

DRAFT



City of
Fort Pierce
FLORIDA
& Fort Pierce Redevelopment Agency

REQUEST FOR QUALIFICATIONS No. 2017-023



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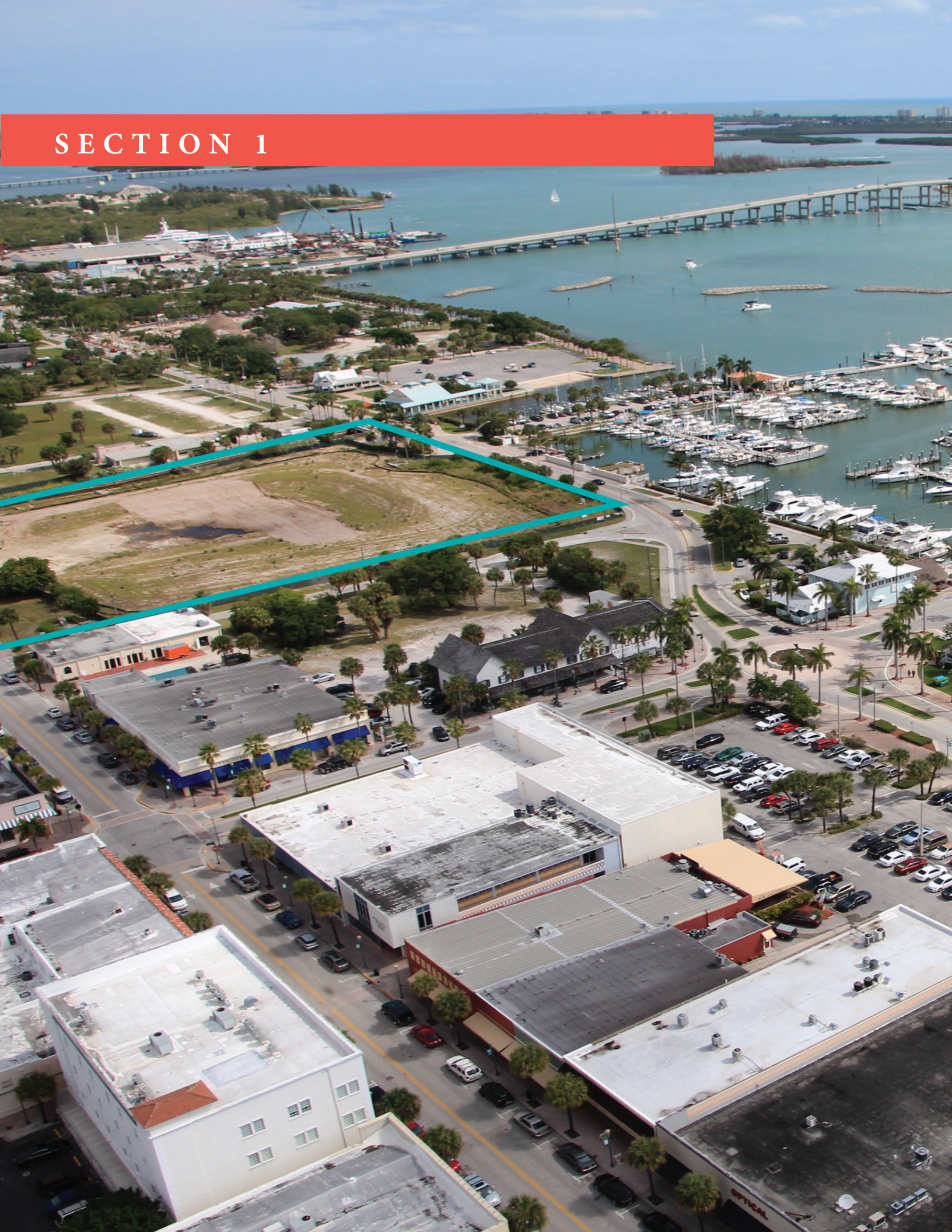
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SECTION 1





I. EXECUTIVE SUMMARY - REQUEST FOR QUALIFICATIONS

The City of Fort Pierce and the Fort Pierce Redevelopment Agency invite interested and/or qualified developers to submit a Statement of Qualifications for the redevelopment of approximately 7.13 acres comprising of several parcels generally known as the former H.D. King Power Plant located at 311 North Indian River Drive.

