

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.**

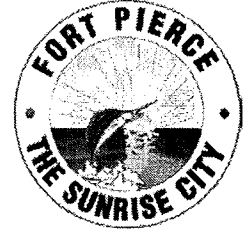
All other conditions of this bid remain the same.

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

Signature: \_\_\_\_\_  
Manual  
Signature: STEVEN TARR  
Typed or Printed  
Company Name: PEACOCK GALLERIES, LLC  
Address: 111 ORANGE AVE  
FORT PIERCE, FL 34950  
Date: 6-3-15

/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 7<sup>th</sup> 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: \_\_\_\_\_  
Manual

Signature: \_\_\_\_\_  
STEVEN TARR  
Typed or Printed

Company Name: \_\_\_\_\_  
PEACOCK GALLERIES, LLC

Address: \_\_\_\_\_  
111 ORANGE AVE

\_\_\_\_\_  
FORT PIERCE, FL 34950

Date: \_\_\_\_\_  
6-3-15

/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: \_\_\_\_\_  
Signature: \_\_\_\_\_ Manual  
Typed or Printed  
Company Name: \_\_\_\_\_ PEARL GALLERIES, LLC  
Address: \_\_\_\_\_ 111 ORANGE AVE  
\_\_\_\_\_ FORT PIERCE, FL 34950  
Date: \_\_\_\_\_ 6-3-15

/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.

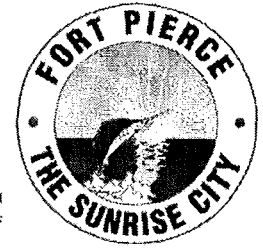
Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_ Manual  
Signature: \_\_\_\_\_ TYPED OR PRINTED  
Company Name: \_\_\_\_\_ PEACOCK GALLERIES, LLC  
Address: \_\_\_\_\_ 111 ORANGE AVE  
\_\_\_\_\_ FORT PIERCE, FL 34950  
Date: \_\_\_\_\_ 6-3-15

/gc

May 11, 2015

CITY FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY



RFP NO. 2015-039

ADDENDUM NO. 6

The purpose of this addendum is to schedule a Site-Visit for interested proposers to gain access to the buildings listed in the RFP and to provide responses to questions submitted by potential proposers for clarification of the proposal as follows:

The **site visit** will take place on **Thursday, May 14, 2015**, during the following times:

- |                                     |                    |
|-------------------------------------|--------------------|
| • 505 North 7 <sup>th</sup> Street  | 9:00AM – 10:00AM   |
| • 500 Orange Avenue                 | 10:10AM - 11:10 AM |
| • 1401 North 2 <sup>nd</sup> 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, Friday, May 15, 2015** to [biddesk@city-ftpierce.com](mailto:biddesk@city-ftpierce.com) and copy to [gcarter@city-ftpierce.com](mailto:gcarter@city-ftpierce.com).

**Questions and Answers regarding 1401 North 2<sup>nd</sup> Street property, Parcel Number 2403-242-0002-000-1**

1. Question: Please confirm current zoning

**Answer: The property is zoned I-1 (Light Industrial)**
2. Question: What utilities (sewer, electric and at what capacity, etc) are at the site and please confirm they are functional, and or last time they were utilized

**Answer: Electric, water, wastewater, and gas are available at the location**
3. Question: Please confirm prior uses of property and any history of the property you may have

**Answer: The City of Fort Pierce / Fort Pierce Redevelopment Agency (FPRA) cannot confirm prior uses for the property**
4. Question: Do you have any record of any environmental testing of site

- 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
- Addendum No. 6** **RFP NO. 2015-039**

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

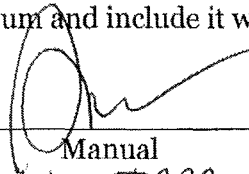
12. Question: Are there any other easements the city knows of which impact the subject parcel.

