

<p>DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p>REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT</p>
<p>Contact: Gelencia Carter, 772-467-3748</p>	<p>RFP No: 2015-039</p>
<p>Mandatory Pre-Bid Conference Date: N/A</p>	<p>RFP Title: SALE OR LEASE OF SURPLUS PROPERTY</p>
<p>Mandatory Pre-Bid Location: N/A</p>	<p>RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFP Due Date & Time: 3:00 PM, MONDAY, APRIL 6, 2015</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name: <u>Beachside Wellness</u></p> <p>Mailing Address: <u>4160 N. AIA #701</u> <u>Ft. Pierce FL 34949</u></p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</i></p> <p>x <u>Jamie Skuba</u> Authorized Signature (Manual)</p>
<p>City, State, Zip Code: <u>Ft. Pierce FL 34949</u></p>	<p>Typed or Printed Name: <u>JAMIE SKUBA</u></p>
<p>Type of Entity (Circle One): Corporation Partnership <u>Proprietorship</u></p>	<p>Title: <u>OWNER</u></p>
<p>Incorporated in the State of: <u>FL</u> Year: <u>2015</u></p>	<p>Delivery in <u>30</u> days, ARO</p>
<p>Phone Number: <u>908 797 7221</u></p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number:</p>	<p>FEIN or SS Number: <u>146-90-3861</u></p>
<p>E-Mail Address: <u>drjamieskuba@gmail.com</u></p>	<p>Local Business: <u>X</u>Y <u>N</u> MWBE: <u>X</u>Y <u>N</u></p>
<p>Bid Security is attached, when required, in the amount of \$ <u>500.00</u> F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason:</p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-039

Beachside Wellness herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted in triplicate in a sealed envelope bearing on the outside the name of the bidder, its address, and **RFP No. 2015-039, Sale or Lease of Fort Pierce Redevelopment Agency Surplus Property.**

Name of Bidder: Jamie Skuba D.C. dba Beachside Wellness

Address of Bidder: 4160 N. AIA #701

City, State, Zip: Ft. Pierce FL 34949

Telephone Number: 908 797 7221

Fax Number: _____ Email Address: drjamieskuba@gmail.com

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
422 Douglas Ct	\$	\$
424 Douglas Court	\$	\$
426 Douglas Court	\$	\$
414 Avenue D	\$	\$
1212 Avenue D	\$	\$
1213 Avenue D	\$	\$
1217 Avenue D	\$	\$
1401 North 2 nd Street	\$	\$
500 Orange Avenue	\$ 10,000.00	\$ 500.00
301 Florida Avenue	\$	\$

BIDDERS ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce and Fort Pierce Development Agency in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement.

Jamie Skuba.
Bidder of Authorized Representative

JAMIE SKUBA

Typed Name

6-8-15

Date

ATTACHMENT A
PROPERTY NARRATIVE



PROPOSAL RESPONSE FORM

For 500 Orange Ave.
Property Address

JAMIE SKUBA DBA Beachside Wellness
Print or Type Name of Buyer(s)

Address (Street / City, State and Zip Code)
4160 N. A1A #701, Ft. Pierce FL 34949

908 797 7221
Area Code and Telephone Number

Proposed Use of Property:

High-tech class A professional office space with
conference areas, shared facilities, and onsite
property management.

(Use additional sheets, if necessary)

Proposed Property Improvements:

Resurface and stripe parking lot. Installation of handicap
accessible ramps. Installation of plumbing, electrical,
HVAC, insulation, fire suppression, ADA bathrooms
and any other infrastructure needed to update the
property in order to be occupied. Estimates total,
in excess of \$500,000 to make proposed improvements.

(Use additional sheets, if necessary)

Timetable for Making Improvements:

Completion of aforementioned improvements are to
be expected within one year of purchase. This
proposed timeline is anticipated provided that
permits are readily obtained.

(Use additional sheets, if necessary)

PROPERTY NARRATIVE

For 500 Orange Ave
Property Address

Proposed Job Creation:

Professional occupation of subject property will inherently increase employment opportunities for the surrounding community. Supportive staff are necessary for the day to day operations of a professional office.

