



1150 Wilshire Circle West, Pembroke Pines Florida Tel: (954) 608-2807

November 15, 2020

Bid #12385-105 – Scattered Site Infill Housing

City of Fort Lauderdale, Florida

Bid Started: Sep 24, 2020

Bid Ends: Nov 16, 2020 @ 2:00 PM EST

PROPOSER'S CERTIFICATION

I have carefully examined the Request for Proposal, General Information, Specifications, proposed agreement, and any other documents accompanying or made a part of this Request for Proposal. United States Association of CDC Inc. is seeking for five (5) properties as indicated in the Request For Proposal.

I hereby propose to furnish the goods or services specified in the Request for Proposal. I agree that my proposal will remain firm for any period allowed for the City of Fort Lauderdale, adequate time to evaluate the proposal.

I certify that all information contained in this proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of United States Association of CDC Inc. as its act and deed and that the firm is ready, willing and able to perform if awarded the contract.

I certify, under oath, that I am authorized to sign any and all documents necessary to enter in to an agreement on behalf of the company United States Association of CDC Inc. and that the undersigned executed this Proposer certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

A handwritten signature in blue ink, appearing to read "George Howard", written over a horizontal line.

GEORGE W. HOWARD I.
President

RFP Solicitation 12385-105 United States Association of CDC Inc.

Date: 11/16/2020

General Contractor
CGC1519598

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EXECUTIVE SUMMARY

United States Association of CDC Inc. ("USACDC") is a Florida-Based development company, located at 1150 Wilshire Circle West, Pembroke Pines, Florida 33027, main telephone number is (954) 608-2807, e-mail address, ghowardrbc@yahoo.com, federal tax id. No. 80-0371295. The company's primary contact person is, the license holder, Mr. George Howard I. The company offer a higher standard of multi-family rental units for the Miami Dade County Community. USACDC is also in the business of building single family homes in economically challenged areas. Our units balance safety, cutting edge features, and a positive atmosphere for all tenants.

USACDC is capitalized by two stockholders. Currently, the corporation is purchasing properties that are bank challenged. Corporately, USACDC principals hold several state licenses that qualifies the company as State of Florida's General Contractor, the company's sub-contracts hold state licenses in the areas of electrical, mechanical, and plumbing, respectively. All plans are designed by our architects and structural engineers. The main office is located at 1150 Wilshire Circle West, Pembroke Pines, Fl. 33027. The corporation is creating a custom package of single-family homes to serve the needs of the local community.

THE MARKET

USACDC has targeted four distinct customer segments. The largest segment currently focus is the United States Governmental Community Redevelopment Centers ("CRA"). The second largest segments are major Medical Distributors, Organizations that focus on medical care, and Construction related industries just to name a few. These segments are especially attractive since the general idea is to create a synergy of construction companies to attack the housing problem and make affordable homes to residents that have lost their homes due to the coronavirus that has shocked the world and crippled the US economy. The third market segment deal with the housing component that will create sustainable jobs and enhance our local economy.

COMPANY SUMMARY

United States Association of CDC Inc., (USACDC) is the brainchild of Mr. George W. Howard I., who primary experience and expertise in the development of high-quality, low-cost living facilities for economically challenged families and luxury high-rise condominiums for the exceptionally affluent and low income housing for the economically challenged communities. Mr. Howard has facilitated the development of several City Projects in several U.S. states for over 30 years. The Company's co-founder, Dr. Miranda S. Howard, has primary experience and expertise in individual and community improvement. The company was created for the sole purpose of addressing the issues that adversely impact and alter the fabric of low-income residents as it relates to safe, affordable, and decent living conditions.

The Corporate philosophy of USACDC is unique in its focus on three distinct goals: Financial

ability to purchase Commercial Real Estate, the ability to complete the construction of the project, and rental or resale ability through faith-based organizations, which are the oldest and most stable institutions within many communities. This philosophy helps to perpetuate and ensure the long-term continuation and maintenance of the community housing model but by a higher standard that brings integrity both to the community and its residents.

The company purchased a 48 Unit Multi-Family Town Homes Project, located at 520 N.W. 6th Avenue, Florida City, Florida 33034. USACDC purchased a \$7,200,000.00 mortgage from Regions Bank and successfully foreclosed on the property. The company appeared in the May 15, 2013 Miami Herald after one of its managing LLC's won the bid over a major development company headquartered in Tampa, Florida. SYL Investment has contracted with USACDC to build a \$59,000,000.00, 375-unit Project in Broward County. Currently USACDC is under contract to build 183 units in Orlando Florida. The company completed the construction of lift station #5 in Opa Locka. Mr. Howard has completed the construction at 2491 N.W. 135th Street Opa-Locka Florida 33054. Mr. Howard is in joint venture negotiation with the President of Lock Town Residential Facilities, Inc., a 21-unit 202/811 501c3 project, located at 2351 N.W. 135th Street, Opa-Locka Florida 33054.

USACDC is the managing member of Metro Realty of South Florida, one of Miami Dade County approved NSP venders, a realty estate company with a proven record of providing services in the community for over 30 years.

Currently USACDC is negotiating with several industry related professional to create a synergy of companies that will create jobs and help finance the local economy.

COMPANY OWNERSHIP

United States Association of CDC Inc. is a privately held S Corporation owned by Mr. George W Howard I. and Dr Miranda S. Howard PhD, who have invested their own capital to create the company. Although the owners are husband and wife all outstanding stock represent 100% ownership of the Company and the stock is divided equally. As one of the company's goals is to focus on high quality workmanship, retaining as much talent as possible is crucial. The company plans to add more partners to the firm as opportunities arise.

PRODUCT AND SERVICE SUMMARY

United States Association of CDC Inc currently offering Commercial Construction services and PPE manufacturing and distribution products.