This property is located in Historic Downtown Fort Pierce along the Indian River Lagoon. Home to one of the country's most idyllic and historic main streets, and a small town gem according to a recent article in USA Today, Fort Pierce offers rich culture, history, and architecture. Fort Pierce is also home to an array recreation and attractions like the Historic 1923 Sunrise Theatre, and a burgeoning waterfront.

Located east of the property is the Fort Pierce City Marina, which was recently reconstructed to include a total of 247 slips to create a beautiful marine recreation destination. This marina was severely damaged during the 2004 hurricane season, but through joint efforts of the City of Fort Pierce, the Federal Emergency Management Agency, the Florida Department

of Environmental Protection, and the US Army Corps of Engineers, this area has been reconstructed as a unique ecological feature that enhances the waterfront of Fort Pierce.

To the north is a reinvigorated historic residential community named Edgartown, which is attributed for being the earliest settlement in the Fort Pierce area. To the south and west is Historic Downtown Fort Pierce, which has undergone significant infrastructure improvements that has produced the most beautiful waterfront on the Treasure Coast.

PROPERTY DESCRIPTION



Note: Illustration does not portray actual parcel boundaries.



The H.D. King site was the former home of the electricity generating facility for the Fort Pierce Utility Authority. The facility was demolished in 2008 and the site has gone through a series of soil remediation processes. The site remediation has been completed and the site offers a blank slate of approximately 7.13 acres for redevelopment. The site has been graded and the City is in the final stages of construction of new seawalls for Moore's Creek.

This site is definitely a diamond in the rough, offering unparalleled views of the Indian River Lagoon and walking distance to dining, arts and entertainment.



The H.D. King site is currently zoned Light Industrial (I-1) reflective of its former use as a utility site, with an industrial land use. City Staff is supportive of a rezoning and change in land use to reflect the project proposed by the successful bidder. The City offers the development toolbox option of a Planned Development (PD) zoning category, which allows for a negotiated zoning district for that property based upon a development plan, as well as a variety of traditional classifications like Commercial General. Additionally, the City Planning Department is committed to "fast track" review processes for this site.

Complete legal descriptions, square footage and full size maps are included in the Appendix.



COMMUNITY SNAPSHOT





Fort Pierce is truly a unique gem on the Treasure Coast and we are committed to making our City sparkle. With recent redevelopment projects, historic preservation initiatives and a focus on cultural and recreational amenities, Fort Pierce has become an exceptional place to live, work, learn and play.

Situated on the “Treasure Coast,” named after the famed sinking of a Spanish treasure fleet in 1715, Fort Pierce is one of the oldest communities on the east coast of Florida. Incorporated in 1901, the city grew from 300 pioneers to over 45,000 residents today and encompasses approximately 31 square miles. Our city is a diverse yet neighborly community, embracing both the richness of our heritage and the promise of the future in St. Lucie County. Downtown has retained its old Florida charm and scale, as it has welcomed new development and revitalization. The historic Downtown waterfront affords residents contemporary shopping, dining, great fishing and a range of entertainment and activities from the nationally acclaimed Farmers Market, Friday Fest, Jazz Craft Market and the city owned and operated historic, 1,200-seat Sunrise Theatre for the Performing Arts.

Downtown Fort Pierce ranked among the nation’s most idyllic and historic main streets according to USA Today, and the only Florida city to make the list. The publication said, “Fort Pierce, a Treasure Coast ‘Old Florida’ town, cooled by breezes off the Indian River, won the 2011 Best Main Street designation from the National Trust. Swaying palm trees line the sidewalks, and the atmosphere evokes the early 1900s when the city came into its own. Period Spanish architecture punctuates the downtown area, the star of which is the historic Sunrise Theatre.

In 2015, Fort Pierce’s Downtown Main Street was named Number 1 on a consumer-advocacy group’s list of “50 Best Small Town Main Streets” in America. The honor was given by Top Value Reviews, which ranked Fort Pierce top among cities with a population of less than 60,000. Fort Pierce was one of only two Florida cities named on the list and it beat out notable quaint small towns such as Nantucket, Massachusetts and Steamboat Springs, Colorado.

