

Single Family New Construction Proposal: "The Winker Model "



817 NW 13th Ave, Ocala, FL 34475
Parcel ID 2570-402-403

Team Delva Properties, Inc. continues to identify & fulfill needs in the community for affordable housing through renovating properties and have partnered with Mike Pounds of Pounds Construction to build our first new single family home.

The vacant lot is located within the city limits of Ocala and will be a new 3 bedroom, 2 bath home with 1,269 sf of living space and a carport. The intended population

Exclusively Presented to you by:



TEAM DELVA
PROPERTIES



Team Delva Properties, Inc. | 3035 SE Maricamp Rd, #104-302 | Ocala, FL 34471
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Need

We are partnering with Mike Pounds with Pounds Construction to construct The Winker Model single family home. The new construction home will be located at 817 NW 13th Avenue, Ocala, FL 34475 on parcel 2570-402-403. This lot was chosen because we already own the adjacent single family home and were able to acquire the vacant lot to further our mission to provide housing options to the Ocala community.

There is still a significantly unmet need to fill the void of affordable housing and this new construction project will help satisfy the community. The neighborhood contains a significant number of revitalized homes as well as homes in need of revitalization.

The new build will have 3 bedrooms & 2 bathrooms, with 1,269 sf of living space. We chose to work with Pounds Construction because of his network and experience in the Ocala and Marion county areas. We're expecting this new build to take less than 12 months.

The new build will be centrally located on the north west side of Ocala, accessible to public transportation, schools and easy access to necessary amenities.

Project Readiness

Pounds Construction has been in business for over 18 years as a General Contractor with construction and building experience. Additionally, Team Delva Properties has been in the real estate business for 7 years and working in the construction industry for more than 25 years.

The partnership between Pounds Construction and Team Delva Properties was formed in 2020 in executing home renovation projects; working together to build The Winker model new single family home is a natural progression in the relationship.

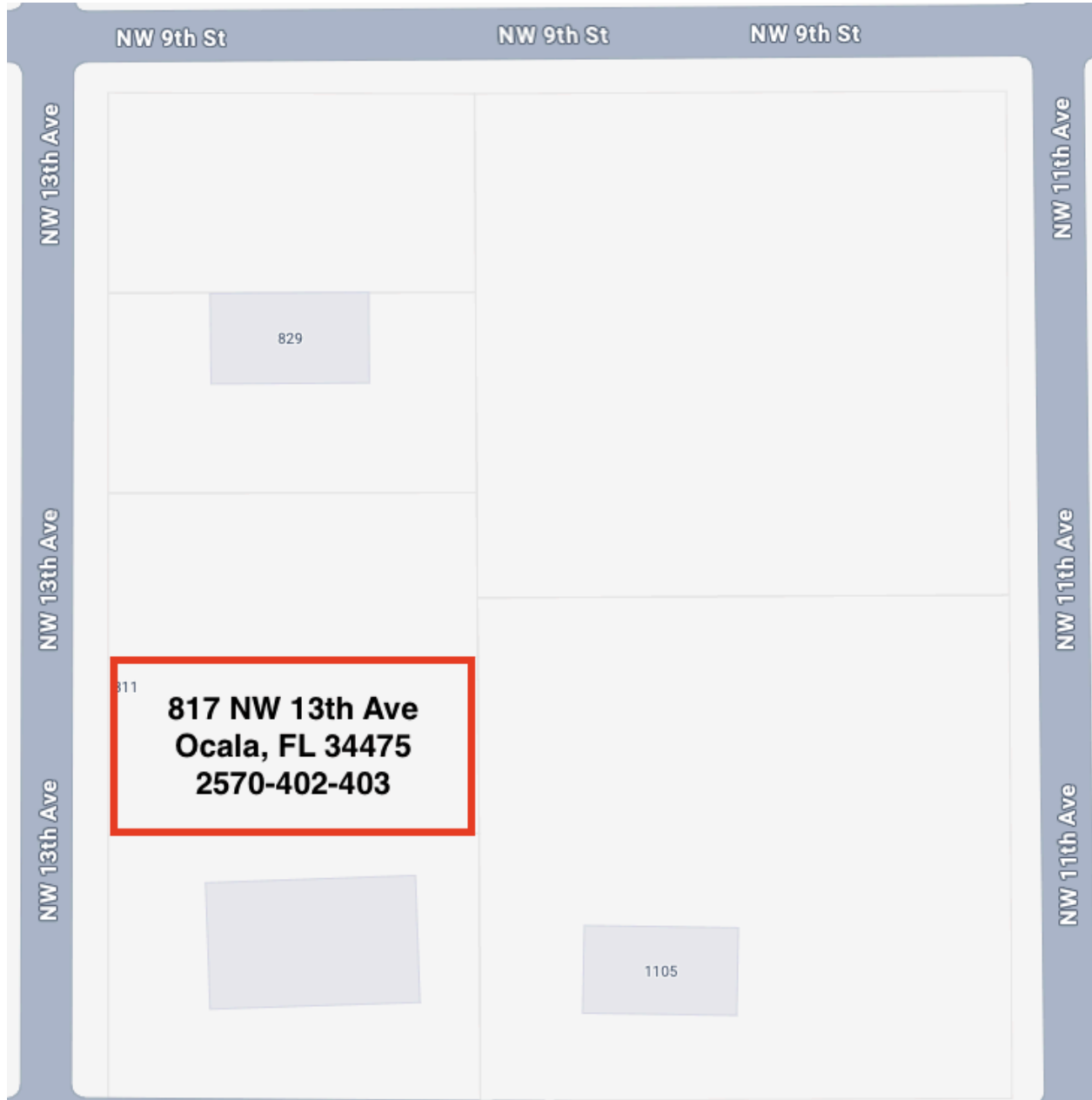
Pounds Construction brings depth of new construction experience and relationships with local subcontractors to expand upon the finished home renovation and execution experience that Team Delva Properties brings.