Although the company is a licensed State of Florida General Contractor, Qualifier Mr. George W. Howard I., the company is Joint venturing with government approved vendors specializing in manufacturing and distributing all kinds of PPE medical equipment products. These PPE

products are for the COVID-19 Pandemic that has caused earth shattering devastation and changed the future of our world.

The focus of this business plan is to put forth a strategy to create collaborative initiative with American Veterans Industries, and Tribal Veterans Holdings under Executive Order 13360, Title #3, set-asides for all government contracts that will leverage the success of our contract manufacturing label.

Our collaborative initiative will consist of a synergy of companies as identified in this business plan. Our reasoning for pointing out the veteran collaborative is because we intend to give our veterans affordable homes and jobs in our local community.

MR. GEORGE HOWARD BIOGRAPHY



**MR. GEORGE W. HOWARD I.
RESUME**

**1150 Wilshire Circle West
Pembroke Pines Florida 33027**

(954) 608-2807

BIOGRAPHY:

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Mr. George Howard is the Chief Executive Officer of United States Association of CDC, Inc. His vast professional background as a General Contractor in the State of Florida encompasses the fields of finance, operations, sales, marketing, construction management and risk management. Majoring in Economics, he received his Bachelor of Science degree from the College of Staten Island in 1982. Having successfully turned-around numerous failing companies and made them profitable, in some cases increasing profit and revenue by over 350%, Mr. Howard began to focus his attention on rehabilitating distressed properties. A highly determined entrepreneur with the ability to motivate and inspire others, Mr. Howard takes great pride in attaining significant goals that are commercially successful yet simultaneously a great benefit to the community. Mr. Howard possesses excellent analytical abilities and organizational skills. He is proficient in completing multi-faceted tasks and performs exceedingly well under pressure.

PROFESSIONAL EXPERIENCE:

January 2009 to Present: Pres. & CEO - United States Association of CDC, Inc.

In order to focus more on converting distressed properties into high return rentals, Mr. Howard formed United States Association of CDC Inc., Newtech Enterprises Incorporated, Opa Lakes Development, LLC, Blue Heaven Villas, LLC, and Tower View Townhomes. Mr. Howard acquired Aswan Manor, Metro Realty of South Florida, and Romano Brothers Construction. United States Association of CDC Inc. is the managing member and is an organization that takes a unique approach to building and development. United States Association of CDC often, yet not exclusively focuses on serving economically challenged residents in struggling neighborhoods. Mr. Howard has developed linkages to both private and public resources so that the developments undertaken incorporate the offering of services and/or the engaging in activities that promote and support community development. Mr. Howard innovates, to the extent possible, a variety of activities including economic development, education and community organizing and as an integral part of the real estate development process. Beyond its work in affordable housing, the United States Association of CDC, has worked with municipalities, the Port Authority, and private developers

on construction and development projects valued at \$750 million and greater in the aggregate. Mr. Howard has shaped the organization to capitalize on its innate entrepreneurial advantages while placing a strong emphasis on education and training toward the goal of fostering personal development and communal readiness to the extent humanly possible.

March 2003 to Present: Pres. & CEO Romano Brothers Construction, Inc.

Mr. Howard acquired Romano Brothers Construction in 2003 to secure his place at the construction and development table. A construction firm with over 35 years of continuous operation in South Florida, Mr. Howard has successfully managed the operation of multi-million-dollar large scale construction projects while focusing on all 16 divisions of the construction industry.

March 2000 to 2003 – Senior Consultant International Logistic Group (ILG)

As the Senior Consultant for ILG, Mr. Howard coordinated construction and development projects ranging in size from \$5 Million to over \$750 Million Dollars including the Performing Arts Center and District Federal Courthouse in Miami-Dade County.

April 1998 to 2000: Miami Redevelopment Agency (CRA) Coordinator

Mr. Howard Worked directly under County Commission Arthur Teale working from the CRA 10 Master Plan for Community Redevelopment.

Sept. 1990 to 1998: President and CEO – 3H Management Inc.

Coordinated complete landscaping and irrigation for Miami-Dade County 350 Public Schools.

Sep. 1980 to 1990: President and CEO - Howard Insurance Agency

Upon honorably leaving the United States Military Mr. Howard traveled

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extensively as a civilian businessman living abroad. During this time Mr. Howard spent considerable time in Asia and Europe offering his services in the financial and risk management industry. It was his exposure to the world of bank financing and insurance that created his interest in real estate.

1973 to 1979: United States Army

Mr. Howard is an eight-year veteran of the Armed Services, Division of the US Army. He was stationed in Germany and completed his military career after finalizing a special assignment in the Pentagon.

Education:

Bachelor's in science in Economics – College of Staten Island, 1982

Additional Classes: College Courses- College of Insurance NYC; CLU, P&C, Life Accident and Health. (New York License Broker)

CURRENT LICENSES:

General Contractor License

MOT License

Home Inspector License

Maternal Status:

Mr. Howard is the husband of Dr. Miranda Howard (**OVER 39 YEARS**)

The Howards have two sons: George II and Ryan Howard

The Howards have one daughter-in-law: Kerry Howard

The Howards have two grandchildren: George III and Gabriella

INDIVIDUAL

PERSONAL FINANCIAL STATEMENT

Prepared for United States Association of CDC Inc.