COMMUNITY SNAPSHOT *cont'd*





Downtown Fort Pierce has many strong attributes that support continued reinvestment and development that include a growing downtown residential population, a unique waterfront location, visitor attractions and accessible beaches. Downtown also is an attractive, pedestrian friendly business district with small rental spaces and lower overhead that is conducive to specialty retailers looking to differentiate themselves from chain stores in the area. Cultural attractions such as the Sunrise Theatre, the A.E. Backus Museum & Gallery and the Manatee Observation Center along with a strong Downtown Farmers Market have helped draw customers from the greater Treasure Coast region to the downtown.

Downtown Fort Pierce is an eclectic commercial corridor with several business clusters including a growing arts/entertainment and food cluster, a home décor, antique and collectibles cluster, an apparel and jewelry cluster and a personal care cluster. Downtown also is a government and legal center, several government agencies are located in the area, including City Hall, Clerk of Court and St. Lucie County Court House.

Retail opportunity is driven by three key market segments: residents living within the local and regional trade areas, workforce employees and residents living in or adjacent to downtown and a visitor market that includes seasonal residents, short-term visitors staying in area rentals and hotels and day visitors. Downtown also captures sales from boaters that are using the marina. Many of these customer groups do not show up in traditional demographic reports but are a significant source of sales for local businesses.

DOWNTOWN TRADE AREA DEMOGRAPHICS

| | Primary Trade Area | Secondary Trade Area | Tertiary Trade Area |
|---------------------------|--------------------|----------------------|---------------------|
| 2015 Population | 50,313 | 138,815 | 530,660 |
| 2020 Projected Population | 52,394 | 144,604 | 554,165 |
| an increase of | 4% | 4% | 4% |
| Total Households | 18,449 | 55,225 | 217,989 |
| Median Age | 37.0 | 43.2 | 47.8 |
| Median Household Income | \$26,762 | \$34,753 | \$43,699 |
| Average Household Income | \$38,892 | \$49,767 | \$64,010 |
| Median Net Worth | \$219,626 | \$449,459 | \$741,000 |

COMMUNITY INPUT





A community meeting was held in August 2016 to gather the community's input and vision for the future of the King Plant site.

Based on comments by the community here are the common themes:

1. The prospect of a hotel has broad support from all aspects of the community. The feeling is that it would help attract people downtown that otherwise would be staying in hotels near Interstate 95 or hotels in other cities like Vero Beach and Port St. Lucie. The added advantage of having a convention or conference center means that the city would have the ability to attract conferences that bring large numbers of people to our city. A hotel and convention/conference center would also help the local businesses and events downtown.

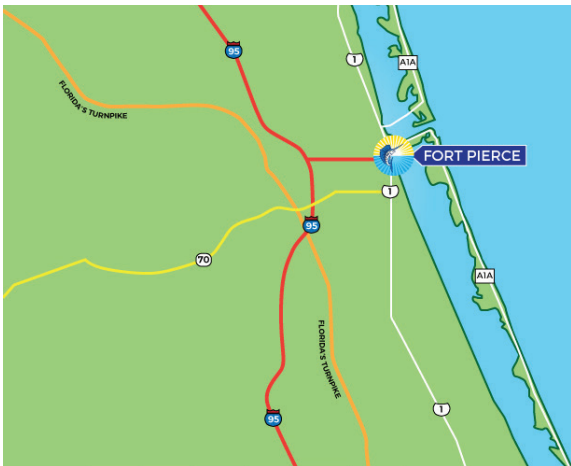
2. The community has suggested they want condominiums, townhomes, and/or luxury apartments in the downtown. A market study may help determine which types of residential units will be the most viable to the area. Ancillary uses: If residential development is built then it would be a good idea to also incorporate a small grocery store that is within walking distance. This would give residents that live downtown an opportunity to walk and buy their groceries instead of driving to one of the farther grocery stores. Other uses like retail and restaurants should be placed on the site to give residents and visitors a place to shop and eat. Adding these uses would also help attract people to the downtown area, which would bring customers to other downtown businesses.

