

**FORT PIERCE REDEVELOPMENT AGENCY
CRA ADVISORY COMMITTEE**

CRA Regular Meeting - Wednesday, July 15, 2015 - 2:00 p.m.

City Hall - Second Floor Conference Room, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
 - A. Approval of Minutes from the May 20, 2015, and June 24, 2015 Regular Meetings.
4. **OLD BUSINESS**
 - A. Update on Public Parking Issues.
 - B. Presentation Interviews conducted for the Sale or Lease of Surplus Property, RFP No. 2015-039.
5. **NEW BUSINESS**
6. **PUBLIC COMMENT**
7. **STAFF COMMENTS**
8. **COMMITTEE MEMBER COMMENTS**
9. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3052 at least 48 hours prior to the meeting.

CRA Advisory Committee

Meeting Date: 07/15/2015

Re: Public Parking Issues Update

Submitted For: Nick Mimms, Deputy City Manager, City Manager

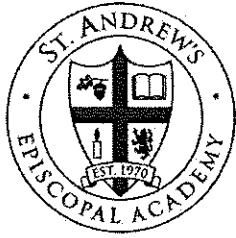
Information

SUBJECT

Update on Public Parking Issues.

Attachments

[Letter from St. Andrews Episcopal Academy Re - Parking Solution](#)



CEO/ Head of Schools
Caterina Angelone

Chaplain and
Head of Upper School
The Rev. Fr. Frank Sawyer

Head of Lower School
Mandy Doss

Head of Student Affairs
Valda Slack

Board of Trustees
Executive Board

Chair

Michelle Lineal

Vice Chair

William Stoddard

Secretary

Shawn Merschdorf

Treasurer

Larry Clancy

Assistant Treasurer

Susan Carver

Trustees

The Rev. Fr. John Liebler

David Gates

Alan McGregor

Horace Webb

Gregory O. Brewer

The Right Reverend

Bishop of Central Florida

July 2, 2015

Nick Mimms, P.E.
Deputy City Manager
City of Fort Pierce
P.O. Box 1480
Fort Pierce, Florida 34950

Dear Mr. Mimms

St. Andrew's Episcopal Academy has submitted a conditional use application for expansion of the school campus. The property included in this application is entirely located within the City of Fort Pierce Downtown Business and Entertainment overlay district. Section 22.60(4)b of the City of Fort Pierce Code of Ordinances states "No off-street motor vehicle parking is required in the Downtown Business and Entertainment District."

Even though parking is not required per the City Ordinance, St. Andrew's Episcopal Academy would like to be a good steward within the community and is willing to offer the following in an effort to reduce the potential for stress on parking within the Downtown Business and Entertainment District.

1. Provide a total of (35) thirty five off street parking spaces as part of the proposed site plan
2. Lease parking spaces from the City of Fort Pierce at the public parking garage at City Hall at a mutually agreeable rate. The procedure for this leasing agreement will include the following:
 - a. The St. Andrew's Episcopal Academy handbook will contain a parking policy that requires any students, faculty or staff driving to school to register with the Academy and be issued a parking sticker. The students, faculty, and staff will be permitted to park on campus if there is available capacity or in a leased parking space at the City parking garage. The Academy agrees to enforce this parking policy.
 - b. Annually the Head of Schools for St. Andrew's Episcopal Academy will meet with the City of Fort Pierce Assistant City Manager to review enrollment, number of faculty, staff and students driving to campus and parking, parking policy compliance, and the number of offsite parking spaces at the City parking garage required for the school year.

We request the forgoing be considered as a good faith effort from St. Andrew's Episcopal Academy to address any concerns regarding the school's parking needs.

Sincerely,

Caterina Angelone
Head of Schools
St. Andrew's Episcopal Academy

CRA Advisory Committee

Meeting Date: 07/15/2015

Re: Presentation Interviews Conducted by the CRA Advisory Committee

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

Presentation Interviews conducted for the Sale or Lease of Surplus Property, RFP No. 2015-039.

Attachments

Lincoln Park Council of Ministers, Inc. - 1212, 1213 and 1217 Avenue D

Beachside Wellness - 500 Orange Avenue

International Enterprises and Childrens Services - 500 Orange Avenue

Peacock Galleries, Inc. - 500 Orange Avenue

Property Appraisal for 500 Orange Avenue

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: Rev. Kenneth Mills Jr Vice-President
Signature: Rev. Kenneth Mills Sr. - Vice President
Company Name: Lincoln Park Council of Ministers, Inc.
Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, Fl. 34954
Date: June 5, 2015

/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: Rev. Kenneth Mills Sr - Vice President
Manual

Signature: Rev. Kenneth Mills Sr - Vice President
Typed or Printed

Company Name: Lincoln Park Council of Ministers, Inc.

Address: 506 N 11th St. Mail To: P.O. Box 583

Fort Pierce, Fl. 34954

Date: June 5, 2015

/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: Rev. Kenneth Mills Sr. - Vice President

Signature: Rev. Kenneth Mills Sr. - Vice President
Manual

Company Name: Lincoln Park Council of Ministers, Inc.
Typed or Printed

Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, Fl. 34954

Date: June 5, 2015

/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 gcarter@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: Rev. Kenneth Mills Sr. Vice President
Manual

Signature: Rev. Kenneth Mills Sr. - VP
Typed or Printed

Company Name: Lincoln Park Council of Ministers, Inc.

Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, Fl. 34954

Date: June 5, 2015

/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: Rev. Kenneth Mills Sr. Vice President
Manual
Signature: Rev. Kenneth Mills Sr. Vice President
Typed or Printed
Company Name: Lincoln Park Council of Ministers, Inc.
Address: 506 N 11th St. Mail To: P.O. Box 583
Fort Pierce, Fl. 34954
Date: June 5, 2015

/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 th Street | 9:00AM – 10:00AM |
| • 500 Orange Avenue | 10:10AM - 11:10 AM |
| • 1401 North 2 nd 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 and copy to gcarter@city-ftpierce.com.

Questions and Answers regarding 1401 North 2nd Street property, Parcel Number 2403-242-0002-000-1

- Question: Please confirm current zoning
Answer: The property is zoned I-1 (Light Industrial)
- 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
- 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
- Question: Do you have any record of any environmental testing of site

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: Rev. Kenneth Mills Sr. - Vice President
Signature: Rev. Kenneth Mills Sr. Vice President
Company Name: Lincoln Park Council of Ministers, Inc.
Address: 506 N 11th St. Mail to: P.O. Box 583
Fort Pierce, Fl. 34954
Date: June 5, 2015

/gc

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

<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>REVISED</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: <i>Lincoln Park Council of Ministers, Inc</i></p> <p>Mailing Address: <i>P.O. Box 583</i> <i>Fort Pierce, Fl. 34954</i></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><i>x</i> <i>Rev. Kenneth Mills Sr</i> (Authorized Signature (Manual))</p>
<p>City, State, Zip Code: <i>Fort Pierce, Fl. 34954</i></p>	<p>Typed or Printed Name: <i>Rev. Kenneth Mills Sr.</i></p>
<p>Type of Entity (Circle One): <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship</p>	<p>Title: <i>Vice President</i></p>
<p>Incorporated in the State of: <i>Fl.</i> Year: <i>2013/14</i></p>	<p>Delivery in _____ days, ARO</p>
<p>Phone Number: <i>772-395-2118</i></p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: <i>772-466-3055</i></p>	<p>FEIN or SS Number: <i>46-4519444</i></p>
<p>E-Mail Address: <i>Lincolnparkcouncil@gmail.com</i></p>	<p>Local Business: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input type="checkbox"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason: <i>Ask For Donation of Property</i></p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	

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ATTACHMENT A
PROPERTY NARRATIVE



PROPOSAL RESPONSE FORM

For 1212-1213 and 1217 Ave D
Property Address

Lincoln Park Council of Ministers, Inc.
Print or Type Name of Buyer(s)

506 N 11th St. Fort Pierce, Fl. 34930
Address (Street / City, State and Zip Code)

Send Mail to: P.O. Box 583

Fort Pierce, Fl. 34954
Area Code and Telephone Number

Proposed Use of Property:

We are building a memorial garden to commemorate the lives of citizens killed in the St. Lucie Court area. Our "Memorial Garden of Prayer and Hope" will allow our community to honor and remember our love ones who have lost their lives by gun violence, homicides, and any first responders who have died in service to our community: (See Attachment)
(Use additional sheets, if necessary)

Proposed Property Improvements:

We will also build a parking lot on the property requested by our organization for parking.

(Use additional sheets, if necessary)

Timetable for Making Improvements:

We would desire to be able to honor our citizens on or by Sept. 25th 2013 which is the National Day of Remembrance for Murdered throughout the United States of America.

(Use additional sheets, if necessary)



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-039

_____ 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: Lincoln Park Council of Ministers, Inc.

Address of Bidder: _____

City, State, Zip: _____

Telephone Number: _____

Fax Number: 772-466-8398 Email Address: _____

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
422 Douglas Ct	\$	\$
424 Douglas Court	\$	\$
426 Douglas Court	\$	\$
414 Avenue D	\$	\$
1212 Avenue D	\$ Donation	\$
1213 Avenue D	\$ No Donation	\$
1217 Avenue D	\$ Donation	\$
1401 North 2 nd Street	\$	\$
500 Orange Avenue	\$	\$
301 Florida Avenue	\$	\$

Legal Description: LINCOLN PARK NO 2 BLK 7 LOT 7 (OR 2760-656, 660)

426 Douglas Court

Parcel ID: 2409-501-0200-000-1

Legal Description: LINCOLN PARK NO 2 BLK 7 LOT 8 (OR 2730-2508)

414 Avenue D

Parcel ID: 2403-705-0132-000-1

Legal Description: ASSESSOR`S MAP OF N PART OF FORTPIERCE BLK 16-K- LOT 7 (MAP 24/10C) (OR 2898-1689)

1200 BLOCK AVENUE D

1212 Avenue D

Parcel ID: 2409-501-0258-000-2

Legal Description: LINCOLN PARK NO 2 BLK 9 LOT 16 (OR 2868-1582)

1213 Avenue D

Parcel ID: 2409-501-0257-000-5

Legal Description: LINCOLN PARK NO 2 BLK 9 LOT 15-LESS N 10 FT- (0.10 AC) (OR 2868-1582)

1217 Avenue D

Parcel ID: 2409-501-0256-000-8

Legal Description: LINCOLN PARK NO 2 BLK 9 LOT 14 (OR 3576-1321)

1401 North 2nd Street

Parcel ID: 2403-242-0002-000-1

Legal Description: 3 35 40 THAT PART OF GOVT LOT 2 LYG S OF FT PIERCE DRY DOCK AND TERMINAL CO PROP, E OF FEC RR MAIN LI R/W W OF N 2 ST AND N OF RINKER MATERIALS CORP PROP-LESS SPUR TRACK 92- BEING MPD IN OR 169-1046 (5.14 AC) (OR 2718-318)

500 Orange Avenue

Parcel ID: 2410-607-0004-000-6

Legal Description: AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVER`S S/D LOT 4 (MAP 24/10D)(OR 1613-2457)

301 Florida Avenue

Parcel ID: 2410-711-0041-000-7

Legal Description: BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F) (OR 2868-1582)

DEPOSIT

Sealed proposals with a security deposit of five percent (5%) of the purchase price, in the form of a certified or cashier's check, payable to the City of Fort Pierce, must be submitted together with the signed Offer to Purchase/Bid Form attached Property Narrative hereto as Attachment A. The security deposit will be returned if the bid is not accepted within sixty (60) days of opening. Should the proposal be accepted the deposit will be applied to the purchase cost.

2.2 No inquiries will be received within seven (7) calendar days of qualification closing date.

3. **MINORITY PARTICIPATION AND OUTREACH PROGRAM**

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

4. **PURCHASING CARD PROGRAM**

4.1 The City has implemented a **Purchasing Card Program**. The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award.** If no such percentage is given, the City shall assume 0% discount applies.

4.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

18. **MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)**

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. **PUBLIC ENTITY CRIMES**

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently \$10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. **AWARD**

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. **EEO STATEMENT**

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. **CONTRACTUAL AGREEMENT**

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. **GOVERNMENTAL RESTRICTION**

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as “partial”, “complete”, or “final” invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

- c. The invoice shall contain the Proposer’s Federal Employer Identification Number (F.E.I.N.).

10. **DELIVERY**

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. **ADDITIONAL TERMS AND CONDITIONS**

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer’s authorized signature on the Proposal Form attests to this.