On

NAME: United States Association of CDC Inc.
ADDRESS: 1150 Wilshire Circle West
Pembroke Pines, Florida 33027
OFFICE PHONE: (954) 504-0165
CELL PHONE: (954) 608-2807
FIN NO: 80-0371295

DETAILED SUMMARY LISTING OF ASSETS

**INDIVIDUAL ASSET
INFORMATION**

AMOUNT

Accounts Receivable:	\$1,600,000.00
Annuity:	
Bonds	
Boats:	
Business Property and Real Estate:	\$11,500,000.00
Credit Approval (Letter Attached)	\$ 1,500,000.00
Checking Accounts:	\$10,000.00
Household Furnishings:	\$300,000.00
Jewelry:	\$80,000.00
Life Insurance:	
Mutual Funds:	
Notes Receivable:	\$650,000.00
Other Assets:	
Other Real Estate:	
Recreational Equipment:	
Business Equipment:	\$90,000.00
Savings Accounts:	\$50,000.00
Stocks:	
Trusts:	
Vehicles	\$45,000.00

INDIVIDUAL TOTAL ASSET VALUE: \$15,825,000.00

DETAILED SUMMARY LISTING OF LIABILITIES

**INDIVIDUAL LIABILITY
INFORMATION**

Mortgage	\$450,000.00
Home Equity Loan:	
Other Mortgage:	\$1,500,000.00
Vehicle Loans:	
Credit Cards:	
Student Loans:	\$150,000.00
Other Liabilities:	\$80,000.00

INDIVIDUAL TOTAL LIABILITIES: \$2,180,000.00

DETAILED SUMMARY LIST OF MONTHLY INCOME ASSET

INDIVIDUAL MONTHLY INCOME

MONTHLY AMOUNT

Individual Employer Name: United States Association of CDC Inc.

Monthly Salary or Wages:	\$12,000.00
Investment Accounts:	
Alimony:	
Child Support:	
Trusts:	
Other Income Sources:	

INDIVIDUAL TOTAL MONTHLY INCOME ASSET: \$12,000.00

DETAILED SUMMARY LIST OF MONTHLY EXPENSE LIABILITY

INDIVIDUAL MONTHLY EXPENSES

MONTHLY AMOUNT

Groceries:	\$800.00
Healthcare or Medications:	\$450.00
Mortgage Loans:	\$2,700.00
Auto Loans:	
Auto Insurance:	\$600.00
Home Insurance:	\$1,200.00

INDIVIDUAL TOTAL MONTHLY EXPENSE LIABILITY: \$5,750.00

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NET WORTH SUMMARY

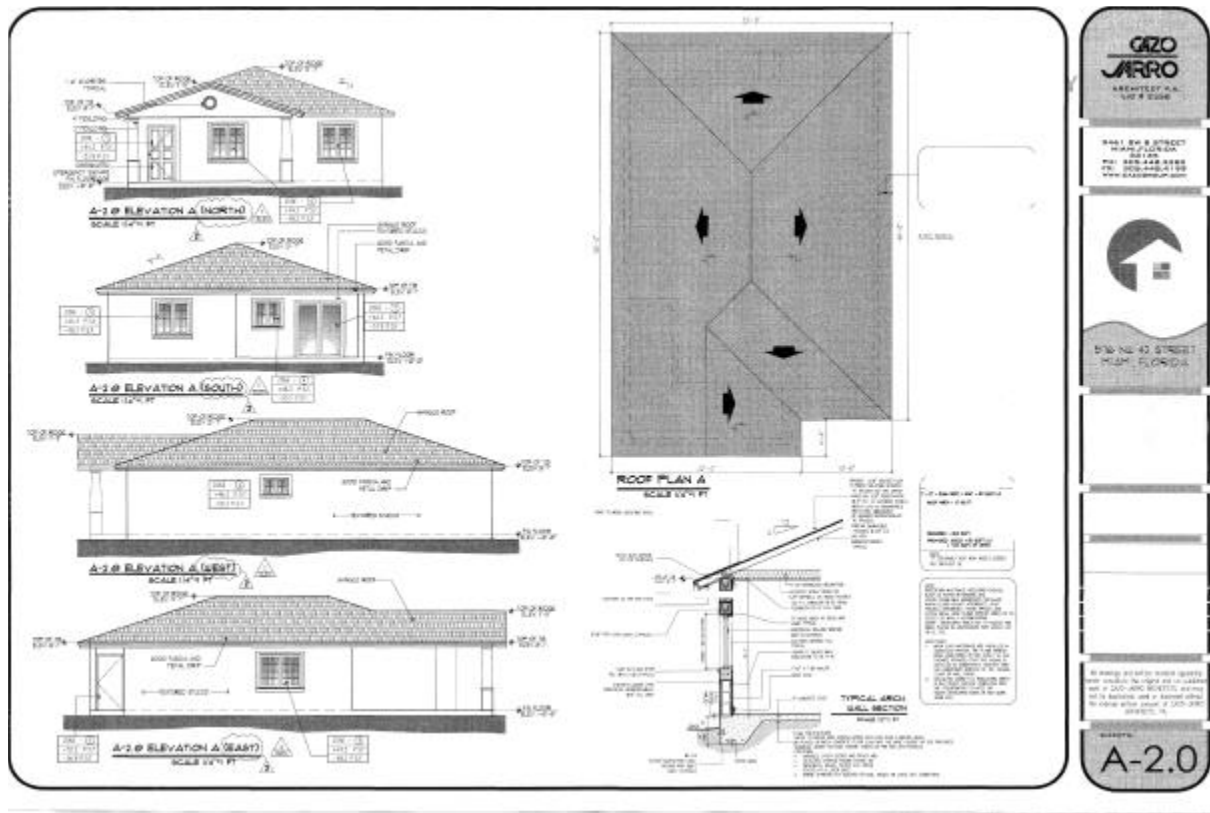
TOTAL ASSETS:	\$15,825,000.00
TOTAL LIABILITIES	\$2,180,000.00
<u>TOTAL NET WORTH:</u>	<u>\$13,645,000.00</u>