3. Aesthetics - Architecture styles and heavy landscaping are important. Many people thought it should be patterned on what is in the downtown currently and also should not detract from Edgartown. Lush, full landscaping and additional screening for utilities, especially the FPUA Lift Station that is on the corner of the property.

The full report from the Community Input Meeting is attached in the Appendix.

TRANSPORTATION PROFILE



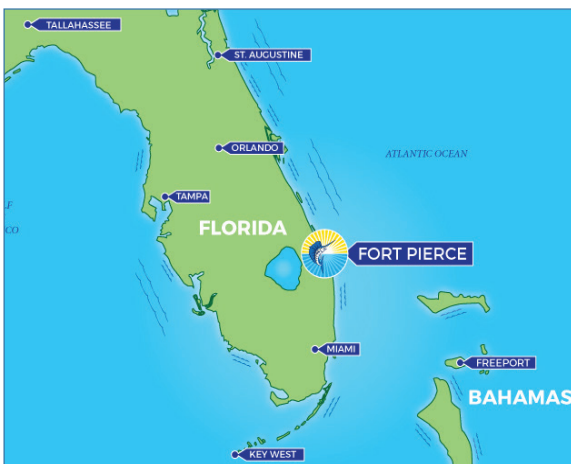


Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida.

Fort Pierce offers a plethora of transportation linkages which include highways, rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The Treasure Coast International Airport is also one of the busiest general aviation airports in the state and has US Customs on-site. International flight options within a two-hour drive are available at Miami, Fort Lauderdale, Palm Beach, Melbourne and Orlando International Airports. Palm Beach International Airport offers major domestic connections within a 50-minute drive.



St. Lucie County, in partnership with the City of Fort Pierce, has established a mission to broaden and strengthen the economic base of the regional community by providing adequate infrastructure and development processes for mixed-use port development. St. Lucie County is currently exploring strategic options for the Port of Fort Pierce. The county owns 20 acres at the Port, adjacent to 67 acres owned privately, as well as 12 acres that house the privately-owned Indian River Terminal.



CAPITAL IMPROVEMENT PROJECTS



CAPITAL IMPROVEMENT PROJECTS • 2010-17 • 2 MILE RADIUS

- | | |
|---|--|
| 1. Inlet Linear Park - South Beach \$ 679,730.00 | 14. SR A1A Phase (US1 to Blue Heron) \$ 22,308,434.00 |
| 2. 9th Street Bridge Replacements \$ 2,111,481.00 | 15. 5th Street & Orange Avenue to Boston \$ 151,326.00 |
| 3. Moore's Creek Linear Park \$ 3,892,619.00 | 16. Georgia Avenue Drainage Basin Outfall \$ 315,914.00 |
| 4. 13th Street Orange Avenue to South of Avenue D \$ 659,333.00 | 17. Lincoln Park Neighborhood Improvements \$ 544,758.00 |
| 5. Atlantic / 5th Street Drainage Repair \$ 24,655.00 | 18. Veterans Park Phase I - Indian River Dr. \$ 400,450.00 |
| 6. Pincrest Estates Drainage Improvements \$ 535,234.00 | 19. Melody Lane Fishing Pier \$ 550,234.00 |
| 7. 10th Street & Moore's Creek to Citrus Avenue \$ 2,081,442.00 | 20. Indian Hills Recreation Area Phase I \$ 3,000,060.00 |
| 8. 19th Street Canal Repairs \$ 78,195.00 | 21. City Marina Phase I \$ 31,771,144.00 \$ 6,500,000 |
| 9. Jetty Park \$ 1,360,439.00 | 22. Veterans Park Phase II \$ 2,032,810.00 |
| 10. Seaway Drive Sidewalk Café \$ 142,370.00 | 23. 21st Street & Havana Avenue \$ 384,561.00 |
| 11. Moore's Creek Dredging \$ 90,000.00 | 24. Indian Hills Recreation Area Phase II \$ 2,333,885.00 |
| 12. Replacement of 20,000 Gallon Fuel Tank \$ 264,867.00 | 25. King Power Plant Remediation \$ 4,197,994.00 |
| 13. Alley 132 \$ 24,269.00 | |



"A big thumbs up to the City of Fort Pierce for doing such a wonderful job and enhancing the community, your City should be a model for surrounding cities to improve and do for its residents." ~L. DaCosta



Fort Pierce City Marina



Veterans Memorial Park



Moore's Creek

Downtown Fort Pierce, with its central location along the growing Treasure Coast, and its abundant natural and cultural amenities make it a prime location for private investment. Since 2010, there has been over 79 million dollars' worth of Capital Improvement Projects completed within a 2-mile radius of the former H.D. King Plant.