The project site is currently owned by Team Delva Properties and will be managed by Project Management and Site Supervisor resources from Pounds Construction and Team Delva Properties to ensure the project remains on track and in compliance with building code requirements.

This project will be wholly funded by Team Delva Properties as with the firm's previous residential home acquisition and renovation projects.

Site

The current site is a vacant lot, with no existing buildings. The site preparation involves minimal tree and shrubbery clearance and leveling. There are single family residences located on either side of the land as well as behind the lot.



Prior Activities

Project Type	Address
NEW BUILD	1201 SE 148TH LN, SUMMERFIELD FL
NEW BUILD	9677 SE 61ST TER, BELLEVIEW FL
NEW BUILD	6059 SE 99TH PL , BELLEVIEW FL
NEW BUILD	9665 SE 61ST TER, BELLEVIEW, FL
ADDITION/RENOVATION	7400 SE 114TH LN, BELLEVIEW FL
ADDITION/RENOVATION	17584 SE 122ND TER , SUMMERFIELD FL
ADDITION/RENOVATION	3892 SE 126TH PL , BELLEVIEW FL
ADDITION/RENOVATION	17574 SE 88TH COVINGTON CIR, THE VILLAGES FL
ADDITION/RENOVATION	17858 SE 105TH AVE, SUMMERFIELD FL
ADDITION/RENOVATION	6975 SE 147TH ST, SUMMERFIELD FL
ADDITION/RENOVATION	33 SE CHINICA DR , SUMMERFIELD FL
ADDITION/RENOVATION	12090 SW 38TH ST , OCALA FL
ADDITION/RENOVATION	8125 SW 130TH TER , DUNNELLON FL
ADDITION/RENOVATION	1211 NW 8TH ST, OCALA, FL
ADDITION/RENOVATION	1409 NW 19TH CT, OCALA, FL
ADDITION/RENOVATION	1501 NW 19TH CT, OCALA, FL
ADDITION/RENOVATION	1505 NW 19TH CT, OCALA, FL
ADDITION/RENOVATION	607 SE 30TH AVE, OCALA, FL
ADDITION/RENOVATION	2811 SE 28TH RD, OCALA, FL

