
Sparrow - \$8,100  
Ibis - \$6,620  
Sanderling - \$6,310
- **Flooring Upgrades:**

Laminate Flooring	begins at \$4.50 per sq ft
Porcelain Wood Plank Tile	begins at \$5 per sq ft
Wood Flooring	begins at \$7 per sq ft

*Other personalization upgrades/options may be available and are priced upon request of the homebuyer.*

### SUSTAINABLE AND ENERGY EFFICIENT FEATURES:

- Low flow plumbing fixtures/Dual flush toilets
- Energy Star fixtures and appliances
- Vegetation and trees for shading & wind breaks
- Impact Windows PGT
- R-30 value Insulation
- Programmable Thermostat
- High efficiency Central A/C system

## EXTENDED WARRANTY

WWA Development offers an extended structural warranty for our homebuyers from 2-10 Warranty.

3.6.20 Extended Roof Warranty - While the CRA has requested an inclusion of an "extended Roof Warranty", there is no current option offered by any warranty company or roofing contractor.

*Letter of Good Standing from 2-10 Warranty, for  
WWA Development LLC (2020)*

11/03/2020



Robert McNair  
WWA Development LLC  
1816 NW 19th St.  
Fort Lauderdale , FL 33311

**RE: WWA Development LLC (HBW Member # FL-8804-1879-HW-P)**

Dear Member:

Please accept this letter as confirmation that WWA Development LLC , is currently an active member in good standing in the 2-10 Home Buyers Warranty® program, under account number FL-8804-1879-HW-P.

As an approved builder member of the 2-10 Home Buyers Warranty® program, WWA Development LLC , can offer the full One-Year Workmanship, Two-Year Systems and Ten-Year Structural Coverage.

2-10 Home Buyers Warranty® is an approved FHA/VA/RHS warranty program.

If you have any further questions or require additional information, please feel free to contact our office toll free at (800) 488-8844.

Respectfully,

2-10 HBW New Home Operations

cc: WWA Development LLC  
Member File # FL-8804-1879-HW-P

P.O. Box 441525 • Aurora, Colorado, 80044-1525  
Email 210HBW@2-10.com • Toll-Free (800) 488-8844 • Fax (303) 306-2222

Revised: 05/12



# Marketing Plan

After examining the area, WWA will highlight the benefits of this neighborhood which include the locations' proximity to main highways and roads, local amenities and the Fort Lauderdale growing downtown. As improvements continue to revitalize the Sistrunk Blvd main street, this area should prove to be a great neighborhood to raise children away from the hustle and bustle of our growing city. Located in walking distance to the African American Research Library and Cultural Center, this is another asset to the neighborhood which we will highlight.

The marketing campaign will focus on professionals, teachers, police officers, firefighters, medical professionals as well as retirees. These buyers will find the location convenient and the homes to be a good investment. Today's homebuyers also include couples, young families and families with multi-generations living together.

Upon signing a Developer's Agreement, we will offer buyers on our waitlist of homebuyers willing to live in the homes as their primary residence for seven years, the opportunity to purchase one of the first five homes. We will maintain the waitlist for the each set of lots released to us for development. This will be done within the first 30 days as our architect works to produce the construction documents needed to keep our project on time and within budget.

WWA has carefully considered which marketing methods will be most effective to reach these buyers. WWA plans to focus on on-property signage, and outreach campaigns to reach these buyers. This marketing campaign will be implemented in conjunction with our construction schedule. Our marketing plan will be executed in Four phases during construction and handled in-house. In the event that some of the homes are not sold by the end of construction, we have several trusted real estate professionals with proven track records of selling in similar neighborhoods ready to sell any leftover inventory.

# Management Team

WWA Development uses a reliable and efficient organizational model set in practice at the company's beginnings and tweaked over the years. Our professional staff works together to adhere to our construction schedules. This structure has proven to ensure prompt customer service and satisfaction. This structure also ensures quality homes delivered on time and within the set budgets. We will continue to maintain employee training with bi-weekly job-site training to maximize safety and performance.

*WWA Development's key personnel for this project and their areas of responsibilities are as follows:*

## **Robert McNair – Managing Member**

Mr. McNair is the qualifier for this project. He will be the project manager for the front-end of the project. This includes, but not limited to, all of the project management of slab construction, block installation, truss engineering/installation and plywood installation. Mr. McNair will also be responsible for coordinating the subcontractors for metal framing, plumbing top-out, electric rough, air conditioning rough, window installation, roof dry-in and hot mop, and insulation. Mr. McNair will be responsible for all scheduling, material ordering, all safety training, bi-weekly subcontractor meetings, subcontractor contracts and payment requests.