**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: \_\_\_\_\_



Manual

Signature: STEVEN TARR

Typed or Printed

Company Name: PEACOCK GALLERIES, LLC

Address: 111 ORANGE AVE

FORT PIERCE, FL 34950

Date: 6-3-15

/gc

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

## CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

**Check "Yes" or "No" to each of the following:**

**YES                      NO**

Is Request for Proposal cover page (page 1) completed, signed and attached? ✓                                           

All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked. ✓                                           

Include proof of proper licensing as stated in proposal documents.   N/A             

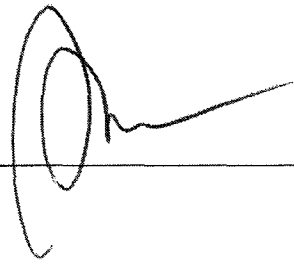
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.   N/A             

Proposal envelope is marked accordingly. ✓                                           

Are three (3) complete proposal packages included (one original and two copies)? ✓                                           

Is each Addendum (when issued) signed and included? ✓                                           

**PLEASE SIGN AND RETURN WITH PROPOSAL** \_\_\_\_\_



COPY

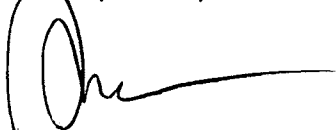
## **Peacock Galleries. LLC**

c/o S. A. Tarr  
111 Orange Avenue, Fort Pierce, FL 34950  
Phone: (561) 622-3386 Fax: (561) 622-3945  
hovenre@gmail.com

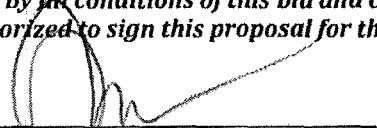
To: Gelencia Carter, City of Fort Pierce  
Date: June 3, 2015  
Re: Request For Proposal for 500 Orange Avenue

Enclosed please find our completed Request For Proposal package for the acquisition of the property located at 500 Orange Avenue. The purpose of this acquisition is to begin the revitalization of the west Orange Avenue corridor by creating the Peacock Arts District. Gus and I are committed to creating an arts district which can be enjoyed by artists, locals, tourists, and visitors. By allowing us to develop our plan, the City essentially forms a partnership with us to pave the way to a new beginning for this corridor.

Thank you for your time and consideration.



Steven Tarr  
Peacock Galleries, LLC,  
Managing Partner

<b>DELIVER TO:</b> City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950  <b>MAIL TO:</b> City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	<b>REQUEST  FOR  PROPOSALS  and  PROPOSER  ACKNOWLEDGMENT</b>
Contact: Gelencia Carter, 772-467-3748	RFP No: 2015-039
Mandatory Pre-Bid Conference Date: N/A	RFP Title: SALE OR LEASE OF SURPLUS PROPERTY
Mandatory Pre-Bid Location: N/A	RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFP Due Date & Time: 3:00 PM, MONDAY, APRIL 6, 2015	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.
Proposer Name: PEACOCK GALLERIES, LLC ----- Mailing Address: 111 ORANGE AVE ----- FORT PIERCE, FL 34950 ----- ATTN: STEVEN TARR -----	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.  X  Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: STEVEN TARR
Type of Entity (Circle One): Corporation <u>Partnership</u> Proprietorship	Title: MANAGING PARTNER
Incorporated in the State of: FL Year: 2015	Delivery in <u>30</u> days, ARO
Phone Number: 561-622-3386	Payment Terms: Net 30 Days
Fax Number: 561-622-3945	FEIN or SS Number: 47-4179702
E-Mail Address: hovenre@gmail.com	Local Business: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N MWBE: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Bid Security is attached, when required, in the amount of \$ <u>2,500.00</u> F.O.B. DESTINATION	If returning as a "No Bid" state reason:
<b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</b>	



**OFFER TO PURCHASE/BID FORM**

**RFP NO. 2015-039**

PEACOCK GALLERIES, LLC 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: PEACOCK GALLERIES, LLC  
 Address of Bidder: 111 ORANGE AVE  
 City, State, Zip: FORT PIERCE, FL 34950  
 Telephone Number: 561-622-3386  
 Fax Number: 561-622-3945 Email Address: hovenre@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 <sup>nd</sup> Street	\$	\$
500 Orange Avenue	\$ 50,000 CASH	\$ 2,500.00
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.

  
\_\_\_\_\_  
Bidder or Authorized Representative

STEVEN TALL  
\_\_\_\_\_  
Typed Name

6-3-15  
\_\_\_\_\_  
Date



ATTACHMENT A  
PROPERTY NARRATIVE

PROPOSAL RESPONSE FORM

For 500 ORANGE AVE  
Property Address

PEACOCK GALLERIES, LLC 1/0 STEVEN TARR  
Print or Type Name of Buyer(s)

111 ORANGE AVE  
Address (Street / City, State and Zip Code)

FORT PIERCE, FL 34950

561-622-3386  
Area Code and Telephone Number

**Proposed Use of Property:**  
SEE ATTACHMENT A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Use additional sheets, if necessary)

**Proposed Property Improvements:**  
SEE ATTACHMENT A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Use additional sheets, if necessary)