Project Budget & Schedule

PROPOSED SCHEDULE

PROJECT TITLE THE WINKER - 817 NW 13TH ST, OCALA, FL 34475

PROJECT MANAGER BRIDGETTE DELVA

WBS NUMBER	TASK TITLE	TASK OWNER	START DATE	DUE DATE	BUDGET	DURATION
1	PERMITTING					
1.1	SUBMIT PERMIT	POUNDS	12/31/23	5/25/24	\$4,500.00	145
1.1.2	SURVEY	ELITE PROPERTY			\$600.00	
1.1.4	ENGINEERING	KERMIT HUGHES			\$1,350.00	
2	BUILDING SHELL				\$6,450.00	
2.1	CLEARING/PAD	BRYAN	7/1/24	7/3/24	\$1,500.00	1
	DEBRIS REMOVAL				\$0.00	
2.2	FORM	AARON	7/5/24	7/5/24	\$0.00	1
2.3	ROUGH PLUMBING	YANSNEL	7/8/24	7/8/24	\$2,300.00	1
	WASTE PRO ROLL OFF		per month	2	\$564.80	
	WASTE PRO PORTAPOT		per month	2	\$217.19	
2.5	SLAB PREP	AARON	7/9/24	7/9/24	\$1,500.00	1
2.4	243 INSPECTION	CITY OF OCALA	7/10/24	7/11/24	\$0.00	1
2.6	SPRAY	BATES	7/12/24	7/12/24	\$189.18	1
2.7	120 INSPECTION	CITY OF OCALA	7/15/24	7/15/24	\$0.00	1
2.8	POUR SLAB	AARON	7/16/24	7/16/24	\$2,500.00	1
2.9	DELIVER BLOCK	DZ BLOCK	7/22/24	7/22/24	\$3,000.00	1
2.9.1	DELIVER LINTEL PACK	MMM	7/22/24	7/22/24	\$1,500.00	1
2.10	BLOCK UP	C&J MASONARY	7/23/24	7/23/24	\$2,500.00	1
2.11	119 INSPECTION	CITY OF OCALA	7/24/24	7/24/24	\$0.00	1
2.12	PUMP LINTEL	select Concrete	7/25/24	7/25/24	\$2,000.00	1
2.13	SET TRUSSES	RC	8/8/24	8/8/24	\$0.00	1
2.14	FRAME HOUSE	RC	8/8/24	8/12/24	\$5,000.00	3
	TRUSS PACKAGE	ROMAC			\$7,000.00	
	LUMBER PACKAGE	ROMAC			\$5,300.00	
	EXTERIOR DOOR PACKAGE	ROMAC			\$2,500.00	
2.15	124 INSPECTION	CITY OF OCALA	8/16/24	8/16/24	\$0.00	1
2.16	RELEASE SHINGLES TO STOCK	PAM	8/16/24	8/16/24	\$0.00	1
2.17	TUBSET PLUMBING	YANSNEL	8/19/24	8/19/24	\$1,500.00	1
2.18	ROUGH HVAC	SUNKOOL	8/20/24	8/20/24	\$2,500.00	1
2.20	ROUGH ELECTRIC	IRON SHIELD	8/21/24	8/21/24	\$4,000.00	1
2.21	DELIVER EXTERIOR DOORS	ROMAC	8/21/24	8/21/24	\$0.00	1