12. **INTERPRETATION**

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in

PROPERTY NARRATIVE

For 1212, 1213 and 1217 Ave D
Property Address

Proposed Job Creation:

We will be using area businesses and workers to help build the memorial garden. We also plan to use local workers to help build the parking lot. We will also use community volunteers when applicable.

(Use additional sheets, if necessary)

Business Plan (attachment):

See Attachment

(Use additional sheets, if necessary)

Financial Plan (attachment):

See Attachment

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

(Use additional sheets, if necessary)

Signature of Buyer(s) Rev. Kenneth Miller Sr

Date 6-5-13

LINCOLN PARK COUNCIL OF MINISTERS, INC.
POST OFFICE BOX 583 506 N. 11TH STREET
FORT PIERCE, FL 34954 FORT PIERCE, FL 34950
lincolnparkcouncil@gmail.com ***** firstbethelbapti@bellsouth.net
Elder Eldrew Baldwin, President
(772) 359-2118

“MEMORIAL GARDEN OF PRAYER & HOPE”

The Lincoln Park Council of Ministers propose a memorial garden, “Memorial Garden of Prayer & Hope”, to commemorate the lives of citizens killed in the St. Lucie County area. The LPCOM, a non-profit corporation will manage the memorial garden with assistance from the city and county for maintenance.

Our goals are:

1. To remember and honor those who have been murder victims in St. Lucie County
2. To provide a place for comfort and a place of respect for families to visit in their love ones memory
3. To recognize the endurance of the survivors and to garner hope for the surviving family
4. To recognize the courage of those who risk their lives every day to save others, our first responders, (law enforcement officers and fire fighters)
5. To provide a place of hope for citizens of St. Lucie County
6. It is our belief that this Garden will reaffirm the respect for life, foster a seed of forgiveness, encourage an end to hatred, ignorance, and intolerance, and reawaken a spirit of pride and eternal love in our community.
7. Finally, we want to encourage the families of those who have experienced the death of a love one through violence to get involved and walk with us to help heal our community and especially the family.

"MEMORIAL GARDEN OF PRAYER AND HOPE"

LINCOLN PARK COUNCIL OF MINISTERS, INC.
 POST OFFICE BOX 583 506 N. 11TH STREET
 FORT PIERCE, FL 34954 FORT PIERCE, FL 34950
lincolnparkcouncil@gmail.com ***** firstbethelbapti@bellsouth.net
 Elder Eldrew Baldwin, President
 (772) 359-2118

"MEMORIAL GARDEN OF PRAYER AND HOPE"

PROJECT EXPENSE	\$REQUEST	CASH/DONATION	INKIND	GRANT	DATE REC'D	PERSON RESPONSIBLE
MEMORY CEMENT WALL 8 FEET						
BENCHES (4)						PURCHASED BY DONOR/FAMILY
ARCH (Memorial Garden...Hope						
GAZEBO						
BRICKS/CERAMIC BLOCKS (RED)						PURCHASED BY DONOR/FAMILY
DONORS WALL						
DONORS PLAQUE - GOLD						PURCHASED BY DONOR/FAMILY
DONORS PLAQUE - SILVER						PURCHASED BY DONOR/FAMILY
DONORS PLAQUE - BRONZE						PURCHASED BY DONOR/FAMILY

Lincoln Park Council of Minister's Memorial Gardens Budget Spreadsheet

<i>ITEM</i>	<i>SIZE</i>	<i>QUANTITY</i>	<i>COST</i>	<i>TOTAL</i>
Magnolia DD	10'-12'	6	\$200	\$1,200
Foxtail Palms	10'	4	\$100	\$400
Plumbazo	#3	20	\$10	\$200
Ilex Schillings	#3	15	\$10	\$150
Total	#VALUE!			1950
Hibiscus	#3	6	\$10	\$60
Coco Palm	#3	38	\$10	\$380
Mulch	yds	8	\$60	\$480
Feterlizer	50 lbs	3	\$30	\$90
Sodcutter				\$100
Site Prep				\$415
Labor				500
Total				2025
Misc. Supplies				\$425
Administrative				\$400
Total Cost				\$4,800

Grand Total Request For Project From Funder \$4,000.00

2NDS SALES

CASH ONLY

	PRICE/EA	QTY/PAL
12" SQUARE	\$1.00	168
16" SQUARE	\$1.50	90
16" EMBOSSED,PINNACLE,COB EVERG	\$1.75	90
20" SQUARE	\$2.25	56
2X8X16 COBBLE	\$1.00	180
16" 4 COBBLE	\$1.50	78
16" EDGERS	\$1.00	DEPENDS ON STYLE
8" LODGESTONE WALL	\$1.25	315
12" CASTLEWALL	\$1.50	126
FLAGSTONE/NAT IMP/CHISELWALL	\$1.75	140
9" COUNTRYSIDE WALL	\$1.25	168
12" OLD MANOR	\$1.50	120
4X8 PAVERS	\$0.40	702
HARVARD PAVERS	\$0.30	896
6X6 PAVERS	\$0.50	624
6X9 PAVERS	\$0.60	390
MATT TURF	\$2.00	45
BAGGED SAND/BASE	\$1.00	63

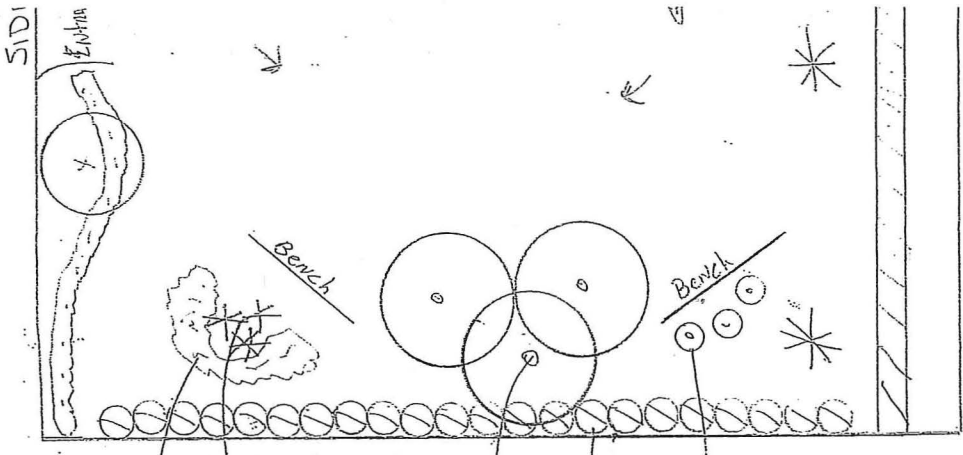
PALLETS BY TRAILER ONLY \$95.00 (INC TAX)

**ALL SALES ARE FINAL-NO REFUNDS
PRODUCT MUST BE TAKEN AT TIME OF PURCHASE**

**2NDS SALES HOURS ARE:
MON - FRI 8AM-3:30PM**

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

AVE



Plumbago #3 (10)
Phoenix Roebellini 1 ft

Magnolia 3 10-12 ft

COCO PLUM #3 (19)

3 #3 Hibiscus

Plant List

- 1 Foxtail Palm #15 10 ft
- 1 Magnolia DD 10-12
- 8 Coco Plum #3
- 5 Ilex Schillingii #3
- 20 Plumbago #3
- 6 Hibiscus #3

3 EXISTING OAKS

Ilex Schillingii #3 (15)

Plumbago #3 10
Phoenix Roebellini 1 ft

ENTRANCE

Magnolia 3 10-12 ft

COCO PLUM #3 (19)

ENTRANCE

3 #3 Hibiscus

4 10' Foxtail Palm #15

VIEWING WALL

AVED
FIRE
PLANTING
VIEWING WALL
PLUMBAGO
ROEBELLINI
HIBISCUS

<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>_</u>N MWBE: <u>X</u>Y <u>_</u>N</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

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?

 X

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

 X

Include proof of proper licensing as stated in proposal documents.

 X

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

 X

Proposal envelope is marked accordingly.

 X

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

 X

Is each Addendum (when issued) signed and included?

 X

PLEASE SIGN AND RETURN WITH PROPOSAL

Jane D. Saul

March 4, 2015



CITY OF FORT PIERCE

SALE OR LEASE OF SURPLUS PROPERTY

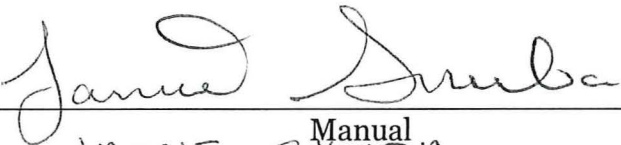
RFP NO. 2015-039

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

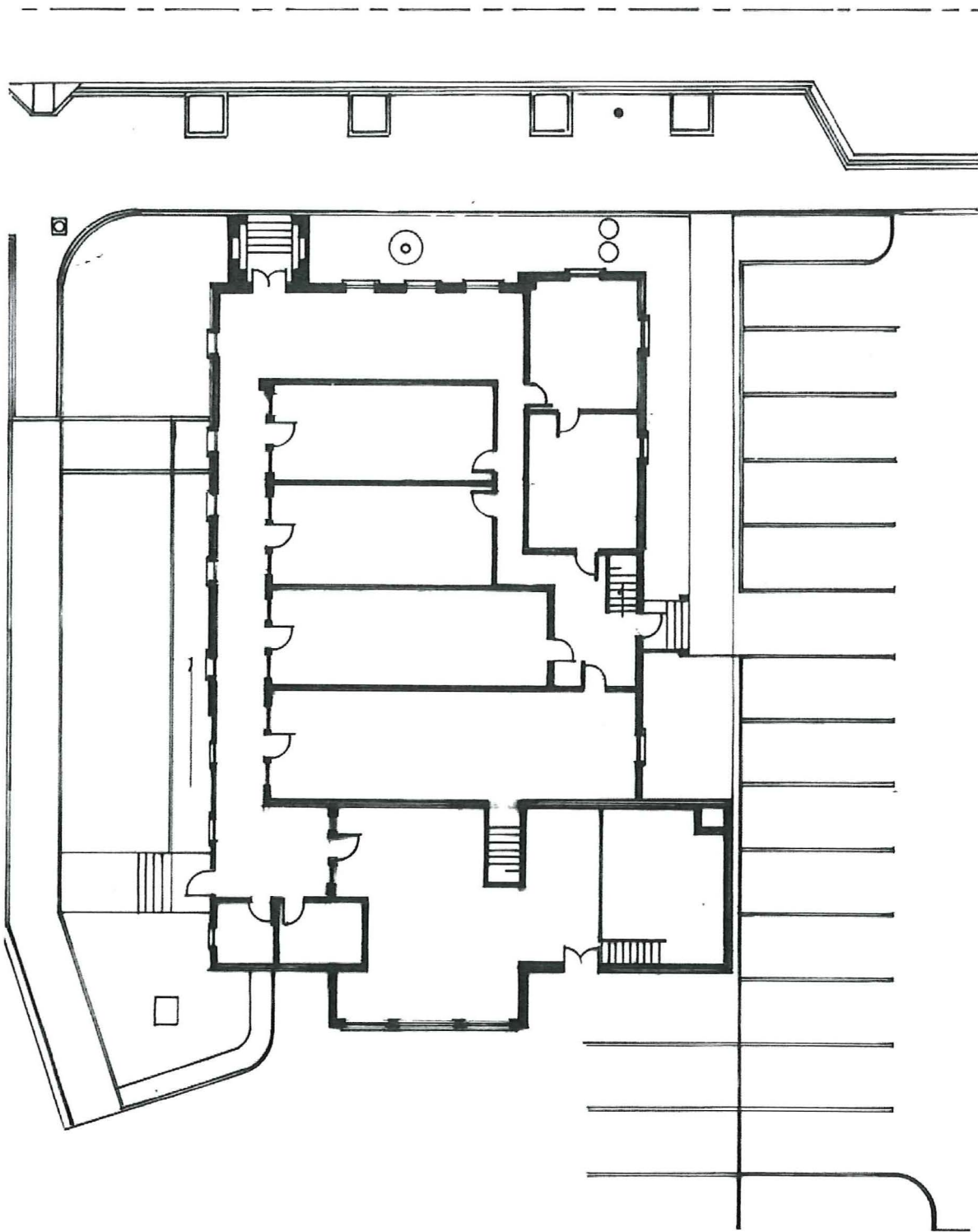
Financial Considerations:

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.