**Timetable for Making Improvements:**  
SEE ATTACHMENT A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Use additional sheets, if necessary)

**PROPERTY NARRATIVE**

For 500 ORANGE AVE  
Property Address

**Proposed Job Creation:**

SEE ATTACHMENT A

(Use additional sheets, if necessary)

**Business Plan (attachment):**

SEE ATTACHMENT A

(Use additional sheets, if necessary)

**Financial Plan (attachment):**

SEE ATTACHMENT A

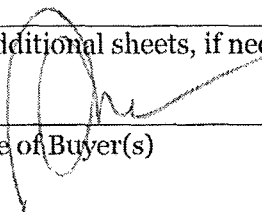
(Use additional sheets, if necessary)

**Exceptions to Request for Proposal (attachment):**

SEE ATTACHMENT A

(Use additional sheets, if necessary)

Signature of Buyer(s)



Date

6-3-15

# ATTACHMENT A

## PROPERTY NARRATIVE

### PROPOSAL RESPONSE FORM

For 500 Orange Avenue, Fort Pierce, FL 34950 (Property Address)

**Buyer:** Peacock Galleries, LLC, a Florida Limited Liability Company

**Buyer Address:** 111 Orange Avenue, Fort Pierce, FL 34950

**Buyer Phone:** (561) 622-3386

**Proposed Use of Property:** Peacock Galleries, LLC's planned objective is to acquire the historic post office building, and to introduce a gallery setting featuring exhibits of local artists from the Fort Pierce area and encouraging events and participation for the overall Arts Community. Also, it will encourage the residential Sector for Artists and provide them information, support, and marketing to attract the housing stock in the 'west side', for the locals and the Arts community. At the same time, Peacock Galleries, LLC will be encouraging community involvement, education, and unity - involving the neighboring residential area, churches, as well as, the commercial neighbors. The intent of this museum-type setting shall be the catalyst for the new Peacock Arts District (PAD) and the revitalization of the west Orange Avenue corridor. The PAD shall commence at this building and proceed west on Orange Avenue. The subject building shall be the first stop for visitors, and locals, as they browse, shop, eat, play, and tour 'The PAD'.

#### **Proposed Property Improvements:**

The exterior of the building will remain as-is to preserve the historical post office façade. Renovation of the interior will also consist of preserving as much of the old post office build-out as possible while creating a gallery environment. Construction of the interior may include a small gift shop and/or snack/coffee bar.

#### **Timetable for Making Improvements:**

Work will begin immediately upon acquisition of the property. The projected time frame for construction will be 180 days, with plans to open for the 2015-2016 season. For this to happen, we will need the City to be our 'partner'. By this, we mean that it will take a concerted effort with the various departments at City Hall to assist us in our efforts. The results of this 'partnership' will be higher tax valuations, job creation, elimination of

blight, and the improvement of the image of the City to residents, business owners, visitors, and future investors.

**Proposed Job Creation:**

We plan on hiring a local general contractor and local sub-contractors whenever possible. Upon completion of the Post Office rehab and full operation, we expect 8-10 jobs to be created. Upon completion of the PAD, it is anticipated that 300+ new jobs will be created through the revitalization of the neighborhood. In addition, many local services will be needed to supplement the homes and businesses, such as repairs, management, lawn maintenance, cleaning, etc.

**Business Plan:**

Executive Summary:

The Business Plan for the acquisition of the post office building revolves around the creation of The Peacock Arts District. The PAD shall initially be defined as the stretch of Orange Avenue from the post office west to 10<sup>th</sup> Avenue. The benefit of this arts district to the City and its residents shall be the increase in tax revenues, elimination of blight, and the creation of jobs. Additionally, the new arts district shall promote arts and art education, as well as, promote the history of Fort Pierce through the art displays and related businesses that will follow suit. Events within the arts district will bring visitors to spend their money on art, food, entertainment, and more.

Mission and Vision for The Peacock Arts District (The PAD):

Plan Description:

Fort Pierce has the potential to build on its existing reputation for events and Arts District. By increasing the utilization of the underdeveloped West Side of Downtown, there are opportunities for additional Art events to be located at various venues throughout the Downtown, providing economic benefit to restaurant, businesses and Art Galleries in and around town. By creating Downtown Fort Pierce as the Cultural / Event / Entertainment / and Arts District for the Treasure Coast - it will continue the desired economic impacts by creating jobs and increasing values. By branding the West Side of Historic Downtown Fort Pierce as the Arts District, it will set the tone for the new marketing of the Peacock Arts District.