## **Estella McNair - Member**

Ms. McNair will be responsible for the coordination of the models to be designed by the Architect and civil engineering designs with the Civil Engineer. She will be responsible for tracking the plans, the permits for the project, monitoring the Section 3 requirements, coordinating materials for samples, maintaining the information of any changes made by the homebuyer and developer. She will also be responsible for coordinating and the design of all sales and marketing materials/campaigns of developer.

Ms. McNair will be the project manager for the back-end of the project. This includes the management of dry-wall installation, finishing and texture, stucco, interior doors and trim, paint, cabinet installation, tile installation, final roof installation, landscaping and irrigation, final subcontractor installations and inspections. Ms. McNair will be responsible for maintaining the schedule, payment requisitions with the subcontractors, walk-through with homebuyers and any walk-through punch-out. Ms. McNair will supervise all sales efforts and upgrade requests.

## **Edna McNair – Office Manager**

Mrs. McNair is the office manager for this project. Mrs. McNair previously worked as a bookkeeper for the Broward County School Board. She will handle the day-to-day accounting aspects of the project. Mrs. McNair will also handle color selections and any change orders for options.

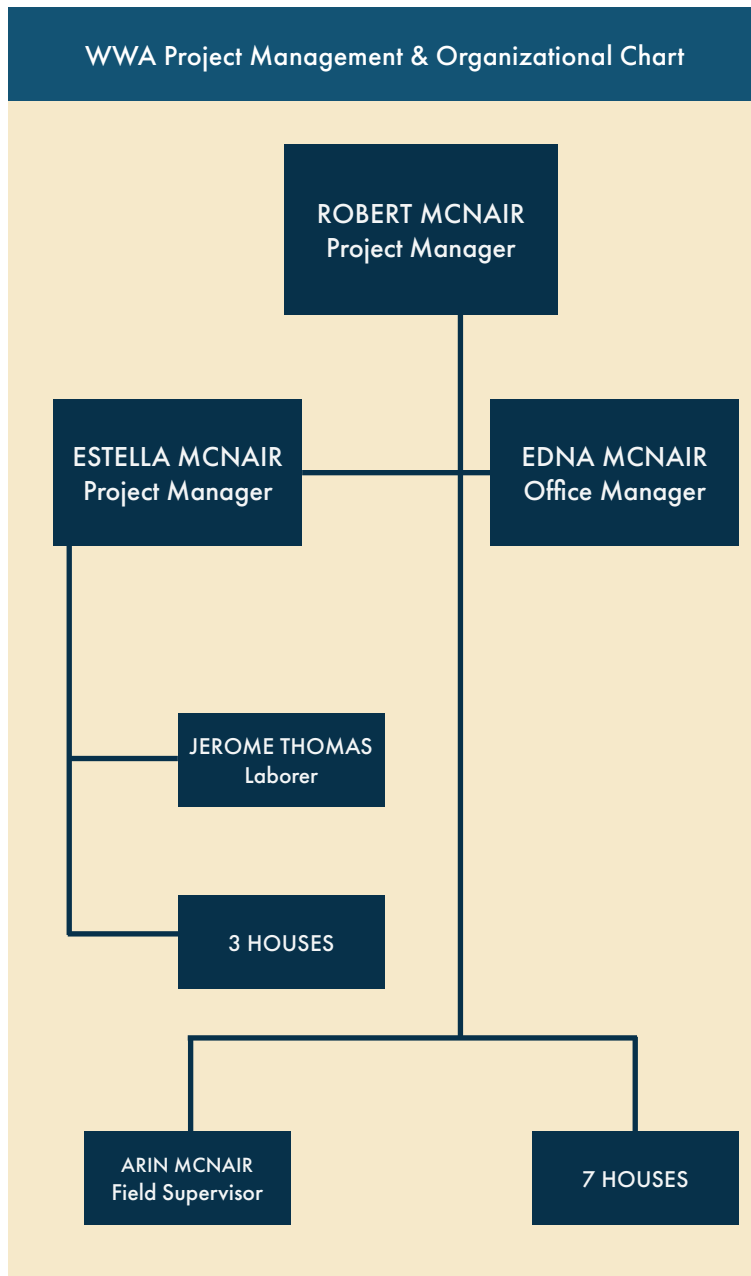
## **Robert McIntire – RAM Design Inc. Architect**

Mr. McIntire will be responsible for all designs and the construction documents of all models. He will be responsible to make corrections for any comments made by the Building Department or any City of Fort Lauderdale authorized boards and/or Committees.