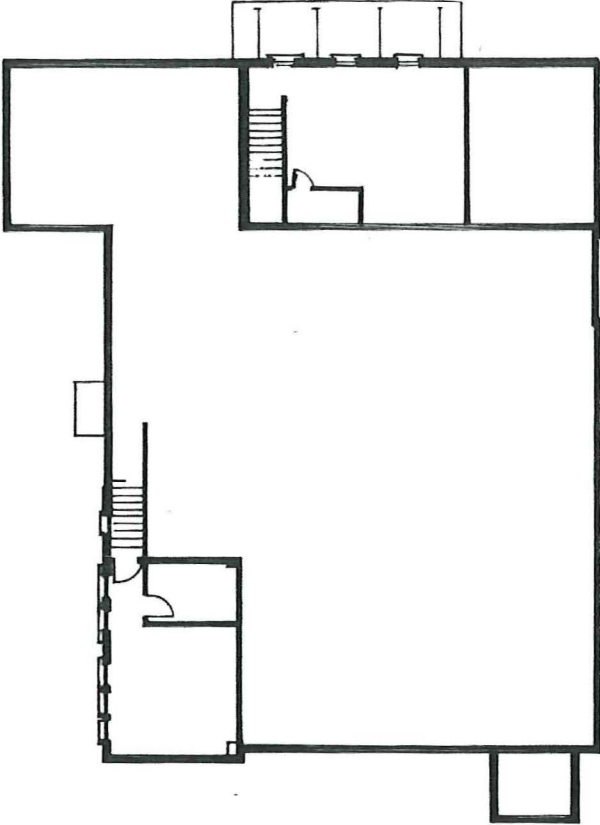
Current Interior of Building:



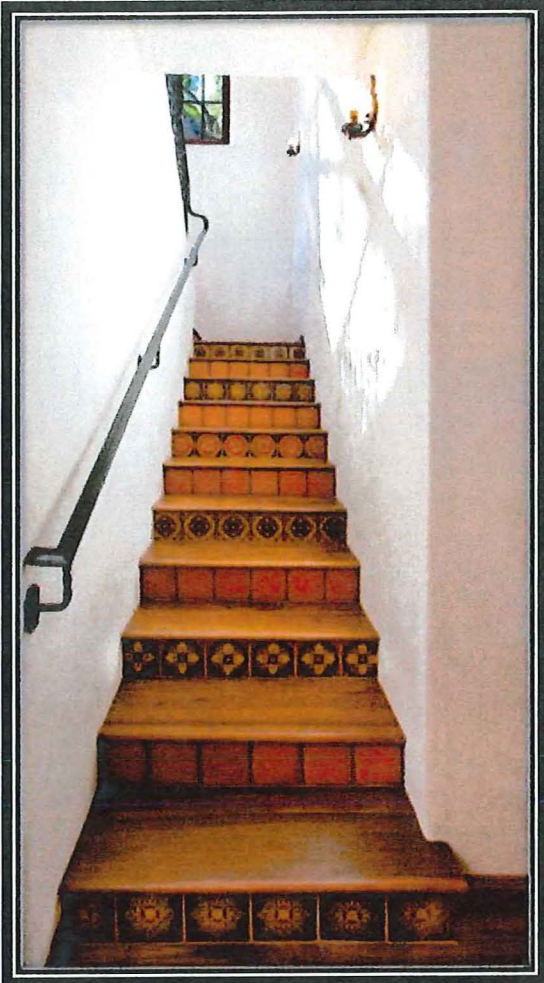
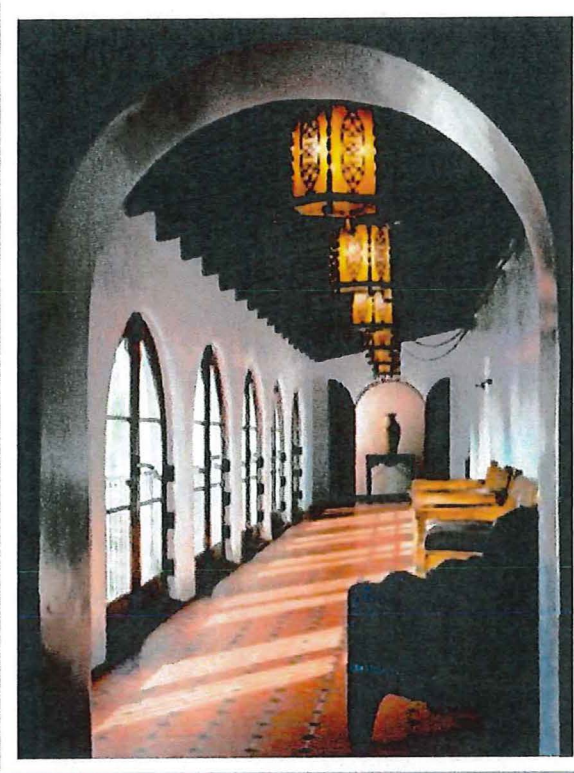
Preliminary Concept Plan: First Floor. 500 Orange Ave

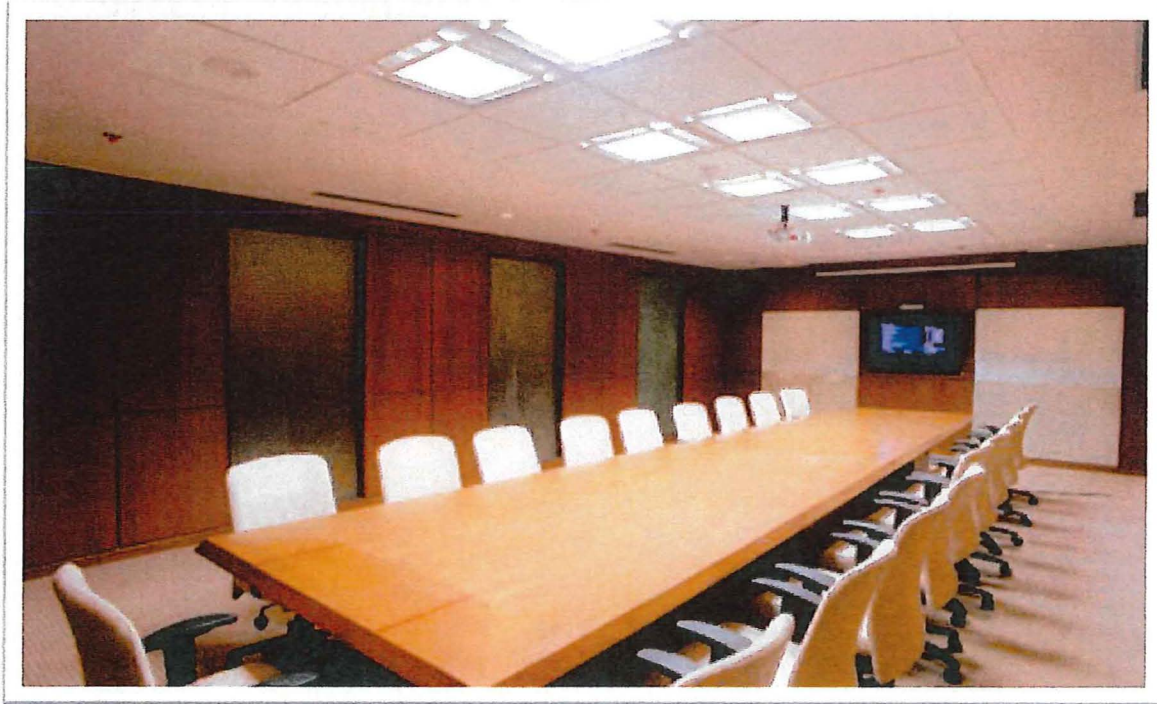
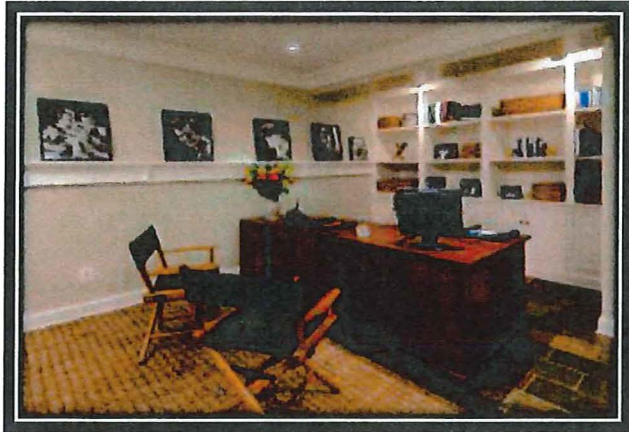


Preliminary Concept Plan: Second Floor. 500 Orange Ave



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
to Ken, me

May 28 (11 days ago)

Ken Skuba

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
to David, me

May 28 (11 days ago)

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](#)

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: *Dieula Louis*
Manual
Signature: *Dieula Louis*
Typed or Printed
Company Name: *International Enterprise and children services*
Address: *736 Orange Ave*
Fort Pierce, FL 34950
Date: *04/30/15*

/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: *Dioula Louis*
Manual

Signature: Dioula Louis
Typed or Printed

Company Name: International Enterprise and Children Services

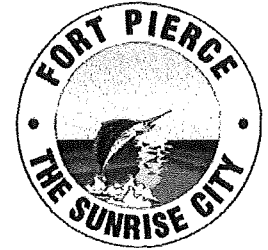
Address: 736 Orange Ave

Fort Pierce, FL 34950

Date: 4/30/15

/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: Dieula Louis

Signature: Dieula Louis Manual

Company Name: International Enterprise and Child Care Services Typed or Printed

Address: 736 Orange Ave

Fort Pierce, FL 34950

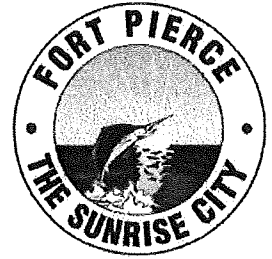
Date: 4/30/15

/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 gcarter@city-ftpierce.com.

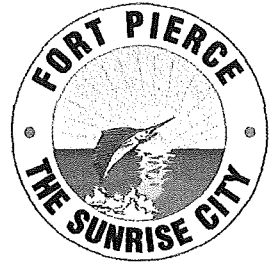
All other conditions of this bid remain the same.

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

Signature: *Deanna Lewis* Manual
Signature: *Deanna Lewis* Typed or Printed
Company Name: *International Enterprise and children services*
Address: *736 Orange Ave*
Fort Pierce FL 34950
Date: *4/30/15*

/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: *Dreula Louis*
Manual

Signature: *Dreula Louis*
Typed or Printed

Company Name: *International Enterprise and Children Service*

Address: *736 Orange Ave, Fort Pierce*

\$1 34950

Date: *4/30/15*

/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: Donna Louis Manual

Signature: Donna Louis Typed or Printed

Company Name: International Enterprise and Children's

Address: 736 Orange Ave, Fort Pierce, FL 34950

Date: 4/30/15

/gc

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

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT REVISED
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: <i>International enterprise and children services foundation</i> Mailing Address: <i>5443 NW MSR Fern Circuit St</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>Diana Louis</i> X _____ Authorized Signature (Manual)
City, State, Zip Code: <i>Port St Lucie FL 34986</i>	Typed or Printed Name: <i>Diana Louis</i>
Type of Entity (Circle One): <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship	Title: <i>President</i>
Incorporated in the State of: <i>FL</i> Year: <i>2013</i>	Delivery in _____ days, ARO
Phone Number: <i>772-353-1693</i>	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: <i>46-5513997</i>
E-Mail Address: <i>Internationalenterpriseinc.com</i>	Local Business: <input type="checkbox"/> Y <input type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input type="checkbox"/> N
Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a Proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit three (3) complete sets (one [1] original and two [2] copies) of their proposal complete with all supporting documentation. **SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER.** Proposals, which do not comply with the requirements, may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSAL

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Proposal Response Form. **FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD.** Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO BID

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such

proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, which for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: <http://www.purchasing.ci.fort-pierce.fl.us>.

6. **TAXES**

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Director of Administrative Services will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. **DISCOUNTS**

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. **MISTAKES**

- a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.
- b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. **INVOICING AND PAYMENT**

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

- a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Engineering Department at the address as stipulated on the Purchase Order.
- b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient

salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as “partial”, “complete”, or “final” invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

- c. The invoice shall contain the Proposer’s Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer’s authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in

rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. **ADDENDUM**

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. **DISPUTES**

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. **CONFLICT OF INTEREST**

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. **LEGAL REQUIREMENTS**

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility, or constitute a cognizable defense against the legal effect thereof.