Plan Objectives:

Peacock Galleries, LLC's planned objective is to acquire the old post office building, and to introduce a Gallery exhibiting local artists from the area and encouraging events and participation for the overall Arts Community. Also, we are stimulating the residential Sector for Artists, providing them information, support, and marketing to attract the housing stock in the west side, for the locals and the Arts community. Simultaneously,

Peacock Galleries, LLC will be encouraging community involvement, education, and unity by involving the neighboring residential area, as well as, commercial neighbors.

#### The Principals and Management:

Steven Tarr and Gus Gutierrez have decided to jointly work on the subject development and the betterment of Fort Pierce in general. They will provide direction, commitment and branding of the community to continue and enhance all the efforts by dedicated, committed members that are already involved in the community, who have paved the road and made it possible for us to assist.

Steve Tarr has been believing in Fort Pierce for over a decade. During that time, he developed and sold out a 242 unit community called The Lakes at The Savannahs and most recently a community called Linkside at Gator Trace. Also, he owns several downtown acquisitions, including four large commercial buildings in the Orange Avenue area. He is coined the phrase "Peacock Arts District" is committed to the redevelopment of the City, particularly the Orange Avenue corridor, west of US One. His optimism has led him to begin building a residence in the City of Fort Pierce.

Gus Gutierrez has resided in Fort Pierce since 2002. After many hardships and dedication through multiple hurricanes, he has continuously recommitted to the area, building his primary residence in Fort Pierce. Through years of dedication, Gus Gutierrez has worked diligently to restructure his time, investments, and focus, primarily in Fort Pierce. He has opened an office and currently employees over 20 employees in the local area. He is also committed to building his home community with more investments, more jobs, and marketing of the area.

#### The Market and Marketing Strategies:

Through extensive research we have dedicated over a year to carefully review the geographical assets, the community assets, education, housing, and economic assets and liabilities of the community. We have traveled throughout the country meeting with community leaders, city officials, and business leaders to understand and build the proper required changes and enhancements, in order to continue a professional approach with success for Fort Pierce. These other cities, officials, and business leaders, included individuals from Delray Beach, Stuart, Vero Beach, Hobe Sound, Jensen Beach, Miami Beach, New York City, Rehoboth Beach, Washington D.C., Tallahassee, Cities in Maine, Brooklyn, Baltimore, Orebro (Sweden), and Basel (Switzerland). These experiences help provide the guidance for the marketing and re-branding required for the center capital of the Treasure Coast, Fort Pierce.

Risk Factors:

As in any venture, there are certain risk factors that may adversely influence the success of the project. These include the global economic environment, the local markets, and the acceptance and cooperation of the project by the local government and its residents.

**Financial Plan:**

The purchase price and subsequent improvement shall be paid for in cash by the owners. It is anticipated that total cost of the improvements to the post office is projected to be between \$200,000 to \$300,000.

The costs to carry the property (maintenance, repairs, utilities, taxes, insurance, etc.) will be derived from the revenues from the museum gallery business, including admission fees, gift shop revenues, educational class revenues, event revenues, and possibly food sales.

It is anticipated that the business hours of the museum shall be Sunday, Tuesday, Wednesday from 10am to 5pm and Thursday through Saturday from 10am-8pm, with extended hours for peak days such as evenings with local events.

Valuation of the Property:

Recent sales of commercial properties in the Orange Avenue area indicate values in the \$20 per square foot range for properties that are usable (see chart below). The subject property is not usable as-is and will require extensive improvements such as major HVAC, plumbing, electrical work. It is likely that following the improvements necessary to make this building habitable, the value of the building will be less than the cost to perform the improvements. Because of this, the purchase price of \$50,000 is actually higher than a reasonable market value considering the \$200,000-\$300,000 that will be needed to make it operable. Since the goal of this acquisition is to invest in the new arts district, both the buyers and the City actually become financial partners in the effort to revitalize the west Orange Avenue corridor.

<u>Address:</u>	<u>Size (SF):</u>	<u>Sale Price:</u>	<u>Price/SF:</u>
111 Orange Ave..	35,000	\$800,000	\$22.86
607 Orange Ave.	4,158	\$100,000	\$24.05
616 Atlantic Ave.	7,201	\$92,500	\$12.85
605 Orange Ave.	5,775	\$155,000	\$26.84

\*\*\* Note that the above properties were all purchased in operable condition and do not require major construction.

**Exceptions to Request for Proposal:**

None.



---

Signature of Buyer

6-3-15

Date