## **Regina Jackson – Gator Engineering, Civil Engineer**

Mrs. Jackson will be responsible for any construction documents and permitting needed for the design and execution of any sewer and water relocations or any other civil engineering aspect of this project.

# Project Management Structure & Timeline



WWA Development LLC expects to have the project finished within 10-12 months from the date that a Developer's Agreement has been executed. The breakdown of the schedule is as follows:

45 Days from execution of Contract, WWA will close on project financing.

60 Days from Contract, plans will be submitted to the City of Fort Lauderdale Building Department for permitting.

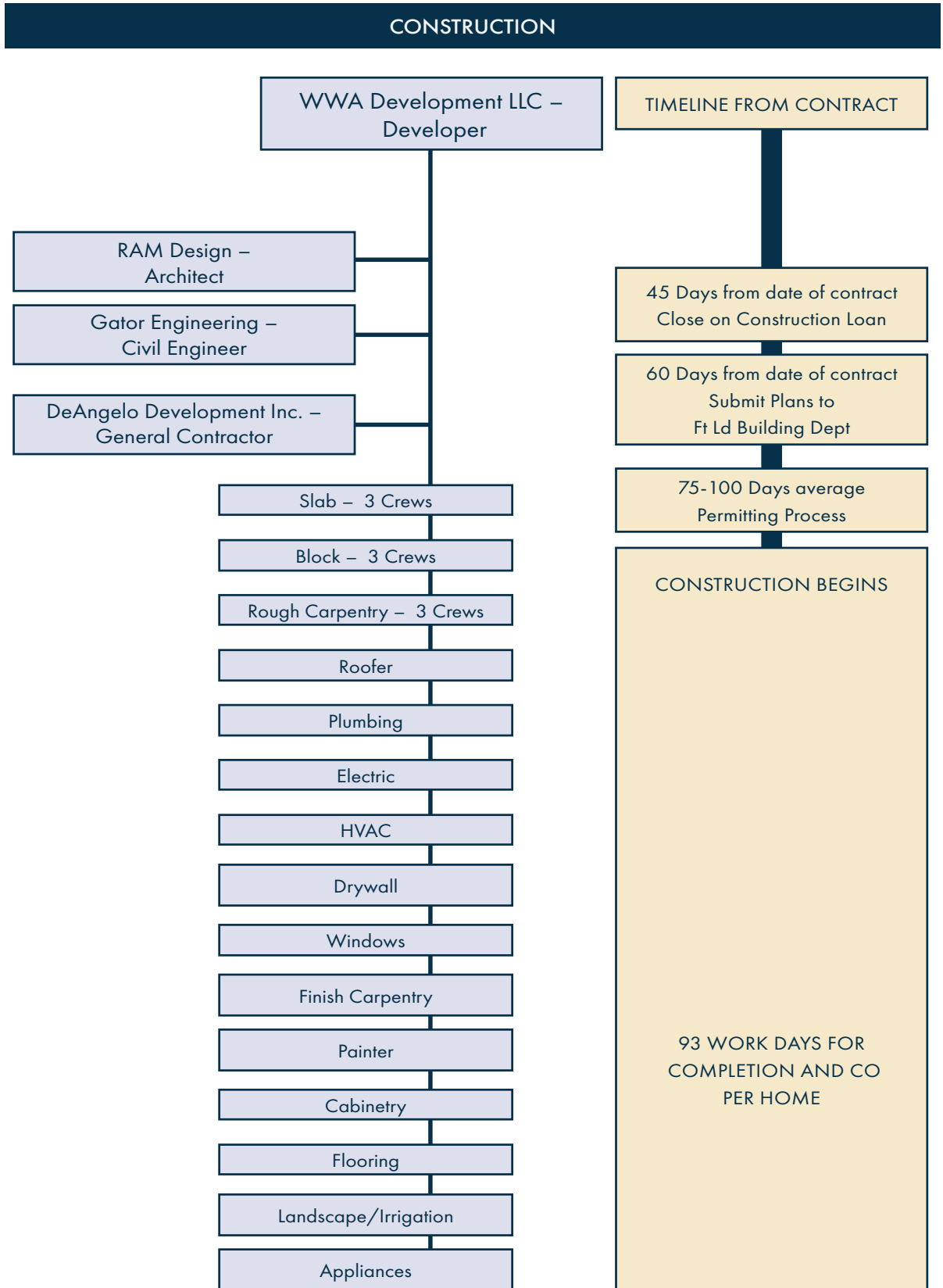
Based on recent experiences with the building department, we anticipate that it will take between 75-100 days to begin receiving the permits.