17. **DRUG-FREE WORK PLACE (DFW)**

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. **MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)**

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. **PUBLIC ENTITY CRIMES**

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently \$10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. **AWARD**

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. **EEO STATEMENT**

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. **CONTRACTUAL AGREEMENT**

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. **GOVERNMENTAL RESTRICTION**

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Invitation to Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be born by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be

subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. PROPOSAL OPENING

- 1.1 Proposals are due on or before **3:00 PM, Monday, April 6, 2015**. Three (3) copies (one original and two copies) of sealed qualifications shall be mailed or delivered to:

Delivery Address:
City of Fort Pierce
100 North U.S. #1
Fort Pierce, FL 34950

Mailing Address:
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Copies of the proposal documents are available electronically from the Procurement Department by e-mail request to biddesk@city-ftpierce.com on the web site of Demandstar.com (www.demandstar.com) and City of Fort Pierce's website (www.cityoffortpierce.com)

Any qualifications proposals received after the designated time and date listed above will be returned unopened.

- 1.2 All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, "No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award.**"

2. INQUIRIES/QUESTIONS

- 2.1 All inquiries will be in a written format and addressed to City of Fort Pierce Deputy City Manager with a copy to the Purchasing Manager:

TO
City of Fort Pierce
Nick Mimms
Deputy City Manager
P. O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 460-6847
Email: nmimms@city-ftpierce.com

COPY
City of Fort Pierce
Gelencia Carter
Purchasing Manager
P.O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 595-9948
Email: biddesk@city-ftpierce.com

- 2.2 No inquiries will be received within seven (7) calendar days of qualification closing date.

3. **MINORITY PARTICIPATION AND OUTREACH PROGRAM**

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

4. **PURCHASING CARD PROGRAM**

- 4.1 The City has implemented a **Purchasing Card Program**. The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award.** If no such percentage is given, the City shall assume 0% discount applies.
- 4.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

AWARD

Award will be subject to the highest acceptable offer received that adds value to the property, adds jobs to the current market and is determined to be in the best interests of the City. Selection will be based on proposals executing the City's form of Offer to Purchase/Bid Form, Proposed Use of Property Narrative, Business and Financial Plans and supporting documentation. The sale is subject to final approval of the City Commission. The City reserves the right to reject any or all offers.

PROPOSAL TO LEASE

If you are interested in leasing, please provide the following information:

- ❖ Proposed use of the available space for lease
- ❖ Proposed property improvements
- ❖ Target date for occupation of space
- ❖ Business Plan
- ❖ Financial Plan, including the price per square foot
- ❖ References – List individuals or firms with knowledge of the proponent's ability to operate a business. State the following: Name, Firm, Title, Address, Telephone and Nature of Association
- ❖ Information regarding past experience

SUBMITTAL REQUIREMENTS

In order to assist the City's review process, qualifications shall be prepared utilizing a tabbed format. Each of the required sections shall begin a new page and be separately tabbed or identified as listed above (i.e. **Tab A**- Propose Use of Property, **Tab B** –Proposed Property Improvements, **Section A** – Target Date for Occupation of Space, **Tab C**. Business Plan, **Tab D** - Financial Plan, **Tab E** – References, **Tab F**- Past Experience

OFFER TO PURCHASE

If you would like to make an offer to purchase any of the listed properties, please complete the **Offer to Purchase/Bid Response Form** and the **Property Narrative**. If an offer is being made for multiple properties an individual **Property Narrative** should be completed for each one.



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-039

_____ 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: Dieu la Louis

Address of Bidder: 5443 NW Wislizenus Cir

City, State, Zip: Port St Lucie, FL 34986

Telephone Number: 772-353-1693

Fax Number: _____ Email Address: Internationalenterprise.com

© Yahn Corp.

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	\$ 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.

Debra Louis
Bidder of Authorized Representative

Debra Louis
Typed Name

6/9/15
Date



ATTACHMENT A
PROPERTY NARRATIVE

PROPOSAL RESPONSE FORM

For 500 orange Ave, Fort Pierce
Property Address

Dionna Louis / International Enterprise and Children services
Print or Type Name of Buyer(s)

5443 NW WISK fern cir, Port St Lucie, FL 34986
Address (Street / City, State and Zip Code)

772-353-1693
Area Code and Telephone Number

Proposed Use of Property: Business
~~Business~~ Non-profit organization
Services provide: Immigration Assistance
Basic computer class, citizenship class, Social
Service, Interpretation.

(Use additional sheets, if necessary)

Proposed Property Improvements:

(Use additional sheets, if necessary)

Timetable for Making Improvements:

(Use additional sheets, if necessary)

PROPERTY NARRATIVE

For 500 _____
Property Address

Proposed Job Creation: Education, Admin

Three teachers for ESOL program
Two office Assistant, one program coordinator

(Use additional sheets, if necessary)

Business Plan (attachment):

(Use additional sheets, if necessary)

Financial Plan (attachment):

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

(Use additional sheets, if necessary)

Signature of Buyer(s)

Date

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

Debra Louis

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.**

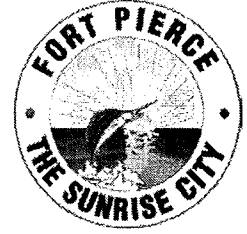
All other conditions of this bid remain the same.

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

/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
- 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

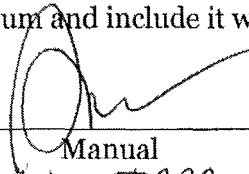
12. Question: Are there any other easements the city knows of which impact the subject parcel.

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 2nd 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

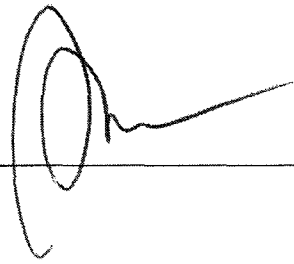
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents. N/A

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

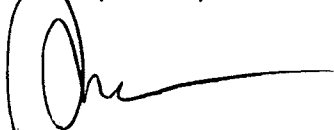
Peacock Galleries. LLC

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

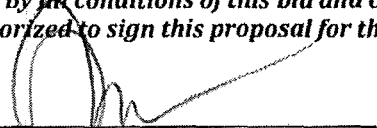
To: Gelencia Carter, City of Fort Pierce
Date: June 3, 2015
Re: Request For Proposal for 500 Orange Avenue

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

DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	REQUEST FOR PROPOSALS and PROPOSER ACKNOWLEDGMENT
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:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	



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 nd 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):

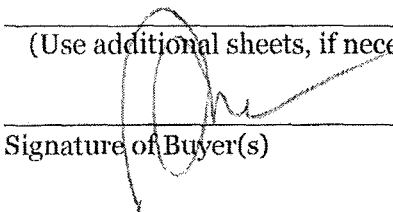
SEE ATTACHMENT A

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

SEE ATTACHMENT A

(Use additional sheets, if necessary)



Signature of Buyer(s)

6-3-15

Date

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 10th 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

**AN APPRAISAL REPORT
OF THE FORMER POST OFFICE BUILDING**

LOCATED AT

**500 ORANGE AVENUE
FORT PIERCE, FLORIDA 34950**

PREPARED FOR

THE CITY OF FORT PIERCE

AS OF

APRIL 9, 2015

PREPARED BY

THOMAS A. OSTEEN, MAI, SRA

AND

JUSTIN HAYSKAR, REGISTERED TRAINEE APPRAISER

OSTEEN APPRAISAL SERVICES INC.

**REAL ESTATE APPRAISERS AND CONSULTANTS
LICENSED REAL ESTATE BROKERS**

**THOMAS A. OSTEEN, MAI, SRA
ST.CERT.GEN.REA RZ0000174**

**131 NORTH 2ND STREET, SUITE 220
FT. PIERCE, FL 34950**

**FT.PIERCE (772) 461-3363
FAX (772) 489-2393
OFFICE@OSTEENAPPRAISAL.COM**

April 13, 2015

Gelencia Carter, M.P.A.
Purchasing Manager
City of Fort Pierce

P.O. Box 1480
Fort Pierce, FL 34954

RE: A summary appraisal report of a free standing former post office building located near the central business district of Fort Pierce, Florida.

To whom it may concern:

As requested, we have prepared a summary narrative appraisal report for the property located at 500 Orange Avenue in Fort Pierce, FL. The purpose of the appraisal is to estimate market value to the Fee Simple Title of the subject property as of the effective appraisal date, or April 9, 2015. The client and intended user of the report is The City of Fort Pierce. The report and its findings are to be used internally by the client in the discussion of a potential sale of the property.

The subject property consists of a 7,307 square foot free-standing building that was constructed in 1935 and which served as the local post office for several decades before closing in the 1990's. The improvements are located on an 18,924 square foot site that is zoned for general commercial use.

We certify that, to the best of our knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount that would result in approval of a loan.

Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida for State Certified Appraisers and the current Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Foundation.

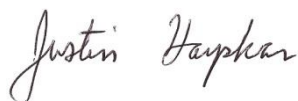
The following appraisal report complies with all regulations issued by the appropriate regulatory entities, regarding the enactment of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA).

A description of the property appraised, together with an explanation of the appraisal procedures utilized, is contained in the body of this report.

Respectfully submitted,



Thomas A. Osteen, MAI, SRA
State Certified General Real Estate Appraiser, RZ000017



Justin Hayskar
Registered Trainee Real Estate Appraiser, RI22577

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LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The value given in this appraisal report represents the opinion of the signer as to the Value AS OF THE DATE SPECIFIED. Values of real estate are affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. This appraisal report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however similar the same may be.
3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made unless so stated.
4. The value given in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless so stated.
5. Information as to the description of the premises, restriction, improvements and income features of the property involved in this report has been submitted by the applicant for this appraisal, or has been obtained by the signer hereto. All such information is considered to be correct; however, no responsibility is assumed as to the correctness thereof unless so stated in this report.
6. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.
7. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by anyone but the applicant without the previous written consent of the appraiser or the applicant, and in any event only in its entirety.
8. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA and MAI designations.
9. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made therefore.

10. The Contract for the appraisal of said premises is fulfilled by the signer hereto upon delivery of this report duly executed.
11. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless noncompliance is stated, defined and considered in the appraisal report.
12. It is assumed that all licenses, certifications of occupancy, consents, or other legislative or administrative authority from local state or national government, or private entity or organization, have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
13. The appraisal expresses the opinion of the signers and is not contingent upon a predetermined value. Neither the employment to make the appraisal nor the compensation in any way determined the amount of the valuation reported.
14. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, ureaformaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required discovering them. The client is urged to retain an expert in this field, if desired.

EXTRAORDINARY ASSUMPTION

We assume that the subject building is currently free and clear of adverse conditions including termite infestation, mold, and asbestos. We reserve the right to amend this appraisal report if this assumption is proven to be inaccurate.

EXECUTIVE SUMMARY

PROPERTY TYPE	: Historically significant former post office
LOCATION	: 500 Delaware Avenue, Fort Pierce, FL 34950
OWNER OF RECORD	: City of Fort Pierce
DATE OF VALUATION	: April 9, 2015
DATE OF REPORT WRITING	: April 2015
PREVIOUS APPRAISALS	: None within the last three years
LAND	: 18,924 square feet or 0.43 acre corner lot
IMPROVEMENTS	: Concrete construction from 1935 in a Mission Revival style. There is 5,957 square foot of base area with 1,350 additional square feet of loft spaces. Total floor area is 7,307 sq. ft. The building is essentially a shell with the interior having been nearly completely gutted. The structure is on the National Register of Historic Places.
ZONING	: C-3; General Commercial by the City of Fort Pierce
LAND USE PLAN	: GC; General Commercial
HAZARDOUS WASTE CONDITIONS	: None noted
FLOOD ZONE	: "X" Flood Map #12111C0179J, dated 2/16/2012.
HIGHEST AND BEST USE	: Refurbish the building with a market supported use when conditions in the immediate area improve.
VALUE INDICATION	: \$110,000
ESTIMATED EXPOSURE TIME	: 12 - 18 Months

INTRODUCTORY COMMENTS

Intended User, Intended User

The purpose of this appraisal is to estimate the individual market value of the Fee Simple Estate of the subject property as of April 9, 2015, which is the date of inspection and the effective date of the appraisal. The appraisal will be used internally by the client for a potential sale of the property. The intended user of the report is the City of Fort Pierce. The report is being written in April 2015.

Previous Appraisals / Advisory Services Involving the Subject

Osteen Appraisal Services has not been engaged to perform any valuation services relating to the subject property within the last three years.

Market Value

Section 1110 of Financial Institutions Reform, Recovery, and Enforcement Act's (FIRREA) instructions to the Office of Thrift Supervision uses the definition of Market Value below as developed by the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, and adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Source: Financial Institutions Reform, Recovery and Enforcement Act (FIRREA), Title XI. "Appraisal Reform Amendments", dated August 9, 1989.