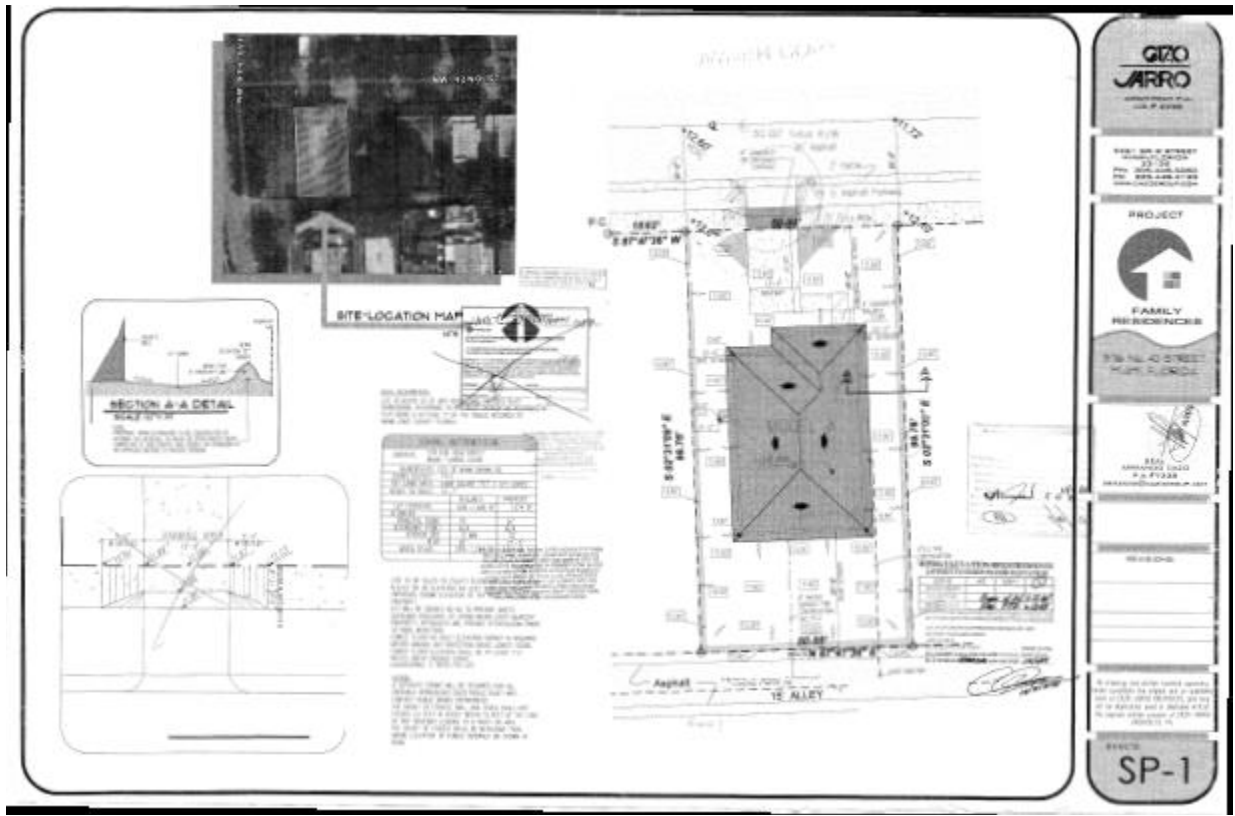
I, United States Association of CDC Inc., George Howard I., hereby certify and warrant, to the best of my knowledge, that the aforementioned information contained within this Business Financial Statement is true, accurate and complete.



