

**FEE, DeROSS & FEE, P.L.**

ATTORNEYS AT LAW

*SINCE 1905*

FRANK H. FEE, III  
FRANK H. FEE, IV  
JOSEPH J. DeROSS, JR., P.A.

426 AVENUE A  
FORT PIERCE, FLORIDA 34950

FRED FEE (1888-1939)  
FRANK FEE (1913-1983)

TELEPHONE  
(772) 461-5020

*POPPELL HOUSE*  
*A Designated Historic Property*

TELECOPIER  
(772) 468-8461

Writer's Email  
ffee@feederossfee.com

December 30, 2014

City of Fort Pierce  
Attention: Kori Benton,  
Historic Preservation/Planning  
P. O. Box 1480  
Fort Pierce, Florida 34950



**Hand Delivery**

Re: Informal Bid No. 2015-015  
Mosaics of America, Inc.,  
d/b/b Artistry in Mosaics

Dear Mr. Benton:

I am attorney and agent in this behalf for Mosaics of America, Inc., d/b/a Artistry in Mosaics ("Company"). The Company is also served by John Foster, AIA, as Project Architect, 11205 Ridge Avenue, Fort Pierce, FL 34950, Phone: 772-370-9464 Other design principals engaged by the Company include:

Project Engineer:  
Abraham Chabab, P.E.  
5428 NW Edgewater Ave.  
Port St. Lucie, FL 34983  
Phone: 772-878-5079

Land Surveyor:  
William Hayhurst  
445 - 8<sup>th</sup> Street, SW - Unit 7  
Vero Beach, FL 32962  
Phone: 772-569-6680

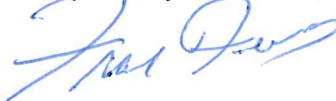
Landscape Architect:  
Larry Parr  
Phone: 877-777-1393

The Company proposes to the City of Fort Pierce a project of development utilizing Company property, property to be abandoned or transferred by the City, and property to be retained by the City, of value and design providing "in kind" value to the City exceeding in value the appraised values suggested for the areas to be either abandoned or transferred to Company by the City. The proposals for development to be made at the cost and expense of Company is as generally outlined in the submittal of John M. Foster, Architect, dated December 22, 2014. This general proposal is subject to expansion and amplification as needed for clarity of commitment as shall be mutually agreed.

The proposal of Company is for "in kind" improvements, including those to be made to City property that will continue into the future, and is intended to offset expectation of any direct payment to the City. Consequently, the enclosed check for \$500.00 is intended to ultimately be returnable when the City is satisfied as to the capability, capacity and good faith of Company to deliver its proposal.

On behalf of Company, a favorable consideration of this proposal for "in kind" value extended to the City, is sought and encouraged.

Respectfully submitted,



Frank . Fee, III

FHF:cs  
Enclosure

REQUEST FOR QUOTATION  
INFORMAL BID NO. 2015-015



CITY OF FORT PIERCE  
PURCHASING DEPARTMENT  
P. O. Box 1480  
FORT PIERCE, FL 34954-1480

**REMARKS**

For additional information  
contact Kori Benton, Historic Preservation  
at (772) 467-3000 extension 3739

"AN EQUAL OPPORTUNITY EMPLOYER"

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**RESPONSE SUBMITTED BY:**

MOSAICS OF AMERICA, INC., d/b/a  
ARTISTRY IN MOSAICS

Company Name

Cell: (877)777-1393 (Andy Hochstetter)

Phone No.

900 South US Highway #1  
Fort Pierce, FL 34950

Address

N/A

Fax No.

Fort Pierce, FL 34950

City, State, Zip Code

andyh@artistryinmosaics.com

Email Address

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**SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL**

The City of Fort Pierce invites interested and/or qualified developers to submit a bid for the sale or transfer of surplus land located at approximately 903 South Third Street. The site is owned by the City of Fort Pierce and was acquired during for development of the Police Station. The station was constructed without use of the site; therefore the property has been identified as surplus. The City of Fort Pierce is seeking to provide an opportunity for use of the property to contribute to infill development, economic development, and job growth.

**PROPERTY HIGHLIGHTS**

- 5,187.5 sq. ft. site
- 41.5 ft. of Street Frontage
- Access to rear alleyway
- Legal Description: PINWOOD S/D BLK 8 S 41.2 FT OF LOT 1

**Aerial View of the Property**



**903 S 3rd Street—Looking West**



**903 S 3rd Street—Perspective View**

### **SELECTION PROCESS**

The highest bid, subject to the restrictions and provisions contained within this Invitation, will be provided 60 days to close on the transaction. In the event of a tie, the bid demonstrating the strongest financial capacity, in the City's sole opinion, to complete the transaction within 60 days will be selected. If the transaction fails to close within 60 days, the City may, at its sole discretion, choose to extend the time to close, or to cash or retain the bid bond and go to the second highest bidder for a 60 day period.