Interest Appraised

We are appraising the Fee Simple interest in the subject property

The Dictionary of Real Estate Appraisal (Fifth Edition 2010), by the Appraisal Institute, defines Fee Simple Estate on page 78 as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

PHOTOS



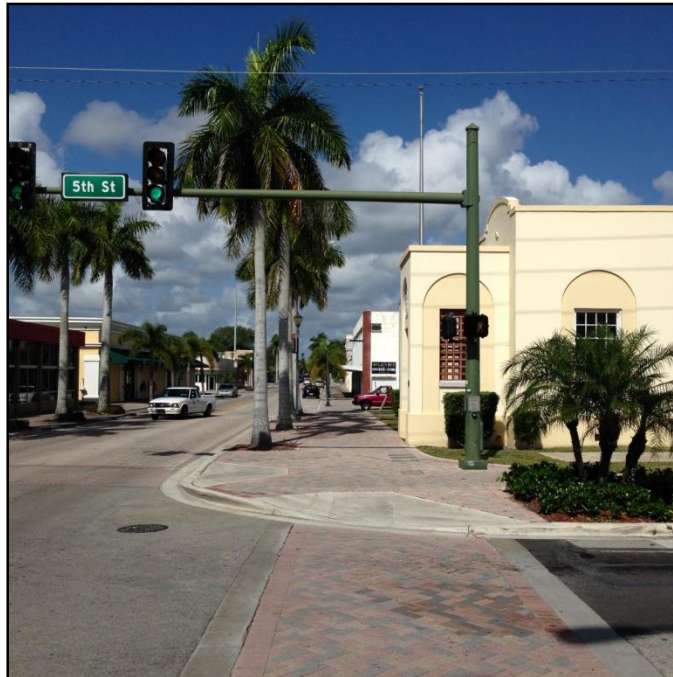
Front view from Orange Avenue



Side view from 5th Street



Rear view from loading dock area



Street scene at the corner of Orange Ave & 5th Street



Central Interior



Front loft area



Rear loft area



Ground floor underneath the rear loft



Furnace room



Exposed interior walls and ceilings

IDENTIFICATION OF PROPERTY

The subject property being appraised consists of an 18,924 square foot site that is zoned for commercial general use by the City of Fort Pierce. The lot is located at the northeast corner of Orange Avenue and 5th Street near the heart of the Fort Pierce business district. The site is improved with a 7,307 square foot concrete building. The building was originally constructed in 1935 as a post office. The building served in that capacity for several decades until closing in the 1990's. Today it is vacant and the interior has been mostly stripped.

SCOPE OF APPRAISAL

In estimating value only the Sales Comparison approach is used. The Sales Comparison Approach most closely resembles the behavior of interaction among participants in the office market currently.

The Cost Approach is not being used by market participants in gauging value within this market segment currently. The subject's age and condition requires estimates of physical depreciation that would be significant and difficult to support. The subject is also under the influence of external obsolescence, which is difficult to extract and support from the market. New office construction is not taking place on a large scale in the subject neighborhood at this time and vacancy in adjacent existing buildings is high. The method does not replicate market interactions, which results in the Cost Approach being excluded in estimating market value.

The Income Approach is not performed because the subject is not currently capable of housing any tenant. Before the property can be leased, it must be extensively re-furnished and brought up to code. The area immediately along Orange Avenue between US Highway One and 7th Street is experiencing high vacancy. The rental rates that the subject could achieve, even if it were refurbished, would not support that level of expenditure right now. Investors are weary of the property for anything more than a long term hold. And even if they intend to renovate the property someday, their initial thought process for arriving at a purchase price would resemble the Sales Comparison Approach instead.

Information regarding the valuation was obtained from several sources, including public records of St. Lucie County, governmental agencies of St. Lucie County and the City of Fort Pierce, members of St. Lucie County Board of Realtors, LoopNet, Regional Multiple Listing Service, and market participants. Data was obtained both in documented format as well as from personal interviews with individuals in the marketplace and/or associated with the government. Presentation, as well as discussion of this data, is included in the body of this report. Thomas A. Osteen MAI, SRA and Justin Hayskar, Registered Trainee Real Estate Appraiser inspected the subject property on April 9, 2015.

The effective date of the appraisal is April 9, 2015 which corresponds with the date of inspection of the subject property. The report is being written in April 2015.

EXPOSURE PERIOD

Value opinions expressed in this report assume that an exposure period of 12-18 months has already transpired. This is based on observation of marketing periods for similar properties in the local area.

LEGAL DESCRIPTION

The subject's legal description was taken from the tax records of Saint Lucie County as follows:

AMENDED PLAT OF BLK 2 OF RE-S/D OF RECEIVER`S S/D LOT 4 (MAP 24/10D)(OR 1613-2457)

HISTORY OF OWNERSHIP

The owner of the subject is The City of Fort Pierce according to the public records of Saint Lucie County. There have been no sales or transfers of the subject since 2002. The property is currently for sale according to the City of Fort Pierce Purchasing Department. There is no set asking price, rather an invitation for interested parties to bid offers via Request for Proposal.

SUMMARY OF NEIGHBORHOOD DATA

The relationship of the subject property with surrounding properties forms the basis of neighborhood analysis. The 10th Edition of the Appraisal of Real Estate refers to forces which influence property value as, "Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property, which in turn, directly affects the value of the subject property itself." Neighborhood analysis is thus a study of forces and factors which will tend to influence the value of the subject property in the future.

Boundaries & Overview

The neighborhood is primarily defined as the being west of the Indian River, east of 7th Street, south of Avenue B, and north of Georgia Avenue. The area is largely comprised of the city's downtown business district. West of US Highway 1 is characterized by professional office uses, many of which were created through the conversion of older residences. There are some Florida Cracker style homes built in the 1920's that are still being occupied as residences; however, most of these are located off of Delaware Avenue and 7th Street, which have transitioned to office commercial uses at this point for the most part. A forecast of continued transition to professional office uses was expected when the new federal courthouse project was announced five years ago. However, since the building's completion in 2012 the hoped for buoyant affect of the project has not been felt in earnest.

Roads & Traffic Linkages

The neighborhood road system is average to good. Convenient access to the neighborhood is available from US Highway 1, the dominant commercial corridor in eastern St. Lucie County. This is four lanes in the area of the subject property and provides several linkages into and out of the office and retail districts located on either side of the corridor in the neighborhood. Orange Avenue provides a direct linkage between US Highway 1 and Interstate 95 to the west. Delaware Road feeds into Okeechobee Road, which also provides interstate access west of Fort Pierce.

Revitalization Efforts & Dominant Uses near Subject

Within the past five to ten years, the City of Fort Pierce has undertaken extensive downtown revitalization efforts in the neighborhood that have included redesigning streets, constructing a round-about at the intersection of Orange Avenue and Indian River Drive, paver stones along the sidewalks, improving the landscaping, and installing post lighting. Much of this has been done through the work of Main Street Fort Pierce, Inc, which is a comprehensive revitalization program designed to encourage economic development in conjunction with historical preservation. Established in 1988, the non-profit corporation is a local, public-private partnership funded by memberships, fund-raising projects, and city government. The organization coordinates downtown improvements, and works to create a positive image for the area. Main Street is behind events such as

Friday Fest, Backus Festival and Sights and Sounds on Second as well as other events. Main Street Fort Pierce has been a driving force in re-establishing the downtown Fort Pierce area into functioning downtown area and in May 2011 was a recipient of the Great American Main street award. Main Street Fort Pierce estimates a total of nearly \$15,000,000 in public investment since 1988 and over \$25,000,000 in private investment.

Market Conditions

While the neighborhood has been largely characterized by ongoing revitalization efforts over the last ten years, and still retains long term desirability, the real estate market has continued to lag in attempting to recover from the recession of 2008 and 2009 that saw value declines in commercial real estate in Saint Lucie County that generally ranged from 30% to 50% since that time.

The dismal residential market and flailing national economy coupled to create a rapidly declining trend for real estate of virtually all types from early 2008 to 2010. Distressed property sellers and landlords making pricing and rental concessions, along with choked credit markets and lack of commercial consumer demand all contributed large downward influence on the markets. While the larger economy and some regional trends are pointing towards stabilization, Fort Pierce markets are still largely characterized by oversupply, weak demand, and spotted volatility being caused from periodic concentrations of distressed sellers. The all-out free fall in property values experienced throughout 2009 has clearly eased, but the market is still under the influence of weak demand and oversupply. Market participants that we regularly speak with have continued to point out the lagging recovery of Fort Pierce relative to higher volume commercial markets in Vero Beach and Port Saint Lucie.

Most market participants that we speak with indicate that Fort Pierce is simply “lagging” behind the positive trends that have been seen in other areas as it has historically tended to do. Most agree that Fort Pierce, and particularly the downtown area, will begin to pattern trends seen in nearby areas over the next year, although likely to a lesser extent due to overall demographic inferiority. Some positive signs have occurred in the marketplace over the past six months, which may point to Fort Pierce beginning to “turn the corner”. There has been one large scale renovation of an older hotel on the barrier island, high dollar land purchases on the barrier island and just north of the downtown area, and two recent leases signed to stable tenants in the 100 block of North 2nd Street.

Subject’s Microclimate West of US Highway 1

East of US Highway 1 in the neighborhood is characterized by the central business district. While this exerts some influence on properties to the west of the corridor, US Highway 1 and properties to the west of the corridor are of more direct concern to the subject property.

Areas west of US Highway 1 are considered to be somewhat of an extension of the downtown area. As noted in the initial neighborhood description, many older cracker style

homes have been remodeled along Delaware Avenue and 7th Street to accommodate professional office use. The highest concentration of these properties is between 13th Street and US Highway 1 along Delaware Avenue. South 7th Street has also seen the conversion of several buildings for professional office use. By far, law firms are the most common businesses seen in these buildings. Beyond this, uses generally become older and transition away from the professional office climate of the downtown area. Comparatively, the western fringe tends to be less desirable than those properties located further east or in the core of the Delaware Avenue conversion corridor, but does still experience positive influence of neighborhood activity.

While the section of Orange Avenue west of US Highway One has begun to take on an “extension of downtown” type office district, real estate activity including leasing, construction, remodeling, etc, has remained limited over the last year; especially relative to what expectations were as the new federal courthouse got underway. Most market participants expected this to create a large uptick in sales, leasing, construction, etc. by this time. However, most of the mentioned construction, renovation, and remodeling efforts that have been seen in this area occurred prior to 2009. The market remains very low in volume.

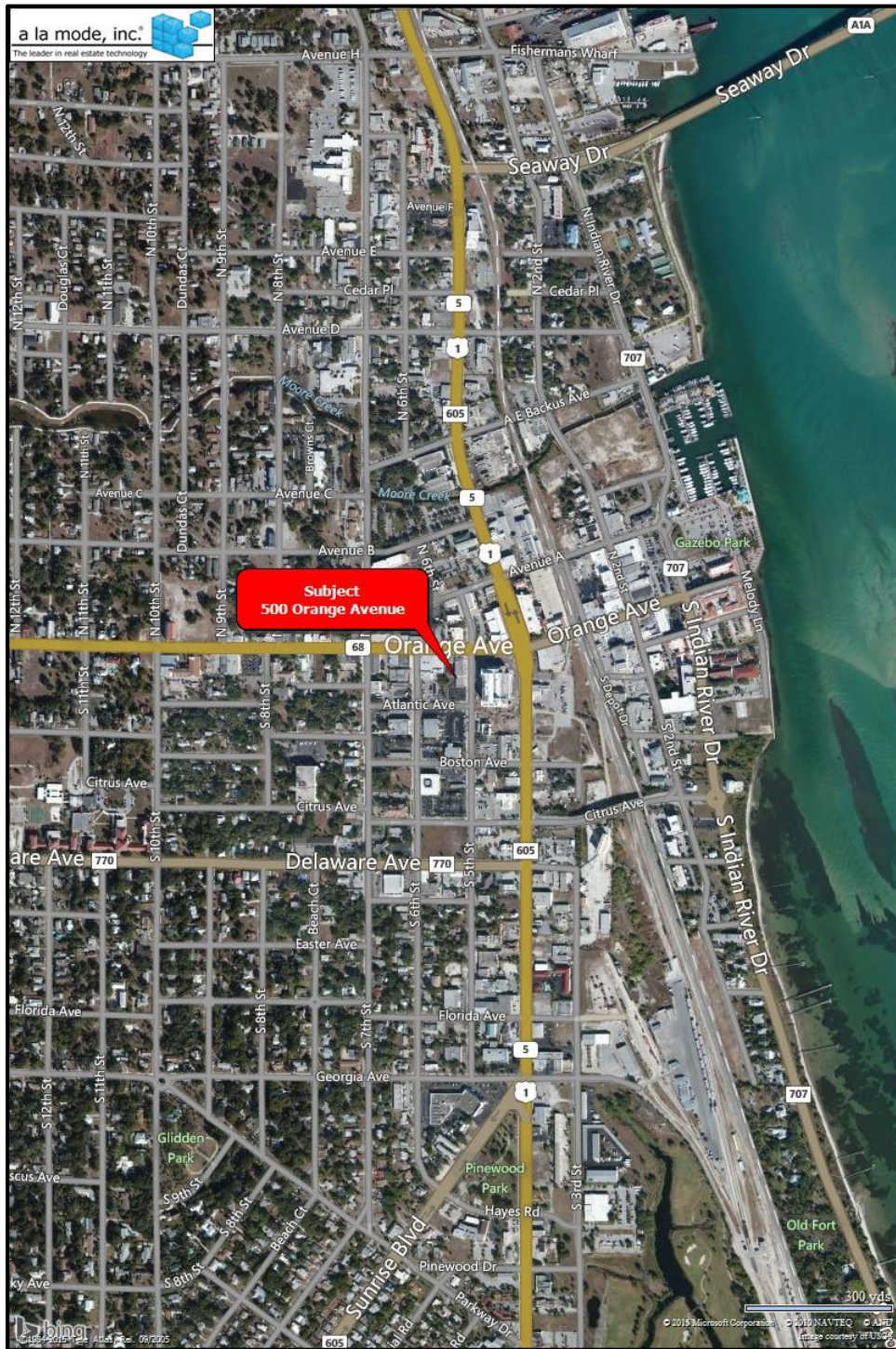
The state of the commercial building market along Orange Avenue between US Highway One and 7th Street is particularly tenuous at this time. We spoke with several property owners and brokers regarding the many vacant buildings that line this corridor. We spoke with Bob Brackett who owns the Arcade Building at Orange Avenue and US Highway One as well as the Executive Center at the corner of 5th Street and Avenue A. Mr. Brackett reports that vacancy in the arcade building is at 50%. He says the Executive Center property is 100% vacant at this time. He reports that he has not been able to increase rents for the last several years. The federal courthouse did not provide the positive external influence he had hoped for. He echoes the sentiment of many that Fort Pierce has not rebounded from the recession to the extent of other surrounding communities.