(Use additional sheets, if necessary)

Business Plan (attachment):

- Attached

(Use additional sheets, if necessary)

Financial Plan (attachment):

- Attached

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

(Use additional sheets, if necessary)

Signature of Buyer(s)

James Simba

Date

6/8/15

March 4, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

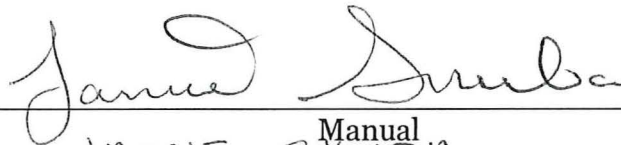
RFP NO. 2015-039

ADDENDUM NO. 1

The purpose of this addendum is to remove the bid package due to the incorrect opening date listed on the cover page, Invitation to Bid, and **replace with the REVISED bid document.**

All other conditions of this bid remain the same.

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

Signature: 
Signature: JAMIE SKUBA ^{Manual}
Company Name: Beachside Wellness ^{Typed or Printed}
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

March 13, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 2

The purpose of this addendum is to include an additional property that was inadvertently omitted:

505 North 7th Street

Parcel ID#2410-601-0134-000-8

FEE AND MAY'S RE-S/D BLKK LOTS 1, 2,3, 18 AND 20 (MAP 24/10 C)

All other conditions of this bid remain the same.

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

Signature: Jamie Skuba
Manual

Signature: JAMIE SKUBA
Typed or Printed

Company Name: Beachside Wellness

Address: 4160 N. A1A #701

Ft. Pierce FL 34949

Date: 6/8/15

/gc

April 2, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 3

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Monday, April 6, 2015, to:

3:00 PM, WEDNESDAY, MAY 6, 2015

All other conditions of this bid remain the same.

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

Signature: Jamie Skuba
Signature: JAMIE SKUBA. Manual
Company Name: Beachside Wellness Typed or Printed
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

April 14, 2015

CITY FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY



RFP NO. 2015-039

ADDENDUM NO. 4

The purpose of this addendum is to change schedule a Site-Visit for interested proposers to gain access to the buildings listed in the RFP. The site visit will take place on **Friday, April 24, 2015**, during the following times:

- **505 North 7th Street** **9:00AM – 10:00AM**
- **500 Orange Avenue** **10:10AM - 11:10 AM**
- **1401 North 2nd Street** **11:20AM – 12:20PM**

Individuals or firms interested in submitting a proposal and would like to have access to the buildings, should attend this site visit. This date and times are the only time that access will be granted to the buildings.

All questions regarding each location should be emailed no later than **5:00PM, Monday, April 27, 2015** to biddesk@city-ftpierce.com and copy to garter@city-ftpierce.com.

All other conditions of this bid remain the same.

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

Signature: Jamie Skuba
Signature: JAMIE Manual SKUBA
Company Name: Beachside Wellness
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

May 4, 2015



CITY OF FORT PIERCE
SALE OR LEASE OF SURPLUS PROPERTY

RFP NO. 2015-039

ADDENDUM NO. 5

The purpose of this addendum is to extend the **Bid due date** from 3:00PM, Wednesday, May 6, 2015, to:

3:00 PM, TUESDAY, JUNE 9, 2015

All other conditions of this bid remain the same.

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

Signature: James Skuba
Signature: JAMIE Manual SKUBA
Company Name: Beachside Wellness
Address: 4160 N. A1A #701
Ft. Pierce FL 34949
Date: 6/8/15

/gc

Answer: The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property

5. Question: Does the city know of any environmental issues specific to the site, buried holding tanks, etc.

Answer: The City of Fort Pierce / FPRA is not aware of any environmental testing, environmental issues, nor permitting violations with regard to this property

6. Question: Is there a Phase I environmental on record in the event one has been conducted.

Answer: The City of Fort Pierce / FPRA currently does not possess a Phase 1 Environmental Assessment for the property.

7. Question: Please confirm existing boundaries as the property appraiser delineated boundaries on its website are inconsistent. It only shows the boundaries of the empty parcel to the north but not the boundaries of the land to the south inclusive of the improvements.