GEORGE W. HOWARD I.
United States Association of CDC Inc
President

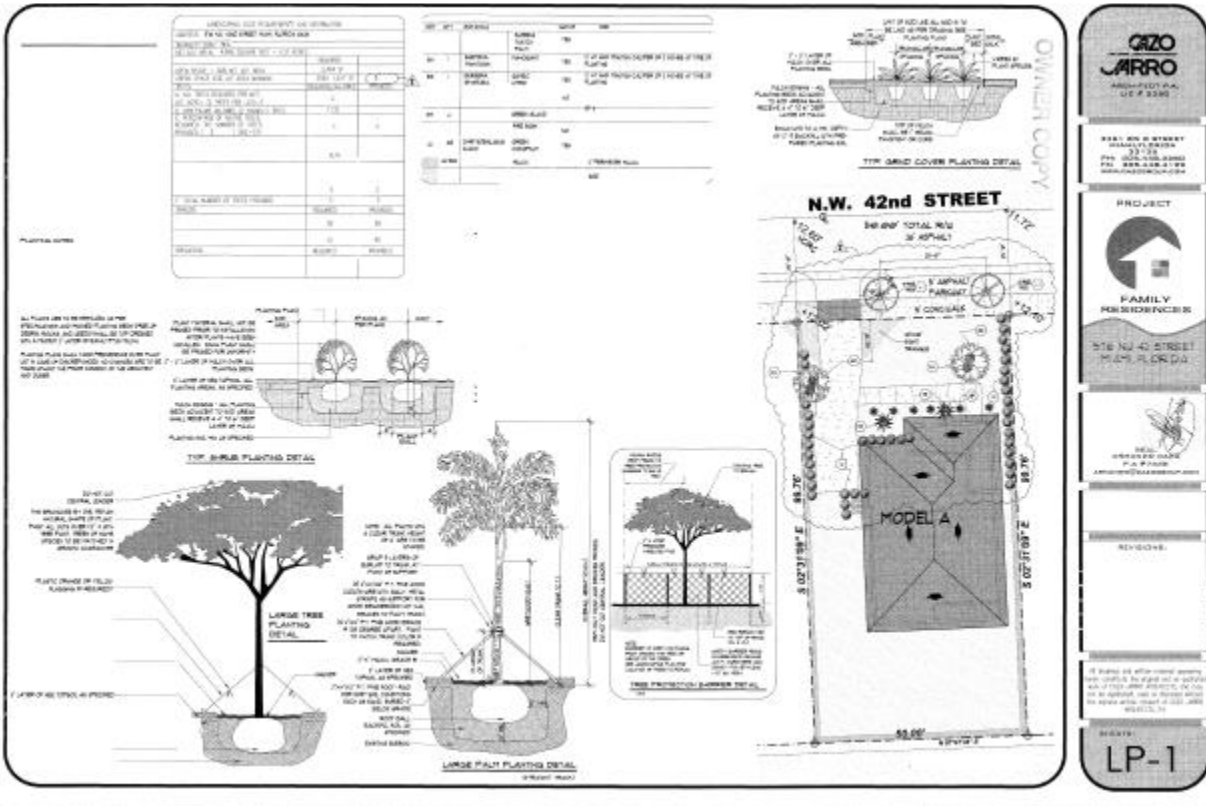
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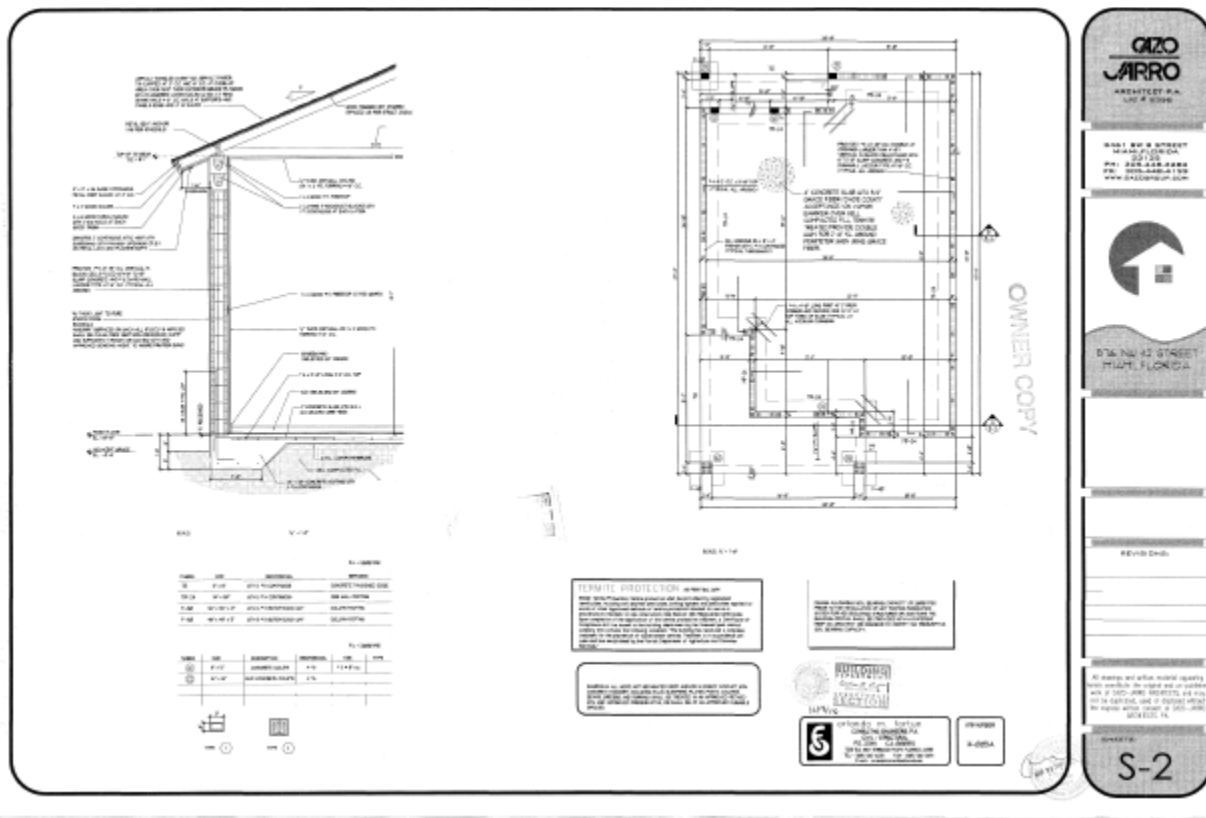




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CONTINUATION SHEET

G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT
TO OWNER:

PROJECT

NAME:

SITE ADDRESS:

FOLIO # :

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD
1130	Impact Fees	\$ 9,500.00		
1170	Permits	\$ 6,800.00		
1450	Sewer System	\$ 1,440.00		
1500	Insurance	\$ 1,200.00		
2010	Plumbing Ground	\$ 4,200.00		
2110	Concrete Block	\$ 8,520.00		
2120	Rough Grading	\$ 1,440.00		
2400	Concrete Slab	\$ 13,320.00		
2500	Soil Testing	\$ 1,200.00		
3140	Trusses	\$ 4,800.00		
3300	Windows	\$ 5,360.00		
3610	HVAC - Rough	\$ 6,000.00		
3720	Plumbing - Rough	\$ 3,600.00		
3810	Electrical - Rough	\$ 3,000.00		
3910	Fence	\$ 3,100.00		
3920	Fence	\$ 7,200.00		
3920	Interior Mill Work	\$ -		
3920	Interior Mill Work (Interior Cabinets)	\$ -		
4100	Roofing Material (Material & Labor)	\$ 6,000.00		
4125	Waterproofing (Caulking & Sealing)	\$ 960.00		
4300	Exterior Doors (Interior & Exterior)	\$ 2,400.00		
4350	Garage Door	\$ 2,400.00		
4400	Insulation	\$ 2,880.00		
4700	Interior & Exterior Painting	\$ 6,000.00		
5100	Drywall (Framing/Drywall/Finish)	\$ 10,800.00		
5400	Cabinets & Vanity (Bathroom Tops)	\$ -		
5400	Cabinets & Vanity (Bathroom Vanities)	\$ -		
5400	Cabinets & Vanities	\$ 6,160.00		
5400	Cabinets & Vanities	\$ 3,100.00		
5450	Countertops	\$ 3,600.00		
5510	Ceramic Tile (Bathrooms)	\$ -		
Subtotal Page 2		\$124,980.00	\$0.00	

AIA DOCUMENT G703 - CONTINUATION SHEET FOR G702 - 1992 EDITION - AIA - © 1992

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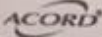
RFP Solicitation 12385-105 United States Association of CDC Inc.