Steve Tarr owns several properties in downtown Fort Pierce including the old department store building just west of the subject at 510 Orange Avenue. His holdings also include the former Salvation Army building at the corner of Orange Avenue and 7th Street. During our conversation he reported that he had just closed on the Former Suntrust Building at Orange Avenue and Indian River Drive. Mr. Tarr says his buildings on Orange Avenue are vacant and will likely be gutted and re-developed in the future. He is uncertain as to the timeline but says conditions are very unfavorable at the moment. He purchased the old Salvation Army building at auction for only \$23,100. He also reports that his purchase price for the old Suntrust Building was \$22 per square foot. This is noteworthy considering the building is located east of US Highway One, and is earning rental income at this time.

Summary & Outlook

The portion of the Fort Pierce business district that is west of US Highway One faces stronger headwinds in its re-development outlook. All of the market participants we have spoken to agree that it will eventually occur once the waterfront areas have been built out. It may be another 5 or 10 years before conditions warrant the investment in the old buildings that surround the subject. At this time, there are no uses for the subject building or the nearby ones that can justify the level of expenditure needed to bring them to a modern finish. The demographics of the immediate area are not favorable. As the wave of revitalization through downtown Fort Pierce pushes west, the subject and adjacent buildings will be re-purposed, but the catalyst for that change to finally jump across US Highway One has not revealed itself.

NEIGHBORHOOD MAP



SUMMARY OF SITE DESCRIPTION

Site Location, Access, Size and Dimensions

The subject site is located on Orange Avenue, a two lane connector that links US Highway One with I-95 which is 4-5 miles inland from the coast. The site is one block west of US Highway One and the heart of the Fort Pierce business district. The subject occupies the northeast corner of Orange Avenue and 5th street.

5th street parallels US Highway One south from Avenue A to Georgia Avenue and has a mix of restaurants, apartments, banks, and is also the rear entrance to the Federal Courthouse which lies across the opposite corner from the subject. Access to the subject is possible from Orange Avenue and 5th Street. The subject has 145' of frontage along 5th street and 135' along Orange Avenue. The shape of the site is essentially a rectangle with the exception of the slightly curving frontage along 5th Street. The total area of the site is 18,924 square feet.

Flood Zone

The subject property lies within un-shaded Flood Zone "X" according to the Flood Insurance Rate Map (Panel Number 112111C0179-J, dated February 16, 2012, prepared for the National Flood Insurance Program of the U.S. Department of Housing and Urban Development (H.U.D.)). Un-shaded Flood Zone "X" indicates areas determined to be outside the 500 year flood plain.

Census Tract

The subject property lies within Census Tract 3801 in Central Fort Pierce, Florida.

Zoning and Future Land Use Classification

The subject site is situated in a C-3 zoning classification. The C-3 district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. The historic use of the subject property as a post office is an example of a legal use.

The subject site meets minimum size and yard requirements for development in the city's C-3 zone and is considered a conforming lot. The building improvements were constructed in 1935 well before modern zoning codes. We assume that the subject therefore meets all parking capacity requirements through a combination of on-site and street parking along Orange Avenue and 5th Street. The subject has a CG, General Commercial future land use designation, which is intended to provide areas suited for a variety of commercial uses. The land use designation conforms to the current zoning of the site.

Bounding Properties

The subject is bounded by a two story mixed use building to the north. The ground floor is 2,500 square feet of office space for lease while the upstairs is efficiency apartments. Across 5th Street to the east is the historic Fort Pierce Arcade Building. This property consists of nearly 40,000 square feet of small office and retail units in a building that has been restored to its 1920's era appearance. The building's owner reports over 50% vacancy at this time. To the south of the subject is a large Wells Fargo bank branch that has been one of the only buildings along this section of Orange Avenue that has been continuously occupied. To the west of the subject is a partial two story building that once functioned as a department store and upstairs professional offices. The building is currently vacant with over 20,000 square feet of area available. All of the bordering uses that surround the subject are compatible with general commercial zoning.

Hazardous Waste Sites

No hazardous waste was noted by the appraiser. However, please refer to item #14 of the Limiting Conditions and Underlying Assumptions of this report.

Easements

No adverse easements are known to exist.

Deed Restrictions

There are no known deed restrictions that hinder the development of the site.

Utilities

Water, gas, sewer, and electric are available by Fort Pierce Utilities Authority. Bellsouth provides telephone.

Assessment and Taxes 2014

Tax data is taken from the St. Lucie County tax roll for the 2014 assessment year:

TAX DATA				
Tax I.D.	Land Value	Building Value	Assessment	Taxes
2410-712-0002-000-5	\$ 102,200	\$ 40,600	\$ 142,800	\$ -

Typically, assessed values are targeted at or near 70% to 75% of actual market value. The subject's assessed value is over 100% of our estimate of market value. Assessed values are based on sales data occurring before January 1, 2015. And it is unclear whether the assessed value accounts for the state of the subject interior. This observation is moot since there are no taxes due.

SUMMARY OF BUILDING IMPROVEMENTS

- Building improvements consist of a 7,307 square foot building foot that presently includes 5,957 square feet of ground floor and 1,350 square feet of loft. The structure was originally built in 1935. The original floor plan of the building was for use as a post office and the design has large amounts of open space for that reason. The building is essentially a shell in its current condition. Many interior walls have been removed. Ceilings have been removed. The core elements of the structure are visible including the concrete floors, crawl space foundation, steel beams, and wood trusses. The representative of the City of Fort Pierce who accompanied us reports the building has no functional plumbing, HVAC, or electrical systems at this time and that those components would need to be re-installed from scratch. The building generally needs the following items addressed prior to occupancy.

1. *Flooring*
2. *Ceilings*
3. *Interior walls / Paint*
4. *Electrical*
5. *Plumbing*
6. *Climate Control*
7. *Insulation*

- The roof was replaced in 2004 and was said to be in good condition. There were no obvious signs of water intrusion. The windows appear to be original yet we are uncertain as to their functionality. They may need to be replaced in favor of newer windows that are up to the latest wind protection and / or energy efficiency.
- The exterior of the building is in good condition and the structure has good aesthetic appeal. The areas where the brick walls are exposed display a very heavy duty masonry construction that is not seen even in modern buildings in this area.
- The roof elements incorporate Dade County Pine which is well known for its strength and durability in the older structures it is usually found in. We did observe direct evidence of termites around the wood frame of some interior walls on the main floor.
- The cost to refurbish and renovate the interior building areas will depend on the eventual use, however, a thorough inspection is recommended that includes termite, mold, and asbestos considerations. We employ the extraordinary assumption that the subject is clear of issues such as termites, mold, asbestos, etc. The building is essentially a shell where the majority of any interior demolition phase has already been completed.

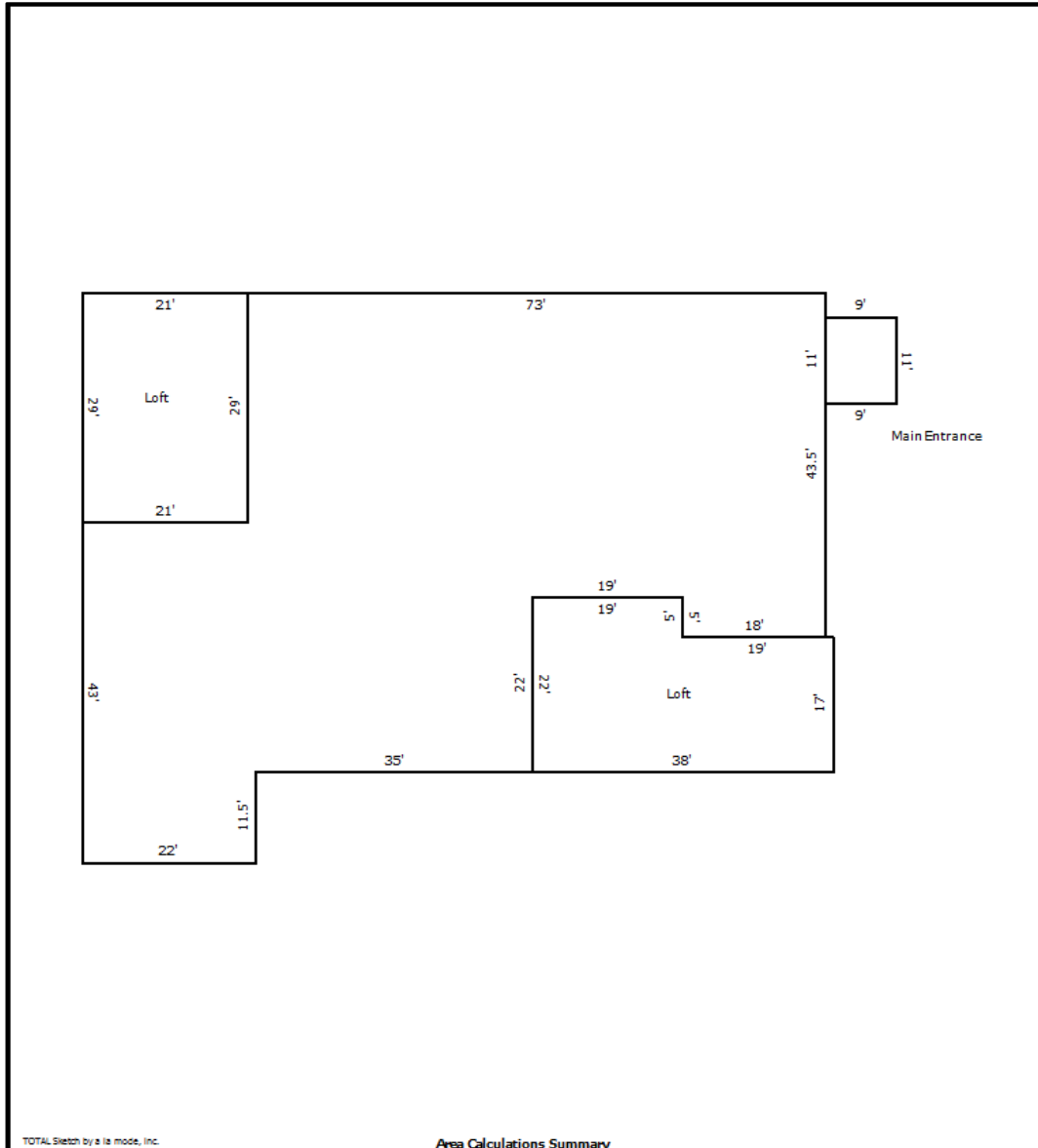
SITE IMPROVEMENTS

Site improvements that support the subject's building improvements include:

- Site has been graded, cleared, leveled, and filled
- Municipal utility lines are present
- Minimal yet tasteful landscaping surrounds the building
- Paved parking lot that provides 17 striped spaces that includes one handicap
- Rear loading dock
- Curbs, ingress and egress to Orange Avenue and 5th Street.