Answer: A copy of the most recent survey for the property is attached showing the land recently purchased by Saint Lucie County for drainage purposes

8. Question: Please confirm start date of pending 2nd street improvements as well as detail of specific improvements contemplated including improved road contractions specifications, handling of subsurface drainage and utilities which would impact subject parcel

Answer: A copy of the description of the North 2nd Street project is attached. The project began earlier this month.

9. Question: Copy of agreement and summary of terms between city and current tenant of site known as "The Historic Railroad Museum"

Answer: A copy of the agreement between the FPRA and the Steam Locomotive Association is attached. This organization is currently leasing on a temporary monthly basis

10. Question: Information, regardless of how preliminary, on proposed traffic flyover connecting port properties to Highway US 1 which would traverse subject property in the general vicinity between the north empty lot of subject parcel and its neighbor to the north, Taylor Creek Marina.

Answer: As confirmation the portion of land purchased by Saint Lucie County, as noted in Item 5, will be included in the North 2nd Street reconstruction plans for drainage treatment purposes

11. Question: Any information and status of FPUA utility easement that

was contemplated at the north end of the parcel. Our understanding is discussions took place but that the FPUA already had an acceptable easement option elsewhere which served its needs, but that discussions still took place to impose an easement on the north end of the parcel. It's not clear whether or not the easement was granted.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

12. Question: Are there any other easements the city knows of which impact the subject parcel.

Answer: The City of Fort Pierce / FPRA is not aware of additional access and utility easements on the property

All other conditions of this bid remain the same.

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

Signature: Jamie Skuba

Signature: JAMIE SKUBA ^{Manual}

Company Name: Beachside Wellness ^{Typed or Printed}

Address: 4160 N. A1A #701

Date: 6/8/15

/gc

Attachments PDF: Steam Locomotive Lease Agreement (2008)
North 2nd Street Land Sale Survey (2010)
North 2nd Street Bid Award Recommendation (11/18/14)

PROPOSAL TO PURCHASE HISTORIC FT PIERCE POST OFFICE



Business Plan:

Executive Summary:

We plan on offering Class A office and conference space to local professionals. The close proximity to city, county, and federal enterprises supports a thriving professional demographic.

Beachside Wellness, a local woman owned business currently operating in the city of Fort Pierce (208 Ave E) will be a permanent occupant of the stated property. Her current practice includes non-pharmaceutical approaches to pain management and disease prevention through chiropractic, acupuncture, and conservative modalities. Conference area can be utilized for wellness seminars held for the community by Dr. Jamie Skuba.

The owner of this local business will also serve as onsite property manager. In addition, a section of the completed project is anticipated to become a common area where images of the historic post office will be displayed as well as any other artwork or pictures that the city would like to be exhibited. A health library will be available in such common area provided by Beachside Wellness for those who are interested in personal health.

General company Description:

Dr. Jamie Skuba sole proprietor and owner of Beachside Wellness, provides non-pharmaceutical interventions for pain management and treatment of other ailments. It is Dr. Jamie's intention to research grant opportunities within the health and education sector to better serve the community.

Product/Service Plan:

Currently the property has no interior finishes and is unable to be occupied. (Pictures of current interior are attached) We plan on increasing the property's value and potential by completing an interior build out consisting of a common entrance, common bathrooms, individual office suites, conference rooms, kitchen/break area, living quarters, and hallway where historical artwork can be displayed. The building will be equipped with hi tech video, internet, and phone capabilities in order to serve the tenants demands. Conference areas will be designed to accommodate video conferencing, video training, and other community based meetings. Collaboration with local experienced architect, David Cleveland will assure appropriate historic preservation. The build out will include installation of plumbing, electrical, HVAC, insulation, and any necessary improvements dictated by the local building department to

maintain compliance. The parking area will be completely resurfaced and handicap parking spaces will be included. A handicap ramp will be added to a minimum of once entrance. Compliance with state and local regulations will also be assumed and historical designation will be considered. Interior finishes will be chosen for their representation of the mission revival style (Images attached). Proposed improvements have been estimated by an experienced local architect (David Cleveland) to total \$500,000. (Documentation attached). A completed project is expected to be finished in an appropriate time frame assuming permitting is obtained.