**PLEASE NOTE:** The Informal bids will be evaluated and all legal and survey cost associated with the acquisition of this City owned land will be funded by the prospective buyer.

The CITY OF FORT PIERCE does not require nor expect respondents to submit a specific development plan or design concept based on detailed architectural and engineering work as a part of their Proposals. Each respondent must submit a conceptual development program indicating the proposed uses and intensity of uses that the respondent would intend to pursue. However, the CITY OF FORT PIERCE will consider any illustrative graphics submitted which indicate characteristic or quality which respondent would intend to pursue to subject property.

In the event that a respondent refers to a specific development project in describing the respondent's Proposal, experience and capability, the respondent should describe the role the respondent played in each such project. The CITY OF FORT PIERCE expects respondents to give special attention to a demonstration of the respondent's ability to secure construction and permanent financing.

### **MINIMUM CONTENTS OF PROPOSALS**

Each bid shall include the following information, to the extent that a respondent is comprised of one or more business entity or person, information relative to each member of such team shall be provided:

#### **A. Bids**

1. Name and address of respondent, including all team members if any, including personnel who will be involved and the business addresses of key individuals.
2. Nature of respondent's business organization including state of incorporation or formation of partnership, if any.
3. Respondent's organizational structure.
4. The respondent's professional qualifications and experience in development, financing, and management of comparable projects. The specific role played by the respondent in any project, which is referred to in regard to the respondent's experience, shall be described in detail.
5. Documentation demonstrating the respondent's financial capacity to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development projects.
6. List of references including contact names, addresses, telephone and facsimile numbers.

#### **B. Preliminary Development Project Program**

1. Description of preliminary development program including proposed uses, intensity of uses, and general character of development.
2. Description of types and numbers of structures, including anticipated dimensions and character of buildings.
3. Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.
4. Description of special amenities or design features anticipated to be included in the development program.

In their Proposals, candidates are expected to focus the respondent's qualifications and experience and to illustrate the character of development proposed with illustrations of other development projects. In their Proposals, respondents must describe their experience with similarly situated properties or projects and to demonstrate their ability to understand and successfully deal with the physical and market environment

influencing the project concepts. Respondents are encouraged to use available materials including graphic images (photographs and/or drawings) of projects in which the respondent was not involved, but are images that reflect concepts or ideas that the respondent proposes for redevelopment.

### **DISCLOSURES AND DISCLAIMERS**

The information contained in this Invitation to Bid (ITB) is provided solely for the convenience of the proposer. The City of Fort Pierce has assembled the information in a good faith effort to assist in the disposition process; however, the City of Fort Pierce make no representation, warranty, or guarantee as to the accuracy of the information. It is the responsibility of the proposer to verify that the information is accurate.

The City of Fort Pierce reserves the right to accept any submittal and/or proposals deemed to be in the best interest of the City of Fort Pierce, to waive any irregularities in any proposals, or to reject any and/or all submittals and/or proposals and to re-advertise for new proposals.

The City of Fort Pierce do not assume any financial or other obligation to any respondent. Any Proposals submitted in response to this BID is at the sole risk and responsibility of the party submitting such Statement.

Neither the City of Fort Pierce, nor any of their advisors will pay a brokerage, finders, or referral fee to any party in connection with this BID. In the event of any conflict between this section and the rest of the BID, the provisions of this section shall take precedence

### **BID SUBMITTAL REQUIREMENTS**

- A. Proposal containing the information listed on page 3, Minimum Contents of Proposals, items A and B.
- B. Quotation Form stating the Name of the bidder(s) and the offer price for the subject property (offer price must be above appraised value).
- C. Identity of any/all bidders, including the names, affiliation and addresses of principals (including any and all general partners, stockholders owning 5% or more of the stock, the president, vice-president, etc.).
- D. Complete and substantiated evidence of bidder's financial capacity to close on the sale of the subject property at the offered price within 60 days. This may include financial statements, letters from reputable financial institutions documenting the bidder's ability to finance the proposed purchase or other evidence of the financial condition of the bidder, owner-corporations of bidder, and any person or business entity, who is a principal as defined herein, guaranteeing the ability of the bidder.
- E. Certified check or bid bond, payable to the City of Fort Pierce in the amount of five- hundred dollars (**\$500.00**) to be held for a period of ninety (90) days.
- F. Declaration of Interest Form

# DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Proposals submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Proposals or any Proposal which may arise out of the Statement, that this Proposals is submitted without connection or arrangement with any other person and that this Proposals is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Proposals and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

**MOSAICS OF AMERICA, INC., d/b/a  
ARTISTRY IN MOSAICS**

\_\_\_\_\_  
Name of Firm, Individual or Corporation



\_\_\_\_\_  
Signature  
**Frank H. Fee, III, Attorney and Agent**  
\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
(Title)

**This Form Must Be Returned With Your Bid**

# QUOTATION FORM

## PLEASE SUBMIT QUOTATION IN INK OR TYPEWRITTEN

The undersigned, as bidder, does declare that no other persons other than the bidder herein named has any interest in this proposal or in the contract to be taken, and that it is made without any connection with any other person or persons making proposal for the same articles, and it is in all respects fair and without collusion or fraud.

### SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL LOCATED ON SOUTH THIRD STREET LEGAL DESCRIPTION: PINWOOD S/D BLK 8 S 41.2 FT OF LOT 1

The undersigned further declares that he has carefully examined the specifications and is thoroughly familiar with their provisions and penalties.

*Purchase Price (Dollars)* \$ To be determined.

#### Written Purchase Price

In kind cost of construction, and improvements to City property and infrastructure, as contemplated by the outlined proposal of John M. Foster, Architect, dated December 22, 2014, having value in excess of the appraised value of City surplus property and alley.

*Contact Information of person or firm concerning the bid*

**Firm Name:** Mosaics of America, Inc., d/b/a Artistry in Mosaics

**Signature:** 

**Name:** Frank H. Fee, III

**Title:** Attorney and Agent in this Behalf - 426 Avenue A, Fort Pierce, FL 34950

**Address:** 900 South US Highway #1 - Fort Pierce, Florida 34950

**City:** Fort Pierce **State:** Florida **Zip Code:** 34950

RETURN THIS QUOTATION NO LATER THAN **3:00PM, FRIDAY, DECEMBER 19, 2014**

TO: PROCUREMENT DEPARTMENT, P.O. BOX 1480, FORT PIERCE, FLORIDA 34954-1480 (BY MAIL) OR HAND-DELIVER TO: 100 NORTH U.S. #1, FORT PIERCE, FLORIDA 34950, EMAIL TO: [biddesk@city-ftpierce.com](mailto:biddesk@city-ftpierce.com).

**UNDER NO CIRCUMSTANCES SHALL BIDS DELIVERED AFTER THE TIME SPECIFIED BE CONSIDERED; SUCH BIDS WILL BE RETURNED UNOPENED.**

**December 18, 2014**



**CITY OF FORT PIERCE**

**SALE OF SURPLUS PROPERTY – CITY OWNED PARCEL**

**INFORMAL BID NO. 2015-015**


**ADDENDUM NO. 1**

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Friday, December 19, 2014, to:

**3:00 PM, TUESDAY, DECEMBER 30, 2014**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: 

Manual

Signature: Frank H. Fee, III, Attorney and Agent

Typed or Printed

Company Name: Mosaics of America, Inc., d/b/a Artistry in Mosaics

Address: 900 US Highway #1 - Fort Pierce, Florida 34950

Date: December 30, 2014

/gc

**John M. Foster - Architect**

Member - American Institute of Architects - LEED AP      December 22, 2014  
11205 Ridge Ave., Fort Pierce, Florida 34982  
Florida Reg. No. 8511 (772) 370-9464  
jmfarch@gmail.com

**Comment [1]:**  
John Foster Dec 23, '14, 9:21 AM

**Artistry in Mosaics  
900 South US Highway #1  
Proposed Improvements**

Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce by redeveloping a property which was destroyed in the hurricanes of 2004-5. This infill development will utilize existing utilities, roadways and area-wide drainage improvements already completed by the City while adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