The subject can also make use of street parking along 5th Street along its eastern border as well as both sides of Orange Avenue between 5th Street and 7th Street. This, in combination with the 17 spaces on-site makes for adequate parking capacity for the subject property.

BUILDING SKETCH



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area	Calculation Details	
2 Car Attached	741 Sq ft	$17 \times 19 = 323$ $19 \times 22 = 418$
2 Car Attached	609 Sq ft	$29 \times 21 = 609$
Undefined Area	4607 Sq ft	$22 \times 11.5 = 253$ $31.5 \times 21 = 661.5$ $36 \times 22 = 792$ $38.5 \times 55 = 2117.5$ $18 \times 43.5 = 783$
Total Living Area (Rounded):	5957 Sq ft	
Non-living Area		
Open Porch	99 Sq ft	$11 \times 9 = 99$

HIGHEST AND BEST USE

The value of real property is of course directly related to the use to which it can be put. It follows that a particular parcel may have several different levels under alternative uses. Accordingly, the property appraised herein is appraised under its Highest and Best Use which is defined as:

"That reasonable and probable use that will support the highest present value, as defined as of the effective date of the appraisal. Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners."

The source of this definition is Real Estate Terminology, The American Institute of Real Estate Appraisers and The Society of Real Estate Appraisers 1975, page 107.

The definition immediately above applies specifically to the Highest and Best Use of land. It is to be recognized that in cases where a site has existing improvements on it, the Highest and Best Use may very well be determined to be different from the existing use. The existing use will continue however, unless and until land value in its Highest and Best Use exceeds the total value of the property in its existing use.

Also implied is that the determination of Highest and Best Use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of Highest and Best Use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect Highest and Best Use would be most probable use. In the context of investment value an alternative term would be most profitable use.

The Highest and Best Use of the subject site is considered to be a use that is consistent with zoning, and conforms to surrounding properties.

In order to establish the highest and best use of the property, several factors must be considered. These elements pertain to features such as size, zoning, location, access, utilities, trend of surrounding development, and demand. Demand for the end product is the criteria judging whether or not it is feasible to construct at the present time.

Conclusion - As Vacant

Legally Permissible: The subject lot is zoned C-3, General Commercial by the City of Fort Pierce which allows for the widest variety of commercial uses in the zoning code. This includes building improvements to support retail, services, offices, repair, wholesale, and many others. The Future Land Use classification is also General Commercial.

Physically Possible: The subject parcel covers 18,924 square feet or 0.43 acres in size which is large enough to permit good development flexibility with free standing buildings to support office or retail uses. Conventional strip-type multi-tenant development of the parcels is limited somewhat by the size of the parcel and would likely not result in the best use of the site especially with parking concerns.

Financially Feasible / Maximally Productive: Commercial development in this type of location is still unfeasible in the Fort Pierce area. There is an oversupply of traditional office and retail space outside of prime locations city-wide and addition of new space is not warranted by price levels or rental rates of the finished product. The subject site should be left vacant in an interim use until market condition improve and warrant development of the site. This is expected to occur in the next 3 to 5 years as growth in proximity to the downtown / courthouse anchors nearby will bring demand to a larger radius.

Commercial markets have begun to experience some level of stabilization recently although demand remains weak. The market still needs time to absorb excess space in areas that are competitive with the subject until new space is warranted. There are very few commercial projects underway in the neighborhood or city-wide at this time as the cost to construct improvements exceeds market value upon completion in most cases.

Once development becomes feasible the subject should be improved with a free standing office or retail building. This is consistent with neighborhood development trends seen on land with a similar layout to the subject property. The subject parcel as vacant is a prime candidate for such development due to locational factors and site area.

Conclusion - As Improved

Existing improvements in their current condition contribute little value to the underlying site, however, the exterior shell of the building appears to be in useable condition. The property also has historic significance and appeal in the minds of the market participants we spoke too. No individual we interviewed expressed the belief that the site was worth more vacant or that a new building should replace the current structure.

Given the property interior restoration, the subject building may function better as a single owner-user occupied property. A corporate headquarters, art gallery, chamber of commerce office, or law office would be ideal. These are uses that would conform to the neighboring real estate which includes the Arcade Building, The Federal Courthouse, Fort Pierce City Hall, and several law offices in the immediate area.

THE APPRAISAL PROCESS

The valuation process is the orderly program in which the data used to estimate the value of the subject property are acquired, classified, analyzed, and presented. The first step in the process is to define the appraisal problem - i.e., identify the real estate, the effective date of the value estimate, the property rights being appraised, and the type of value sought. Once this has been accomplished, the appraiser collects and analyzes the factors that affect the market value of the subject property. These factors are addressed in the area and neighborhood analyses, the site and improvement analysis, and the Highest and Best Use analysis, and in the application of the three approaches to value. Appraisers generally use three approaches to value: The Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.

The first approach is the Cost Approach to value. Accrued depreciation is deducted from the cost new of the improvements and this figure is added to the land value to indicate the value of the whole property. Generally, land value is obtained through sales comparison. The reproduction cost new of the improvements is estimated based on current prices for component parts of the building less depreciation, which is computed by analyzing the disadvantages or deficiencies of the existing building as compared to a new building. The Sales Comparison Approach is used to estimate the value of the land as though vacant and/or the property as improved. The appraiser gathers data on sales of comparable properties and analyzes the nature and conditions of each sale, making logical adjustments for dissimilar characteristics. Typically, a common denominator is found. For land value, the unit of comparison is usually price per square foot or price per acre; for improved properties, it may be price per square foot, price per unit, or a gross rent multiplier. The Sales Comparison Approach produces a good indication of value when sales of similar properties are available. The Income Approach is predicated on the assumption that a definite relationship exists between the amount of income a property can earn and its value. In other words, value is created by the expectation of income benefits to be derived in the future. In this approach, the anticipated annual net income is stabilized and then converted into a value estimate by division using a market derived overall.

The final step in the valuation process is the reconciliation or correlation of the value indications. In the reconciliation, the appraiser considers the relative applicability of each of the approaches used, examines the range of the value indications, and gives most weight to the approach that appears to produce the most reliable solution to the appraisal problem. The purpose of the appraisal, the type of property, and the adequacy and reliability of the data are analyzed; also considered in assessing the reliability of each approach to value. To apply the three approaches to value, information pertaining to the fair market value of the subject property must be derived from the market because the appraiser seeks to anticipate the actions of buyers and sellers in the market.

SALES COMPARISON APPROACH

Preface

The Dictionary of Real Estate Appraisal (Third Edition), by the Appraisal Institute, defines Sales Comparison Approach on page 318 as follows:

"A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison."

Overview

In order to estimate the market value of the subject property as improved, a search was made for sales of vacant buildings in similar condition. Our sales are aligned with the subject in that they were all purchased for eventual gutting and renovation once market conditions improved. Wherever possible we confirmed sales that have some historic appeal as well. Age, condition, and location are all accounted for by this group of sales.

Unit of Comparison

The unit of comparison most widely used in estimate the market value of commercial properties like the subject is the sale price per square foot of building area.

Sales and listings are shown on the next page and are followed by a discussion of adjustments, additional data, and the value correlation:

IMPROVED SALES SUMMARY AND ADJUSTMENT GRID

	SUBJECT PROPERTY	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6	CONTRACT LISTING 7
LOCATION	500 Orange Avenue Fort Pierce, FL 34950	200 North US Highway One Fort Pierce, FL 34950	616 Atlantic Avenue Fort Pierce, FL 34950	607 Orange Avenue Fort Pierce, FL 34950	526 Avenue A Fort Pierce, FL 34950	2046 S US Highway One Fort Pierce, FL 34950	111 Second Street Fort Pierce, FL 34950	617 Orange Avenue Fort Pierce, FL 34950
SALES PRICE / LIST PRICE	-	\$300,000	\$92,500	\$100,000	\$250,000	\$250,000	\$800,000	\$280,000
CASH EQUIVALENT ADJUS.	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CASH EQUIVALENT PRICE	-	\$300,000	\$92,500	\$100,000	\$250,000	\$250,000	\$800,000	\$280,000
ARMS LENGTH SALE	-	Yes	Yes	Yes	Yes	Yes	Yes	Listing
SALE PRICE PER SQ. FT.	-	\$20.47	\$13.52	\$24.69	\$13.54	\$34.85	\$22.22	\$38.89
PROPERTY RIGHTS	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
OR BOOK/PAGE	-	3714-1100	3620-1620	3650-1692	3367-1459	3668-1427	Not Yet Recorded	N/A
SALE DATE	-	Feb-15	Mar-14	May-14	Feb-12	Aug-14	Apr-15	Current Listing
BASE BUILDING AREA (SQ. FT.)	7,307	14,655	6,840	4,050	18,466	7,173	36,000	7,200
SITE AREA	18,924	20,909	19,725	5,022	24,350	48,800	30,056	19,725
SITE COVERAGE RATIO	31.48%	34.95%	17.05%	80.65%	75.84%	14.70%	52.18%	36.50%
INTERIOR FINISH	Stripped Shell	Open Retail / Upstairs Office	Office	Restaurant	Retail Shell	Fraternal Lodge	Gym / Offices / Retail	Retail Shell
OVERALL QUALITY & DESIGN	Incomplete	Average Mixed Use	Average Office	Average Retail	Average Retail	Average Meeting Hall	Average Mixed Use	Average Retail
YEAR BUILT/CONDITION	1935 / Fair	1926 / Below Average	1968 / Below Average	1949 / Below Average	1950 / Below Average	1955 / Below Average	1919 / Below Average	1946 / Below Average
ADJUSTMENTS TO SALES								
Conditions of Sale	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted SP / SF Building Area		\$ 20.47	\$ 13.52	\$ 25	\$ 13.54	\$ 34.85	\$ 22.22	\$ 39
Market Conditions		0%	0%	0%	0%	0%	0%	0%
Adjusted SP / SF Building Area	-	\$20.47	\$13.52	\$24.69	\$13.54	\$35	\$22	\$39
Location / Exposure	-	-20%	20%	0%	10%	-20%	-20%	0%
Size	-	10%	0%	0%	10%	0%	10%	0%
Quality / Interior Finish	-	-10%	10%	-10%	-10%	-10%	-10%	-10%
Functional Utility		0%	-5%	-5%	-5%	-5%	-5%	-5%
Age and Condition	-	-10%	0%	-10%	-10%	-10%	-10%	-10%
Site Coverage Ratio / Site Improvements	-	0%	0%	5%	5%	-5%	5%	0%
Net Adjustment	-	-30%	25%	-20%	0%	-50%	-30%	-25%
Adjusted Price SF	-	\$14	\$17	\$20	\$14	\$17	\$16	\$29
Verified	Inspection	John Goodman	Cheryl King	Gus Gutierrez	Rob Low e	Mark Tierney	Steve Tarr	Del Tieg s

Relevant Transaction Details & Discussion of Adjustments

- **Conditions of Sale:**

All of the sales involved properties that were exposed to the market through brokers for a period of time that was typical. Sale 4 ended up going to auction, but that was not until after it had been conventionally marketed for several months. The conditions surrounding each sale are considered to be arm's length and no adjustments are needed to the prices.

- **Market Conditions:**

The majority of our sales data comes from 2014 and 2015. Only one sale is from 2012 and from what we have seen, the market in the subject's defined neighborhood has been flat in the last three years. Rents have been stable, vacancy has been consistently high. The market is weak, but there is nothing to suggest that it is declining further and there are no positive signs of any trend to trigger a value increase. Adjusting the prices of any sale for changing market conditions is unwarranted.

- **Location / Exposure:**

- Sale 1 is adjusted downward by 20% for a combination of factors that include being east of US Highway One and having direct exposure to US Highway One.
- Sale 2 is requires a significant inferior location upward adjustment. It lies farther west of US Highway One than the subject and it fronts Atlantic Avenue which is inferior to Orange Avenue in terms of exposure.
- Sale 3 is located on Orange Avenue only a few hundred feet from the subject on the opposite side of the roadway. No adjustment for location or exposure is needed.
- Sale 4 is west of US Highway One like the subject, and it does have frontage on a road that sees traffic originating from the downtown waterfront area. However, that traffic is one-way from the east only. This limited exposure is the basis for an inferior adjustment in this category.
- Sale 5 is located south of the Fort Pierce downtown core, however, it has direct frontage on US Highway One very near the intersection with Virginia Avenue. This particular section of US Highway One has the highest concentration of retail development in the city. There are multiple shopping centers within sight of Sale 5 and traffic counts here are some of the highest

in the City. The overall effect is a strongly superior location and exposure than the subject.