Commencement of construction begins on each home as they are approved for permits.

Once permits are issued by the building department, we will be on a 93 working day schedule and anticipate all homes to be completed with CO within 6 months after permits are issued.

To the left is our Project Management and Organizational chart. Our schedule is visually laid out on the following page. Our marketing plan will run in conjunction with our construction schedule.

# Project Flow Chart



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**Section  
4.2.7**

**HOME BUYER INFORMATION**

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## *Breakdown of Prospective Buyers*

WWA Development LLC understands the importance of family and neighbors. Educators, retirees, police officers, fire fighters, medical professionals and other professional members of the community are vital to a community's viability and cohesiveness. WWA shares an awareness of their importance as role models to neighborhood youth and the sense of security their presence brings to a neighborhood.

WWA currently maintains an active waitlist of homebuyers waiting for the opportunity to buy a new home at affordable prices. We currently have several qualified homebuyers on our waitlist who are nurses, educators and police officers/first responders and are ready to purchase one of our homes. They are all aware that they are required to make that their primary residence for a minimum of seven years.

Beyond our waitlist, we will continue our outreach to local community organizations prior to placing any homes on the open market. WWA remains confident that we will be able to draw home buyers who fulfill the goals of the CRA in filling in the missing elements of these neighborhoods.

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**Section  
4.2.8**

**MINORITY/WOMEN PARTICIPATION**

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## **MINORITY AND WOMEN BUSINESS ENTERPRISE 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.

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**Section  
4.2.9**

**SUBCONTRACTORS**  
*(NOT APPLICABLE)*

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**Section  
4.2.10**

**REQUIRED FORMS**

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WWA Development LLC submits the following forms per RFP #12385-105:

- A. Proposal Certification
- B. Non-Collusion Statement
- C. Local Business Preference (LBP)
- D. Non-Discrimination
- E. Insurance Certificate

**BID/PROPOSAL CERTIFICATION**

**Please Note:** If responding to this solicitation through BidSync, the electronic version of the bid response will prevail, unless a paper version is clearly marked **by the bidder** in some manner to indicate that it will supplant the electronic version. 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): \_\_\_\_\_

Address: 1816 NW 19TH STREET

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): \_\_\_\_\_

Does your firm qualify for MBE or WBE status (section 1.09 of General Conditions): MBE X WBE \_\_\_\_\_

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

Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

**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. **If submitting your response electronically through BIDS SYNC 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)

  
Signature

11/13/2020  
Date:

MANAGING MEMBER  
Title

revised 04/10/15

**Supplier Response Form****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

**Supplier Response Form****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

11/5/2020 \*  
Date

**Supplier Response Form  
LOCAL BUSINESS PREFERENCE**

Section 2-199.2, Code of Ordinances of the City of Fort Lauderdale, (Ordinance No. C-12-04), provides for a local business preference.

In order to be considered for a local business preference, a bidder must include the Local Business Preference Certification Statement of this bid/proposal, as applicable to the local business preference class claimed **at the time of bid submittal**.

Upon formal request of the City, based on the application of a Local Business Preference the Bidder shall, within ten (10) calendar days, submit the following documentation to the Local Business Preference Class claimed:

A) Copy of City of Fort Lauderdale current year business tax receipt, **or** Broward County current year business tax receipt, **and**

B) List of the names of all employees of the bidder and evidence of employees' residence within the geographic bounds of the City of Fort Lauderdale or Broward County, as the case may be, such as current Florida driver license, residential utility bill (water, electric, telephone, cable television), or other type of similar documentation acceptable to the City.

Failure to comply at time of bid submittal shall result in the bidder being found ineligible for the local business preference.

**THE COMPLETE LOCAL BUSINESS PREFERENCE ORDINANCE MAY BE FOUND ON THE CITY'S WEB SITE AT THE FOLLOWING LINK:**

[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH2AD\\_ARTVFI\\_DIV2PR\\_S2-186LOBUPRPR](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH2AD_ARTVFI_DIV2PR_S2-186LOBUPRPR)

**Definitions:** The term "Business" shall mean a person, firm, corporation or other business entity which is duly licensed and authorized to engage in a particular work in the State of Florida. Business shall be broken down into four (4) types of classes:

1. Class A Business – shall mean any Business that has established and agrees to maintain a permanent place of business located in a non-residential zone and staffed with full-time employees within the limits of the City **and** shall maintain a staffing level of the prime contractor for the proposed work of at least fifty percent (50%) who are residents of the City.
2. Class B Business - shall mean any Business that has established and agrees to maintain a permanent place of business located in a non-residential zone and staffed with full-time employees within the limits of the City **or** shall maintain a staffing level of the prime contractor for the proposed work of at least fifty percent (50%) who are residents of the City.
3. Class C Business - shall mean any Business that has established and agrees to maintain a permanent place of business located in a non-residential zone **and** staffed with full-time employees within the limits of Broward County.
4. Class D Business – shall mean any Business that does not qualify as either a Class A, Class B, or Class C business.