Located directly across from the King Plant, the **Fort Pierce City Marina** is the largest Downtown development project to date totaling an excess of 31.7 million dollars. The Fort Pierce Marina was destroyed by back-to-back Hurricanes Frances and Jeanne in 2004. In response, the city embarked on a ten-year project to permit and construct a network of breakwater islands. A pilot project of the State of Florida, the islands have proven successful, innovative and adaptable for use in other waterfront locations, while winning various technical awards and the Florida Main Street's Honor Award for outstanding public improvement. Fort Pierce remains committed to utilizing creative and innovative methods to protect and improve the Indian River Lagoon.

The Marina is home to fishing charter vessels, wildlife tours, and Freedom Boat Club. The City Marina consists of 247 slips that can accommodate up to 274 vessels up to 140 feet in length, a gift shop, fueling capabilities and 2 restaurants on-site. The marina is open 22 hours a day, 7 days a week to accommodate boaters' needs. These long hours allow our customers to make the Bahamas crossing by using one of the best deep water inlets in Florida just 2.5 miles away at any day or night time period. We also provide a safe place for boaters to dock while checking in at the local customs at the nearby airport.

The newly redesigned **Veterans Memorial Park** is an over 2-million dollar stormwater project located adjacent to the King Plant site. Not only does this project look absolutely beautiful and honor our veterans, it is also extremely effective in reducing pollutants and unwanted particles from entering our Indian River Lagoon.

Moore's Creek, which bisects the H.D. King Site, is another stormwater project completed by the City of Fort Pierce. Improvements to Moore's Creek were made to provide water quality benefits to the existing 2,382 acre drainage basin that discharges into the creek and ultimately into the Indian River Lagoon. Improvements include the widening of the creek to provide additional storage capacity within the creek limits, installation of baffle boxes to remove nutrients, oils, and sediments from the run-off, and construction of littoral shelves.

The City is currently completing the seawall replacement project along both sides of Moore's Creek from 2nd Street to Indian River Drive. Approximately 1,044 feet of seawall was placed in front of the existing seawall, secured with tie-backs and a wall cap encapsulating both the existing and new wall was installed. The total estimated construction cost is \$1,691,000 and will be completed in Summer 2017.

TOURISM





Fort Pierce is famous for being a quaint fishing village, but take a closer look and you will find a treasure trove of activities. As one of the most diverse communities on the Treasure Coast of Florida, Fort Pierce has the culture excitement to rival any “big city” atmosphere. With weekly and monthly events and premier shows at the Sunrise Theatre, visitors never run out of things to do or people to meet.

Fort Pierce is located on the pristine Indian River Lagoon with one of the best all-weather inlets in the state of Florida. Even though Fort Pierce is known for its world class fishing, some visitors would rather take an eco-friendly motorized kayak down the Indian River or dolphin watch on a tour boat. Paddle boarding and horseback riding on unspoiled beaches is also a hit among tourists. Fort Pierce’s natural beauty is world renowned.

Our cultural enhancements include the Zora Neale Hurston Trail, commemorating the noted author and anthropologist who lived her last years in Fort Pierce and the Highwaymen Heritage Trail. The Highwaymen, also referred to as the Florida Highwaymen, are 26 storied, world-renown African American landscape artists who originated in the City of Fort Pierce. Visitors from all over the United States visit Fort Pierce to experience the Highwaymen Heritage Trail, a self-guided engaging and educational experience that recognizes these mostly self-taught landscape artists who have strong local, state, national and international significance.

Museums in Fort Pierce include the newly-enlarged Florida landscape artist A.E. “Beanie” Backus museum (directly east of the King Plant), and the St. Lucie Regional History Museum, with its satellite Adams Cobb Cultural Museum in the P.P. Cobb Building (to the immediate south of the King Plant). Fort Pierce’s most popular tourist attraction, the National UDT Navy SEAL museum, commemorates the birth of the Navy frogmen here in Fort Pierce, and chronicles the evolution of this military unit to today’s Navy SEALs.