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2.22	152 INSPECTION	CITY OF OCALA	8/22/24	8/22/24	\$0.00	1
2.23	SHINGLE HOUSE	BOLD CITY ROOFING	8/23/24	8/26/24	\$8,000.00	2
	soffit	todd	8/27/24	8/27/24	\$1,500.00	1
2.24	INSTALL WINDOWS	POUNDS	8/27/24	8/28/24	\$3,000.00	1
2.25	INSTALL EXTERIOR DOORS	RON	8/27/24	8/28/24	\$500.00	1
2.26	STUCCO GRADE AND CLEAN UP	BRYAN	8/28/24	8/28/24	\$500.00	1
2.27	113, 208, 264, 244 INSPECTIONS	CITY OF OCALA	8/30/24	8/30/24	\$0.00	1
2.28	STUCCO/stone	LSC	9/3/24	9/5/24	\$5,500.00	2
2.29	INSTALL INSULATION	ARP	9/6/24	9/6/24	\$2,125.00	1
2.30	262 INSPECTION	CITY OF OCALA	9/9/24	9/9/24	\$0.00	1
2.31	STOCK DRYWALL	RELIABLE	9/10/24	9/10/24	\$0.00	1
3	INTERIOR COMPLETION				\$66,696.17	
3.1	DRYWALL	RELIABLE	9/11/24	9/18/24	\$6,500.00	7
3.2	DELIVER TRIM	ROMAC	9/19/24	9/19/24	\$3,181.31	1
3.3	INSTALL TRIM	JEFF	9/20/24	9/23/24	\$650.00	2
3.4	PAINT	TEAM DELVA	9/24/24	9/26/24	\$3,000.00	2
3.5	INSTALL CABINETS	TEAM DELVA	9/27/24	9/30/24	\$5,500.00	1
3.6	INSTALL TOPS	CENTRAL FL	10/3/24	10/3/24	\$3,000.00	1
3.7						
3.8	INSTALL FLOORING	SKA FLOORING	10/4/24	10/7/24	\$3,500.00	2
3.9	INSTALL TILE	YUL	10/8/24	10/8/24	\$2,300.00	1
	TILE		10/8/24	10/8/24	\$700.00	1
3.10	DRIVEWAY GRADE	BRYAN	10/9/24	10/9/24	\$350.00	1
3.11	FORM DRIVEWAY	AARON	10/10/24	10/10/24	\$0.00	1
3.12	125 & 354 INSPECTION	CITY OF OCALA/ARGO'S	10/11/24	10/11/24	\$0.00	1
3.13	POUR DRIVEWAY	AARON	10/14/24	10/14/24	\$1,000.00	1
	FINAL GRADE	BRYAN	10/15/24	10/15/24	\$450.00	1
3.14	FINAL PLUMBING TRIM	YANSNEL	10/16/24	10/16/24	\$2,100.00	1
3.15	FINAL HVAC	SUNKOOL	10/18/24	10/18/24	\$3,000.00	1
3.16	FINAL ELECTRICAL TRIM	IRON SHIELD	10/21/24	10/21/24	\$3,800.00	1
	GARAGE DOOR	MARION GARAGE	10/22/24	10/22/24	\$2,000.00	1
3.17	213 PREPOWER INSPECTION	CITY OF OCALA	10/23/24	10/23/24	\$0.00	1
3.18	2ND TRIMS AND LOCK OUT	JEFF	10/24/24	10/24/24	\$850.29	1
3.19	METER SET	DUKE	10/28/24	11/1/24	\$0.00	5
3.20	HOT CHECK	IRON SHIELD	11/4/24	11/4/24	\$0.00	1
3.21	AC START UP	SUNKOOL	11/4/24	11/4/24	\$0.00	1
3.22	BLOWER DOOR TEST	SUNKOOL	11/4/24	11/4/24		1
3.23	SOD	ALLEN'S	11/4/24	11/4/24	\$4,165.00	1

3.24	LANDSCAPE	BRUCE	11/5/24	11/5/24	\$850.00	1
4	FINALS				\$46,896.60	
4.1	DRYWALL PUNCH	RELIABLE	11/4/24	11/4/24	\$0.00	1
42	SPRAY	BATES	11/11/24	11/11/24	\$125.00	1
	MIRRORS & SHELVING	TEAM DELVA	11/11/24	11/11/24		
4.3	FINAL PAINT	TEAM DELVA	11/11/24	11/11/24	\$0.00	1
4.4	TU8,20T,260,24T,352 INSPECTIONS	CITY OF OCALA	11/13/24	11/13/24	\$0.00	1
4.5	CO	CITY OF OCALA	11/15/24	11/15/24		1
4.6	FINAL CLEAN		11/15/23	11/15/23	\$590.52	1
4.7	APPLIANCES	HOME DEPOT	11/4/24	11/4/24	\$2,500.00	
					\$3,215.52	
TOTAL					\$123,258.29	