Marketing Plan:

Emphasis will be placed on recruitment of potential occupants who are M/WBE and those who will promote a prosperous economic environment.

Management Plan:

Common areas will be shared and maintained by onsite property manager. These common areas may include but are not limited to bathrooms, kitchen/break room, and reception area.

Operating Plan:

Beachside Wellness will be a permanent tenet as well as a private lessee to future tenants. All future tenants must comply with the property managements request to maintain a drug-free facility. The common areas will be maintained by owner and covered by monies collected from tenants. A competitive price per square foot will attract potential renters

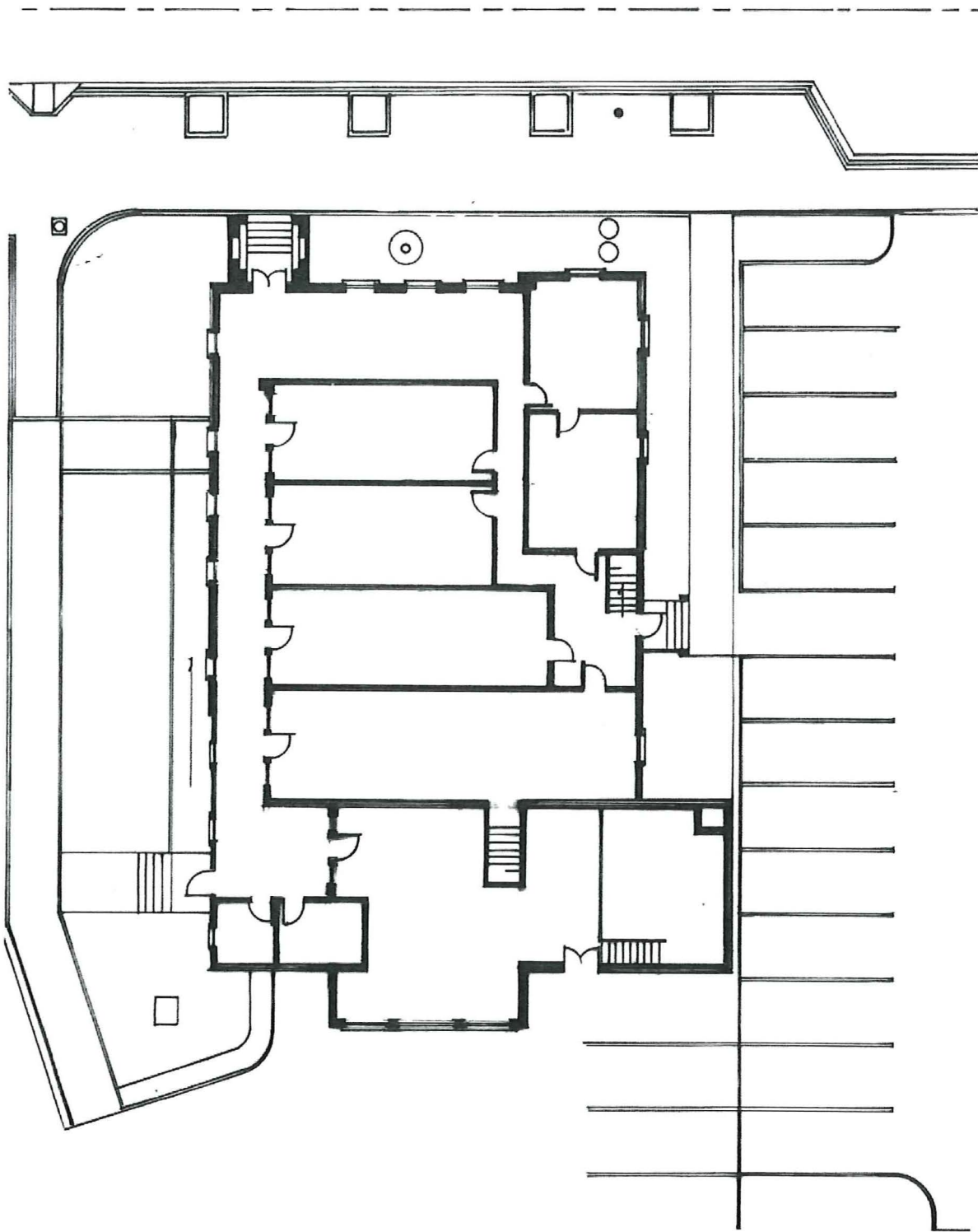
Financial Considerations:

The architects' estimation of \$500,000 to renovate the subject property was prior to the inspection. During inspection it was revealed that the existing structure has termites, possible asbestos, and a history damage to the roof. These new revelations have made our original assessment invalid. These unknowns make us aware the risk involved with this investment. Also, acknowledgement of the oversupply of available space in the surrounding area makes us mindful that a prudent acquisition cost is the only way to be competitive in the current marketplace.

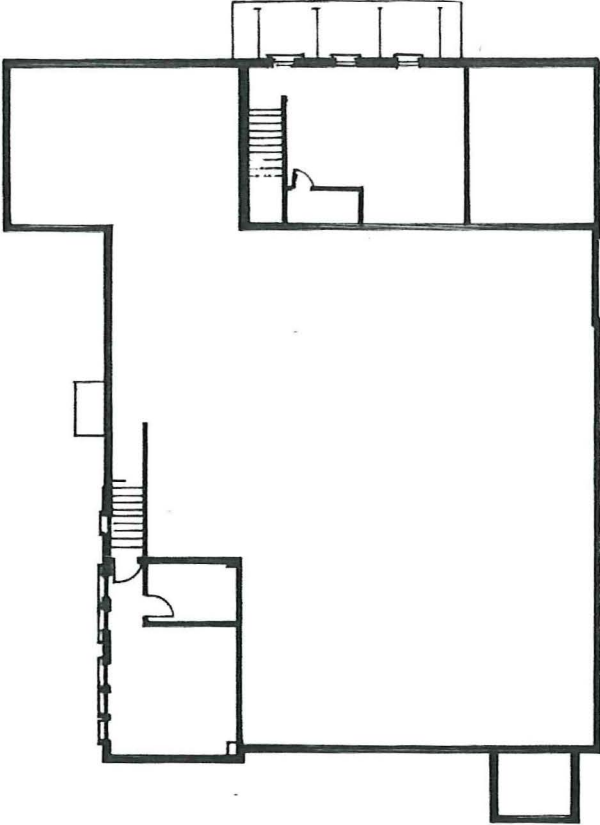
Current Interior of Building:



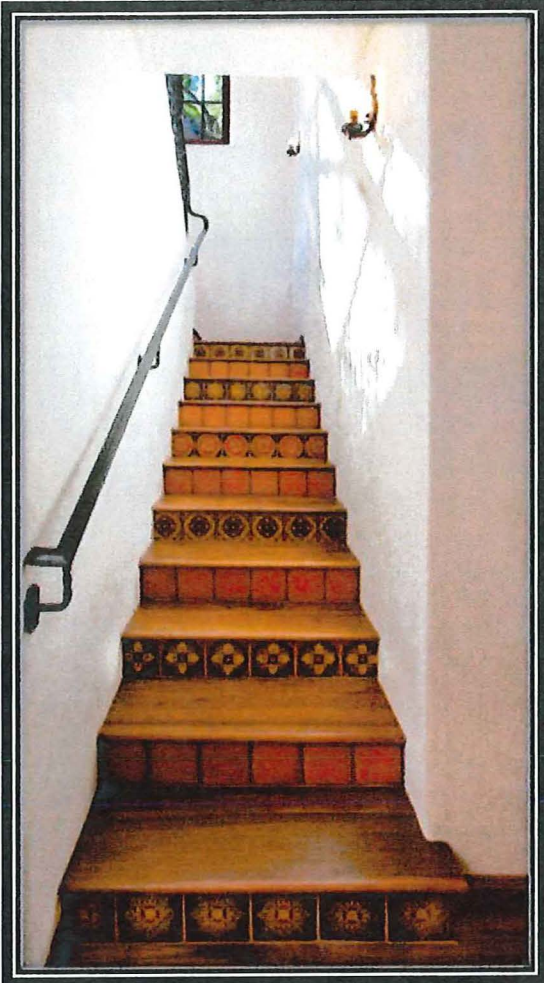
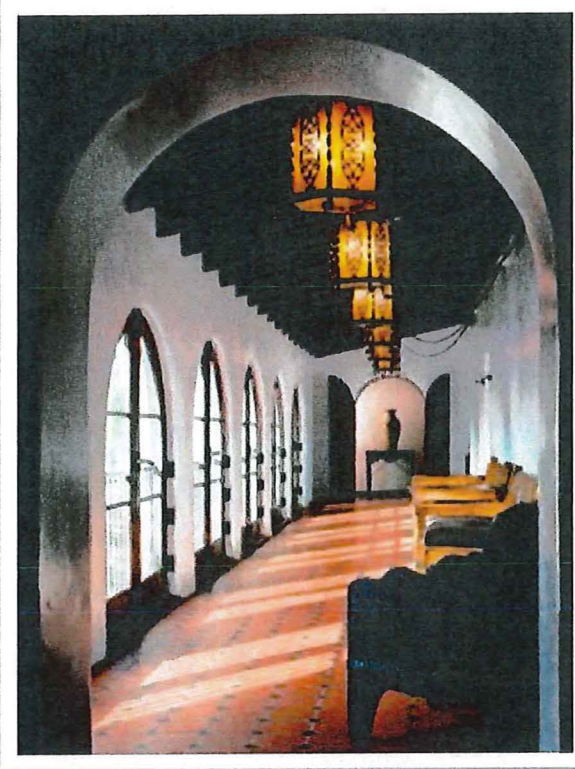
Preliminary Concept Plan: First Floor. 500 Orange Ave

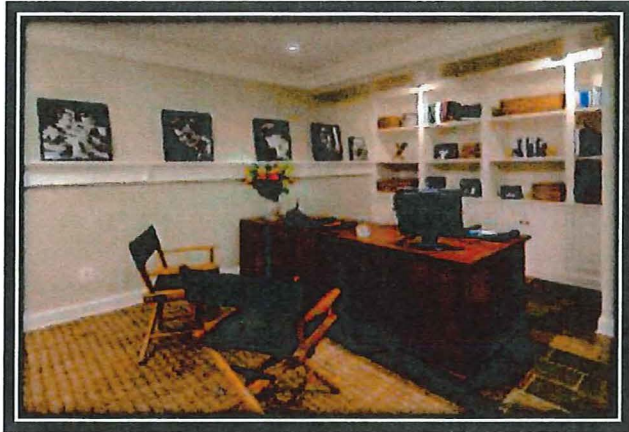


Preliminary Concept Plan: Second Floor. 500 Orange Ave



Examples of Interior Finishes:





This version of Internet Explorer is no longer supported. Please upgrade to a supported browser. Dismiss

Jamie

Gmail

More

22 of 118

COMPOSE

500 Orange Avenue Inbox x

Inbox (39)

Starred

Sent Mail

Drafts (9)

More



David Cleveland

May 28 (11 days ago)

Ken Skuba

to Ken, me

Good afternoon all,
Based upon the preliminary calculations I think it is realistic to spend around \$500,000.00 to restore the building.

The assessed value will be approximately \$600,000.00 with the annual tax bill at \$15,282.00. We will end up with about 7800 square feet of leasable space.

Parking is not going to be an issue as the building is historical and its a completely different set of rules.

The building appears to cash flow its self after it is about 50% leased, that is based on a modest return on monies spent.

The market can handle a \$12.00 per sq ft rate now and I see it rising annually.

Jamie we are set for Monday at 11:00.

See you then.

Ken Skuba

May 28 (11 days ago)

to David, me

Thanks

--- Original Message ---

From: "David Cleveland" <vidand12@yahoo.com>

Sent: May 28, 2015 3:20 PM

To: "Ken Skuba" <kenskuba@hotmail.com>, "Jamie Skuba" <drjamieskuba@gmail.com>

Subject: 500 Orange Avenue

No recent chats
Start a new one



Click here to [Reply](#), [Reply to all](#), or [Forward](#)