Fort Pierce City Marina is home to the Southern Kingfish Association’s National Championship Fishing Tournament every three years bringing 250-300 fishing teams to Downtown Fort Pierce. SKA has also committed to add Fort Pierce to the tournament’s Pro Tour schedule during the off years.

SPORTS & RECREATION





St. Lucie County boasts some of the best athletic facilities on the Treasure Coast with regional parks, stadiums, and athletic fields, just about any outdoor event could be happening any weekend.

Thousands of visitors rush to St. Lucie County to watch America's favorite pastime in Port St. Lucie – every Spring the New York Mets major leaguers are here to train and every summer the St. Lucie Mets are in full-swing at First Data Field. First Data field is located only 12 miles from the King Plant. Beyond the baseball field, sports fans can engage in golf, disc golf, tennis, pickle ball, skateboarding and more.

Private and public golf courses are plentiful, with the world renowned PGA courses in Port St. Lucie and our own Indian Hills Golf Course in Fort Pierce, as well as St. Lucie County's Fairwinds Golf Course and Gator Trace Golf and Country Club in Fort Pierce.

Host to collegiate, high school and youth baseball/softball competitions, the Lawnwood Sports Complex boasts some of the best athletic surfaces on the Treasure Coast. Located only 2.5 miles from the King Plant site, the Lawnwood Sports Complex is utilized year round by out of town visitors and local residents. This magnificent asset plays host to multiple major sport events that drive thousands of hotel room nights and millions of dollars in economic impact.

The Southern Kingfish Association (SKA) hosts its National Championship at the Fort Pierce City Marina every three years bringing hundreds of anglers to Downtown Fort Pierce. Fishing tournaments have proven to be big business for Fort Pierce, attracting boaters from all over Florida regularly.

Fort Pierce is home to Indian River State College's NJCAA National Championship Swimming Team. In 2017, IRSC secured the men's 43rd consecutive and women's 39th overall national team titles.

HEALTH CARE





St. Lucie has an outstanding healthcare system, served by four hospitals: Lawnwood Regional Medical Center and Heart Institute and Level Two Trauma Center, Martin Health System, St. Lucie Medical Center and Tradition Medical Center, which provide life-saving care for patients with critical injuries from a four-county region. There are 44 major hospitals within a 100-mile radius.

Named a top performer by the Joint Commission, Lawnwood Regional Medical Center and Heart Institute is located in the City of Fort Pierce. Lawnwood offers a 365-bed facility, medical and surgical services in orthopedics, oncology, intensive care, progressive cardiac care and birthing center. The medical center serves as the only Level II Trauma Center in the region and has the most experienced Heart Institute Team on the Treasure Coast. Recently, Lawnwood Regional Medical Center and Heart Institute opened their Level III Neonatal Intensive Care Unit which cares for the smallest and sickest newborn babies.