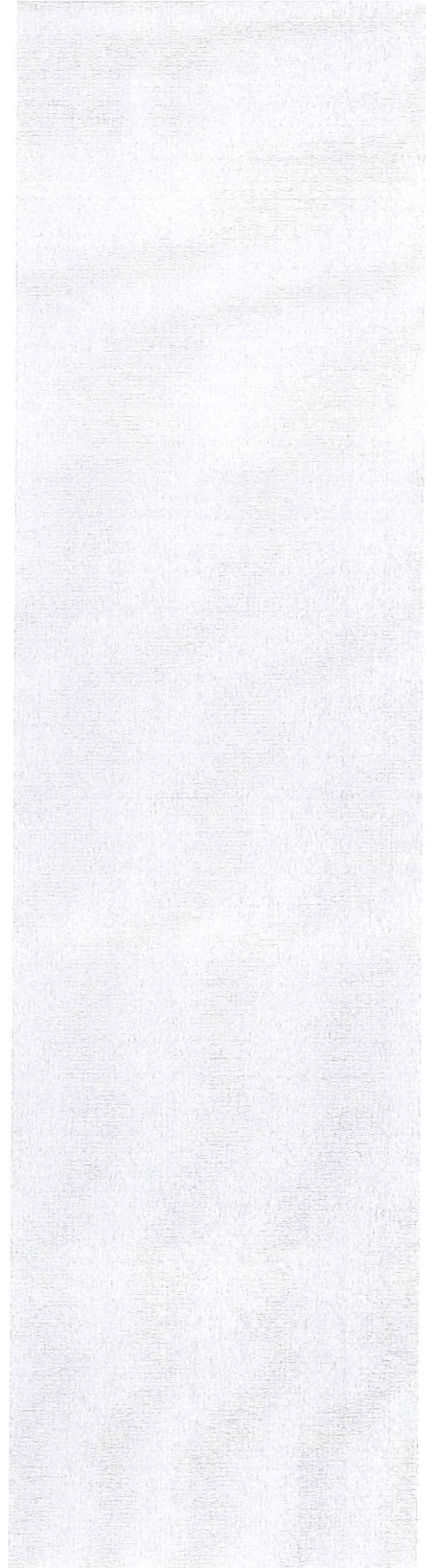
Additionally, the following benefits will accrue with the completion of this Project:

- Retention of a long-term 50 plus person employment base, creation of 5-10 FTE in first 3 years after completion..
- Construction of a 7200 SF corporate office and distribution building, Artistry in Mosaics Cost: Building \$800,000.
- Reroute secondary egress to 3<sup>rd</sup> street (via lots 1, 25 & 26) instead of Hayes Street, allowing city to join two green spaces in front of police dept. Artistry in Mosaics Cost: \$150,000
- Install Bicycle maintenance station, Artistry in Mosaics cost: \$1,000
- Reconstruction of over 500 LF of alley per City engineering standards. Artistry in Mosaics cost \$150,000.
- Landscaping of over 250 LF of vacant US 1 frontage.
- Replacement of two "cobra head" street lights with Ft. Pierce selected "downtown" selected light fixtures. Artistry in Mosaics Cost: \$4,500.
- Improved site landscaping :
- Provision of a rainwater garden/retention area which will become an integral feature of the City Memorial Park.
- Extension of site landscaping into City park.
- Relocation of existing sabal palms into City Park.
- Provision of Artistry irrigation system into City Park.
- Artistry in Mosaics Cost: \$50,000
- Continued maintenance of this highly visible US 1 frontage.
- Mosaic Tile Benches by Artistry in Mosaics - Community involvement - Local school students submit bench designs, Artistry in Mosaics manufactures/installs mural benches surrounding memorial tree. Artistry in Mosaics Cost: \$2,500.

If you have any questions regarding this information, please contact me as listed above.

Sincerely,

John M. Foster - AIA



## Artistry in Mosaics - Ft. Pierce, Florida

Artistry in Mosaics, Inc. wishes to make a major investment in the economy of Ft. Pierce. Recognized as a national leader in their field, the company is proposing a long term commitment to the economic health of the city in the form of redevelopment of a storm ravished commercial property.

Subsequent to the hurricanes of 2004 and 2005, the existing structures on this site, some dating from the 1920's were demolished. The proposed infill development will reuse existing utilities, roadways and area-wide drainage improvements already completed while expanding local employment and adding significant taxable improvements within the Ft. Pierce Enterprise Zone.

In order to achieve these goals, abandonment of an existing alley, utilization of unbuildable city owned property and the grant of easements for access, utility maintenance and roadway construction will be required. It is proposed to continue existing building setbacks along the US 1 corridor and to use existing dedicated public alleys for access and egress from this site. Cross access easements will be granted to allow adjacent businesses to continue historic traffic & parking patterns.

The proposed development, designed by a local, award winning architect, will reflect the design and technical expertise which is demonstrated by Artistry in Mosaics in all of their work.