Date: 11/16/2020

CAM #21-0531

Exhibit 8

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
 05/26/2020

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).

PRODUCER The Herrera Insurance Group, LLC 8180 NW 30th Street #228 FL 33156	CONTACT Syrene (Syren) Herrera Phone: (305) 254-0177 FAX: (305) 858-4017 Email: syrene@herrerainsurancegroup.com Address:
DOOR United States Association of CDC, Inc. 1150 Woodshore Circle W Hollywood FL 33027	INSURANCE COVERAGE INSURER A: INTEGRITY SPECIAL INSURANCE COMPANY 16427 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: INSURER G:

COVERAGES

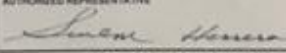
CERTIFICATE NUMBER:

REVISION NUMBER:

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

POLICY LIST	TYPE OF INSURANCE	POLICY NUMBER	POLICY PERIOD (MM/DD/YYYY)	POLICY PERIOD (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIM-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO. ACC. <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	01-C-PK-P20001500-0	02/26/2020	02/26/2021	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> OWNED <input type="checkbox"/> SCHEDULED <input type="checkbox"/> AUTO ONLY <input type="checkbox"/> AUTOS <input type="checkbox"/> NON-OWNED <input type="checkbox"/> HIREO <input type="checkbox"/> AUTO ONLY				EXCESS TO RETENTION \$ 100,000 MED. EXP. (Per person) \$ 5,000 PERSONAL & ADV. INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOUND AGG. \$ 2,000,000
	<input type="checkbox"/> UMBRELLA LIAB. <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB. <input type="checkbox"/> CLAIM-MADE <input type="checkbox"/> DED. <input type="checkbox"/> RETENTION				EXCESS TO RETENTION \$ AGGREGATE \$ DED. \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/EMPLOYEE EXCLUDED (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below				PER STATUTE <input type="checkbox"/> PER POLICY \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)					

CERTIFICATE HOLDER
 City of Jackson
 214 N. HOGAN STREET
 JACKSONVILLE FL 32202

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
 AUTHORIZED REPRESENTATIVE


ACORD 25 (2016/03)

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Sample Copy of Insurance Certificate



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

HOWARD, GEORGE WAYNE SR

UNITED STATES ASSOCIATION OF CDC, INC.
1150 WILSHIRE CIR W
PEMBROKE PINES FL 33027

LICENSE NUMBER: CGC1519528

EXPIRATION DATE: AUGUST 31, 2022

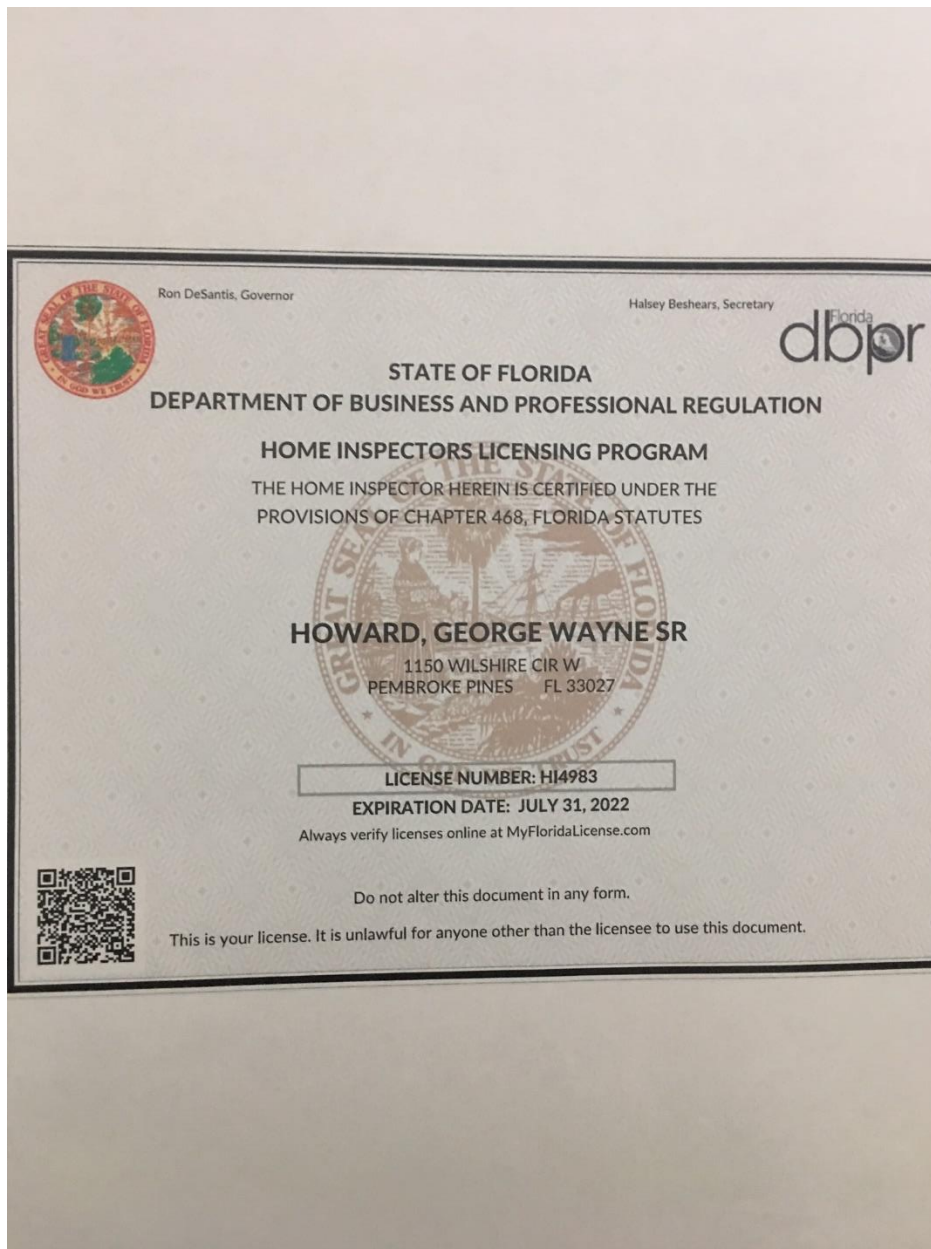
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MARKETING PLAN