**LOCAL BUSINESS PREFERENCE CERTIFICATION STATEMENT**

The Business identified below certifies that it qualifies for the local business preference classification as indicated herein, and further certifies and agrees that it will re-affirm its local preference classification annually no later than thirty (30) calendar days prior to the anniversary of the date of a contract awarded pursuant to this ITB. Violation of the foregoing provision may result in contract termination.

- |     |                                      |   |
|-----|--------------------------------------|---|
| (1) | WWA Development LLC<br>Business Name | is a <b>Class A</b> Business as defined in City of Fort Lauderdale Ordinance No. C-17-26, Sec.2-186. A copy of the City of Fort Lauderdale current year Business Tax Receipt <b>and</b> a complete list of full-time employees and evidence of their addresses shall be provided within 10 calendar days of a formal request by the City. |
| (2) | <br>Business Name                    | is a <b>Class B</b> Business as defined in the City of Fort Lauderdale Ordinance No. C-17-26, Sec.2-186. A copy of the Business Tax Receipt <b>or</b> a complete list of full-time employees and evidence of their addresses shall be provided within 10 calendar days of a formal request by the City.                                   |
| (3) | <br>Business Name                    | is a <b>Class C</b> Business as defined in the City of Fort Lauderdale Ordinance No. C-17-26, Sec.2-186. A copy of the Broward County Business Tax Receipt shall be provided within 10 calendar days of a formal request by the City.   |
| (4) | <br>Business Name                    | requests a <b>Conditional Class A</b> classification as defined in the City of Fort Lauderdale Ordinance No. C-17-26, Sec.2-186. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.   |
| (5) | <br>Business Name                    | requests a <b>Conditional Class B</b> classification as defined in the City of Fort Lauderdale Ordinance No. C-17-26, Sec.2-186. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.   |
| (6) | <br>Business Name                    | is considered a <b>Class D</b> Business as defined in the City of Fort Lauderdale Ordinance No. C-17-26, Sec.2-186 and does not qualify for Local Preference consideration.   |

BIDDER'S COMPANY: WWA Development LLC \*

AUTHORIZED COMPANY PERSON:	Robert D. McNair, Jr. *	Managing Member *
	PRINTED NAME	TITLE

SIGNATURE:	Robert D. McNair, Jr. *	DATE:	11-13-2020 *
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DEANG-1

OP ID: TA

**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
07/22/2020

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).

<b>PRODUCER</b> INNOVATIVE INSURANCE CONSULTANTS, INC. 5461 UNIVERSITY DRIVE, #103 CORAL SPRINGS, FL 33067 BARRY S. GOLDSTEIN	<b>954-340-9551</b>	<b>CONTACT NAME:</b> BARRY S. GOLDSTEIN <b>PHONE (A/C, No, Ext):</b> 954-340-9551 <b>FAX (A/C, No):</b> 954-340-9456 <b>E-MAIL ADDRESS:</b> BARRY@INNOVATIVE-INSURANCE.COM
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> AMERICAN BUILDERS INS. CO.		11240
<b>INSURER B:</b>		
<b>INSURER C:</b>		
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		

<b>COVERAGES</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>
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 INSD	SUBR 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"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GLP0305711-00 PRIMARY NON-CONTRIBUTORY	07/22/2020	07/22/2021	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
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <b>EXCESS LIAB</b> DED RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> 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)

<b>CERTIFICATE HOLDER</b>  FORTLA13  FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY 914 SISTRUNK BLVD FORT LAUDERDALE, FL 33311	<b>CANCELLATION</b>  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 
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ACORD 25 (2016/03)

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**SCATTERED SITE INFILL HOUSING - RFP #12385-105**

**Due Date/Time:: November 16, 2020/2:00:00PM EST**

**SUBMITTED TO:**

**City of Fort Lauderdale Procurement Services Division  
100 N. Andrews Avenue #619, Fort Lauderdale, FL 33301**

**SUBMITTED BY:**

**Robert D. McNair, Jr.  
WWA Development LLC,  
1816 NW 19th Street, Fort Lauderdale, FL 33311  
(954) 463-0085**