- Sale 6 is located east of US Highway One and is located at the heart of the Fort Pierce business district. It has frontage on Second Street, Orange Avenue, and Indian River Drive which are the main avenues into and out of downtown and the waterfront.
- Listing 7, along with Sale 3, needs no location or exposure adjustment for it lies on Orange Avenue just a short distance west of the subject.

- ***Building Size:***

Smaller buildings will tend to sell for a higher price per square foot than smaller buildings and vice versa. Sales are adjusted accordingly for size.

- ***Quality / Interior Finish:***

The subject has good quality construction elements in the core aspects of the structure, but the interior finish is incomplete and remains a large financial undertaking away supporting any occupants.

- Sale 1 was constructed in 1926, but it has been maintained and occupied by retail businesses for several years after the subject went vacant. The ground floor has most recently been used as a Rent-A-Center and is capable of housing a business right now. The upstairs portion of Sale 1 was small private offices and that area is in need of some repairs according to the broker. So overall, Sale 1 is superior, but somewhat limited in terms of degree.
- Sale 2 was described by the seller as having suffered interior damage from the hurricanes of 2004. The amount of water intrusion will require a complete gutting of the structure and a new interior. The subject has already had much of that type of work completed. This essentially places Sale 2 in an inferior class as the subject in the market's eyes.
- Sale 3 was a vacant restaurant / corner market at the time of sale. The interior build-out was basically a large open space with a small kitchen area. A similar level of build-out for the subject would not require a large expenditure, however Sale 3 is still superior given that it has fully functional plumbing, electrical, and climate control systems.
- Sale 4 has similar considerations to Sale 3 in that the interior finish was very basic but the building had all systems functional which made it immediately available for use.

- Sale 5 was a fraternal lodge which made use of a large open floor plan for social functions. It was purchased by the Ticket Clinic for use as a call center and the interior was extensively altered for office use. The superior adjustment is based on the same principle as Sales 3 and 4. The buyer saw little value in the current interior and expected significant expenditures after purchase, but the starting point was still superior to the interior of the subject.
- Sale 6 served as the headquarters of a local bank for several decades, as well as housing professional offices. Today the open areas of the bank branch portion serve as a fitness center while the upstairs areas are leased to various office based businesses. The build-out is dated by comparison to modern buildings, but is still superior to the subject currently.
- Listing 7 was most recently a Bridal / Formal Wear clothing shop. It is mostly below average quality open retail space. It will be reportedly converted into a medical clinic which will require large alterations and improvements to the interior. The result is a superior adjustment for interior finish, but to the same degree as the other sales in this class.

- ***Functional Utility***

The subject has 7,307 square feet of floor area. However, 1,350 square feet of this is comprised of second floor loft that is of lesser utility than the ground floor space. As such, the market will not value this area on the same basis as the ground floor. There is no elevator access to these areas. Sales 3 through 5 and Listing 7 have superior utility in that they are all single story structures. Sales 2 and 6 are two story buildings but possess elevators. Sale 1 resembles the subject since it is two stories with no elevator. All of the Sales except for Sale 1 are adjusted as slightly superior in this regard.

- ***Age / Condition:***

This adjustment is based on age, observed physical depreciation, and information reported by the confirmation source. Sales are adjusted based on their qualitative rating within the grid.

- ***Site Coverage Ratio / Site Improvements:***

Lower ratios typically yield better access, on site traffic flow, and are associated with better site improvements. This adjustment considers all of these factors and is made based on buildings' actual footprints and not adjusted square footages. The subject building covers 31% of the site. Parking is adequate with the help of nearby on-street parking. However, the market will prefer a property with a lower site coverage ratio, all things being equal. Sales 3, 4, and 6 rely heavily on street parking. Several businesses in the older parts of Fort Pierce have done so for years without detriment, but the owners we spoke with prefer on-site parking whenever

possible. Sales 3, 4, and 6 are only slightly penalized. Sale 5, on the other hand, has over one acre of land which allows for plentiful parking and possibly an expansion of the building improvements.

General Value Correlation

The sales collectively provide an adequate range for supporting the market for properties that are purchased for re-development in the subject neighborhood. More adjustments were required than what is preferred, but this could not be avoided given the limited volume in the subject's market segment in Fort Pierce. Overall, the adjustments are able to be supported fairly well through qualitative comparison of un-adjusted prices and since the data set as a whole brackets various aspects of the subject property. We include an active listing that is supportive of the adjusted prices of the sales. Adjusted prices ranged from \$13 to \$29 per square foot. It should be noted that Listing 7 (at \$29 per SF) represents an asking price. The actual contract price remains to be seen but will likely be less.

The subject is certainly a superior property by most means of comparison to Sale 2. Sale 2 was purchased for a price of \$13.52 per square foot. It is also reasonable to assume that the subject would sell for less than the price of Sale 1 (\$20.47 per SF) given the location and condition of Sale 1. Sale 3 is a less reliable indicator of subject value as it was finished inside as a nearly turnkey restaurant. Sale 4 is a very large building which faces even stronger headwinds than the subject in this market. However it has immediate utility so overall, its selling price of \$13.54 per square foot is considered applicable to the subject. Sale 5 is somewhat outside the subject neighborhood and along with Sale 3 is given less weight. Sale 6 can serve to set the upper limit on the discussion of the subject value at \$22 per square foot. It has a superior location and it is earning income at the time of purchase. Even though the subject is smaller, and smaller properties sell for a higher price per square foot, it is not reasonable for the subject to sell at \$22 per square foot. The more reliable range of possible values for the subject lies between \$14 and \$17 per square foot.

The subject's market value estimate is best supported at \$15.00 per square foot of building area. This can be expressed more completely as follows:

7,307 Square Feet @ \$15.00 per Square Foot

\$109,605

Rounded to \$110,000

COMPARABLE SALE PHOTOS

SALE 1



SALE 2



SALE 3



SALE 4



SALE 5



SALE 6



LISTING 7



RECONCILIATION

The approaches to value which were utilized produced the following value results.

COST APPROACH	Not Used
SALES COMPARISON APPROACH	\$110,000
INCOME CAPITALIZATION APPROACH	Not Used
FINAL MARKET VALUE OPINION AS OF APRIL 9, 2015	\$110,000

The Sales Comparison Approach is reasonably supported through closed sales and a contingent contract. The sales produce a reasonable range to value the subject property at this time and are considered to be a reasonable and applicable valuation gauge.

The subject has primary appeal as an owner-occupied property; however, it has the potential and added flexibility to rent singularly or divided. At this time there simply too many uncertain variables for investors to develop an income based method on which to base an offering price. Investors would be more likely to use a Sales Comparison thought process.

The Cost Approach is not applicable given the age of the building and the large amounts of depreciation that would need to be supported. Site value would have to be estimated and added in as well and land sale data is scarce in the subject neighborhood.

The Sales Comparison Approach provides the most credible assignment result in this case and it is the only applicable method as well.

It is our opinion that the Market Value of the Fee Simple Interest in the subject property as of April 9, 2015 the effective date of the appraisal is:

ONE HUNDRED TEN THOUSAND DOLLARS

\$110,000

Our market value estimate is based on an exposure period of 12 to 18 months.

CERTIFICATION

- We certify that, to the best of our knowledge and belief.
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting of predetermined results.
- Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of subsequent event directly related to the use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Thomas Osteen, MAI, SRA and Justin Hayskar, Registered Trainee have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.
- Our value conclusion, as well as other opinions expressed herein, is not based on a requested minimum value, or specific value, or approval of a loan.
- As of the date of this report, I Thomas Osteen, MAI, SRA have completed the requirements of the continuing education program of the Appraisal Institute.
- This report is subject to review by the State of Florida and by the Appraisal Institute.
- We have not been engaged to perform any valuation services relating to this property within the last three years.



Thomas A. Osteen, MAI, SRA
State Certified General Real Estate Appraiser, RZ0000174



Justin Hayskar
State Registered Trainee Appraiser RI22577

QUALIFICATIONS OF THOMAS A. OSTEEN, MAI, SRA

Professional Memberships

- ◆ **MAI - member, Appraisal Institute of Real Estate Appraisers.**
- ◆ **SRPA - Senior Real Property Appraiser - Society of Real Estate Appraisers.**
- ◆ **SRA - Senior Residential Appraiser - Society of Real Estate Appraisers.**

Professional Experience

- ◆ **State Certified General Appraiser - State of Florida Since June, 1990, #RZ0000174**
- ◆ **President - Osteen Appraisal Services, Inc. - 1984 - Present.**
- ◆ **Licensed Real Estate Broker - State of Florida since 1984.**
- ◆ **Broker - Salesman - State of Florida - 1981 - 1984.**
- ◆ **Real Estate Salesman - State of Florida - 1976 - 1981.**

Professional Training

- ◆ **Numerous courses and appraisal seminars between 2000 and 2011**
- ◆
- ◆ **Bachelor of Science Degree, Real Estate Major, Florida State University, 1976.**
- ◆
- ◆ **Associates of Arts Degree, Indian River Community College, 1974**

Experience

Continuous appraisal of real property in the State of Florida since 1976. Appraisal practice encompasses a wide array of commercial, agricultural and residential properties including complex special purpose properties.

Continuing Education

As of the date of this report I, Thomas A. Osteen, MAI, SRA, SRPA has completed the requirements under the continuing education program of the Appraisal Institute.

QUALIFICATIONS OF JUSTIN HAYSKAR

Education

Florida Atlantic University, Graduated 2003, BBA Degree, Finance

Indian River Community College, Graduated 2001, AA Degree, Business

Professional Memberships

Residential Associate Member, Appraisal Institute

State of Florida – Registered Trainee Real Estate Appraiser #RI22577

Appraisal Courses and Seminars Completed

Appraisal Institute – “General Appraiser Report Writing and Case Studies”
March, 2010 (30 Hours) Fort Lauderdale, FL

Appraisal Institute – “General Appraiser Market Analysis and Highest & Best Use”
December, 2009 (30 Hours) Fort Lauderdale, FL

Appraisal Institute – “General Appraiser Sales Comparison Approach”
November, 2009 (30 Hours) Fort Lauderdale, FL

Appraisal Institute – “General Appraiser Sales Comparison Approach”
November, 2009 (30 Hours) Fort Lauderdale, FL

Appraisal Institute – “General Appraiser Site Valuation and Cost Approach”
June, 2009 (30 Hours) Orlando, FL

Appraisal Institute -- “General Appraiser Income Approach Part II”, September, 2008
(30 Hours) Nashville, TN

Appraisal Institute -- “General Appraiser Income Approach Part I”, September, 2008
(30 Hours) Nashville, TN

Appraisal Institute – “Real Estate Finance, Statistics, & Valuation Modeling” May, 2008
(15 Hours) Boca Raton, FL

Appraisal Institute - “Evaluating Residential Construction”, October, 2007 (8 Hours)
Orlando, FL

Appraisal Institute – “Residential Sales Comparison & Income Approaches” July, 2007 (30 Hours) Miami, FL

Appraisal Institute – “Residential Market Analysis & Highest and Best Use” April, 2007 (15 Hours) Ocoee, FL

Appraisal Institute – “Residential Site Valuation and Cost Approach” April, 2007 (15 Hours) Ocoee, FL

Appraisal Institute – “Basic Appraisal Principles” March, 2007 (30 Hours) Houston, TX

Appraisal Institute – “Basic Appraisal Procedures” March, 2007 (30 Hours) Houston, TX

Appraisal Institute – “15 Hour National USPAP Course” March, 2007 (15 Hours) Houston, TX

Work Experience

2007 - Present Trainee Appraiser for Osteen Appraisal Services, Inc., Fort Pierce, Florida.

2003 - 2007 Financial Analyst & Deposit Analyst, Harbor Federal Savings Bank, Fort Pierce, Florida.

CRA Advisory Committee

Meeting Date: 07/15/2015

Re: Staff Comments

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

STAFF COMMENTS

Attachments

No file(s) attached.

CRA Advisory Committee

Meeting Date: 07/15/2015

Re: Committee Member Comments

Submitted For: Nick Mimms, Deputy City Manager, City Manager

Information

SUBJECT

COMMITTEE MEMBER COMMENTS

Attachments

No file(s) attached.