The total market demand in the single-family home industry sector is huge. According to Residential Building Construction in the U. S. Market Research Report Reconstruction era: Demand will recover as vacancy rates fall and home ownership profit returns. The Residential Building Construction market research report provides key industry analysis and industry statistics, measures market size, analyzes current and future industry trends and show market share for the industry largest companies. Our marketing plan is to utilize the service of our privately owned company, Metro Realty of South Florida, to market our product to local police officers, fire fighters, teachers, retirees, medical employees, veterans and current and past residents of the very CRA area we wish to serve.

First-time Homebuyer Product. United States Association of CDC Inc. understand the CRA is not providing purchase assistance for this project, but may be other resources available that may be used for purchase assistance and USACDC intend to utilize but not limit to the following:

Federal Home Loan Bank Atlanta (FHLBank Atlanta) Programs and Participating Lenders as stated in this RFP.

- Community Partners Product
- Veterans Purchase Product
- Returning Veterans Purchase Product

STANDAARD FEATURES AND DESIGN

Our homes plan will meet or exceeds the minimum normal requirements. All necessary standard amenities will be installed, and energy efficiency features will qualify for Leadership in Energy and Environmental Design (LEED). Our homes shall have the following standard features:

- At least three bedrooms and two baths with a minimum 1,600 square feet under air.
- Most homes at least three bedroom and three baths and some four bedroom and three baths.
- Covered patio and porch
- At least one car garage or better
- High Efficient Central A/C system.
- Wood Cabinets

- Double Stainless-Steel Sink
- Ceramic tile or better in entryway, kitchen, and baths
- Full appliance package including energy efficient stainless-steel side by side refrigerator, range with hood, dishwasher, microwave, garbage disposal, washer, and dryer.
- Carpet in bedroom.
- Walk in closet in master bedroom
- Wiring for alarm system, cable, internet, phone, and smoke detectors.
- Min blinds or better
- Energy efficient plumbing fixtures
- R-30 insulation or better
- Interior knockdown finish with satin paint
- Automated in-ground sprinkler system
- High Energy Efficient impact windows and doors
- Better than minimum landscaping using native and drought tolerant plants.
- Soil concrete driveway or better.
- Extended Roof Warranty
- Builders Warranty.

United States Association of CDC commit to sell awarded single family homes to persons who will occupy the homes as their primary residence in compliance with and of the purpose of the NPF CRA Community Redevelopment Plan in which the project is located.

USACDC shall pay all closing costs related to transfer of the parcels and shall pass on to the homebuyer the adjusted sale price of the residences to reflect zero land cost. It is also understood that return for providing the land at no cost, the homebuyer will be obligated to reside in the property as their primary and homestead residence for a period of seven (7) years. The project shall be consistent with Section 5 B. of the NPF CRA Community Redevelopment Plan entitled "Neighborhood Housing Improvement Programs".


DRUG FREE WORKPLACE

United States Association of CDC Inc. will implement our drug-free workplace program contain the following:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

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3. Give each employee engaged in providing the commodities or contractual services that are under this bid proposal a copy of our drug-free guidelines.
4. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
5. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this project.

 **Vendor Reference Verification Form**

City of Miami Gardens Solicitation No. and Title: _____

Reference for: USACDC

Organization/Firm Name providing reference: _____

Contact Name: United States Association of CDC

Contact Email: Frank TeLFORT

Reference date: 11.21.2020

Contact Phone: (786) 286-3584

Name of Referenced Project: Miami Airport

Contract No. AP298 Date Services Provided: 2012 to 2013 Project Amount: \$800,000.

Vendor's role in Project: ☒ Prime Vendor ☐ Subconsultant/Subcontractor

Would you use this vendor again? ☒ Yes ☐ No

Description of services provided by Vendor: _____

Please rate your experience with the referenced Vendor:	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service			<input checked="" type="checkbox"/>	
a. Responsive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Vendor's Organization:			<input checked="" type="checkbox"/>	
a. Staff expertise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Professionalism	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Turnover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Timeliness of:			<input checked="" type="checkbox"/>	
a. Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Project completed within budget	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Cooperation with:			<input checked="" type="checkbox"/>	
a. Your Firm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Subcontractor(s)/Subconsultant(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Regulatory Agency(ies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Comments: (provide on additional sheet if needed)

THIS SECTION FOR CITY USE ONLY

Verified via: EMAIL VERBAL Verified by: _____ Division: _____ Date: _____

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Vendor Reference Verification Form

City of Miami Gardens Solicitation No. and Title:

Reference for: United States Association of CDC Inc
Organization/Firm Name providing reference:

Contact Name: Robert Tyler Reference date: 10/28/20
Contact Email: _____ Contact Phone: (305) 725-6229
Name of Referenced Project: 13350 Aswan Ave, Opa Locka FL
Contract No. _____ Date Services Provided: _____ Project Amount: \$1,300,000
to _____

Vendor's role in Project: ☒ Prime Vendor ☐ Subconsultant/Subcontractor

Would you use this vendor again? ☒ Yes ☐ No

Description of services provided by Vendor:

Please rate your experience with the referenced Vendor:	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service				
a. Responsive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Vendor's Organization:				
a. Staff expertise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Professionalism	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Turnover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Timeliness of:				
a. Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Project completed within budget	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Cooperation with:				
a. Your Firm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Subcontractor(s)/Subconsultant(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Regulatory Agency(ies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Comments: (provide on additional sheet if needed)

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Verified via EMAIL VERBAL Verified by _____ Division _____ Date _____
A. Information provided to the City of Miami Gardens is subject to verification. Vendor acknowledges that inaccurate, incomplete, or incorrect statements made in support of this response may be used by the City as a basis for rejection, rescission of the award, or termination of the contract and may also serve as the basis for debarment of Vendor pursuant to Section 2-61.2 of the City of Miami Gardens Purchasing Code.