Lawnwood Regional Medical Center & Heart Institute Fast Facts

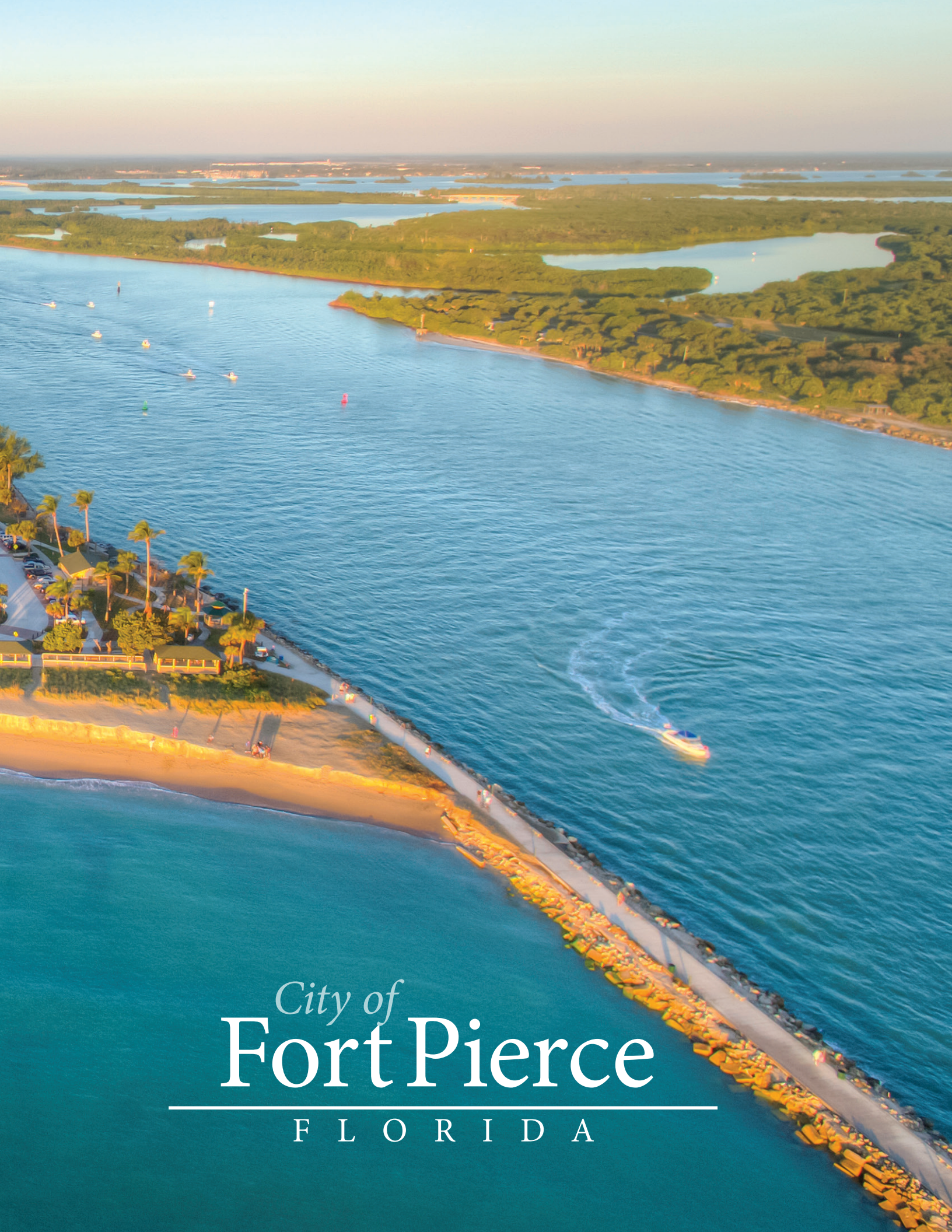
- A 365-bed acute care hospital, home of the Treasure Coast Level II Trauma Center
- Specialty services include a full range of cardiac care from diagnostics to open-heart surgery, Pediatric Intensive Care Unit, Inpatient Behavioral Health, an Inpatient Physical Rehabilitation Center as well as the only Mazor Robotics Program that provides highly-accurate, minimally-invasive surgery for complex spinal cases.
- A Level III Neonatal Intensive Care Unit and Pediatric ER services for the smallest and the sickest children, providing quality, child-friendly care, close to home.
- Lawnwood is accredited by The Joint Commission and designated at a Top Performer, a Certified Primary Stroke Center and has the only CARF Accreditation on the Treasure Coast.



The St. Lucie County Fire District is the largest fire/EMS provider on the Treasure Coast and the fifth largest in the State of Florida. The Fire District operates 17 fire stations, which protect 271,000 residents and cover 614 square miles of St. Lucie County. During 2016, the Fire District responded to 51,935 calls.

APPENDIX

1. Site Rehabilitation Completion Order
2. Appraisal of the Former H.D. King Power Plant Site
3. Parcel Legal Descriptions
4. Site Utilities Map
5. Parcel Boundary Map
6. Restrictive Covenants
7. H. D. King Site Community Meeting Report • August 24, 2016
8. Visit St. Lucie County Visitor Tracking Report • January to March 2017
9. Treasure Coast Sports Commission Economic Impact Report • FY2014-15 & FY2015-16
10. Downtown Fort Pierce Map
11. City of Fort Pierce FY2016 Annual Report



City of
Fort Pierce

F L O R I D A