Vendor Reference Verification Form

City of Miami Gardens Solicitation No. and Title:

Reference for: **United States Association of CDC LLC- George Howard**

Organization/Firm Name providing reference:

Millman & Associates, Inc

10/26/2020

Contact Name: **Harris M. Millman**

Reference date: **305-992-6445**

Contact Email: **harrismillman@gmail.com**

Contact Phone:

Name of Referenced Project: **Opa Lakes Development**

\$2.2M

Contract No.

Date Services Provided:

Project Amount:

2008 to 2014 as well as additional projects in 2018 to 2019

Vendor's role in Project: ☒ Prime Vendor ☐ Subconsultant/Subcontractor

Would you use this vendor again? ☒ Yes ☐ No

Description of services provided by Vendor:

Acquisition and consultant for the renovation and project funding of 48 unit apartment building in Opa Locka for affordable housing

Please rate your experience with the referenced Vendor:

	Needs Improvement	Satisfactory	Excellent	Not Applicable
1. Vendor's Quality of Service	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Responsive	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Accuracy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Deliverables	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Vendor's Organization:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Staff expertise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Professionalism	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Turnover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Timeliness of:		2008-2014	2018-2019	
a. Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Deliverables	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Project completed within budget	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Cooperation with:				
a. Your Firm	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Subcontractor(s)/Subconsultant(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Regulatory Agency(ies)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additional Comments: (provide on additional sheet if needed)

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November 12, 2020

Mr. George Howard I.
United States Association of CDC Inc
1150 Wilshire Circle West,
Pembroke Pines, Florida 33027

Reference: Scattered Site Infill Housing Project

Dear Mr. Howard

Pursuant to your recent Scattered Site Infill Housing application this is to confirm that our Board of Directors has provided United States Association of CDC Inc. a loan commitment in the amount of One Million Five Hundred Thousand United States Dollars (1,500,000.00USD).

We look forward to working with companies such as yours that are providing services in economically challenged communities. Please feel free to contact us to discuss additional opportunities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jorge Ramos', is written over a faint, larger signature.

Jorge Ramos
Head of Investment Banking Division
INCOMREAL LLC

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ARCHITECTURAL

A. ROBERT PAULDING, AIA

Boca Raton | Los Angeles | New York | P: 646.579.8272 | E: arpaulding@gmail.com

Executive Profile

Position: Consultant, Architectural/Corporate & Residential Design Project Manager. I headed an Architectural-Design Company specializing in all aspects of commercial and high-end residential architecture and interior design. My goal is to unite artistry with business strategy to create highly successful spaces by co-coordinating a client's vision through thoughtful planning, design innovation and the synthesis of architecture and craft within LEED requirements. I thrive in a creative team atmosphere and work well under high pressure, time schedules and charrete scenarios. Professional History: Awards from AIA, Illuminating Engineers Society (Restaurants & Hospitality). Full client list is attached.

Skill Highlights

- Pre-Design Development -Site Development, Space Planning and Analysis
- Project Management, Owner Representation, LEED & BUR Certified
- Proficient in AutoCAD 2017, Revit at project level, Project Management
- software Design Development-Architectural, Interiors, Furniture Assessment
- Design Production-Accessibility Design, Construction Document Production
- Construction Representation-Administration, Bid Processing and Analysis,

Core Accomplishments

Project Management:

- Initiated Alamo Rent-A-Car Corporate Offices which resulted in a design award from City of Ft. Lauderdale for adaptive reuse.

Human Resources:

- Developed and spearheaded the formation of the City of Hollywood, Fla Rowing Club.

Staff Development:

- Launched well-received program of professional development courses for all staff.
- Mentored and coached employees resulting in a 12% increase in productivity.

Professional Experience

Current Self Employed.....Paulding Design Group Boca Raton-New York-Beverly Hills
In charge of Quality Assurance-Quality Control (Q.A.Q.C.) for all projects.
Partner-Paulding Design Group, LLC - Boca Raton, FL, New York City, NY
Responsible for all aspects of design, site visits, control inspections & monitoring on job site.
Accountable for Project Management including overall customer satisfaction.
Project Manager-Mancini Duffy-New York City, NY
Responsible for all aspects of design, site visits, control inspections & monitoring on job site.
Project Manager-Gensler-New York City, NY
Responsible for all aspects of design, site visits, control inspections & monitoring on job site.
Partner-Paulding Peterson Associates, Inc. - Ft. Lauderdale, FL 25 years
Partner for Architectural, Corporate Design and was accountable for all aspects of design and client interface.

Education

Registered NCARB (National Council Architectural Registration Board) #760710
Registered AIA (American Institute of Architects) #30212219
Student Architectural Study Master's Degree
University of Miami - Miami, FL
Academic Achievement Award for design of temporary housing.
Design Parsons School of Design - New York City, NY
I was selected by the Metropolitan Furniture Co for an original design of three legged chair, which became a part of their product catalog. Parsons has in their archives drawings/watercolors I created from the Metropolitan Museum of Art in New York.