

user: **Gorham, Jan** organization: **City of Ft. Pierce Purchasing Department**

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Bid Details

Bid Information

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Agency City of Ft. Pierce Purchasing Department

Bid Type Request for Proposal

Bid Number RFP-5587-0-2006/JG

Fiscal Year 2006

Bid Writer [Jan Gorham](#)

Bid Name LEASE/OPERATORS FOR COBBS LANDING (FORMERLY MANATIKI RESTAURANT)

Bid Status Upcoming

Bid Status Text None

Due Date/Time 3/2/2006 3:00 PM Eastern

Broadcast Date 1/10/2006

Bid Bond 0%

Project Estimated Budget

Plan (blueprint) Distribution Options None

Distribution Method Download and Mail

Distributed By DemandStar by Onvia

Distribution Notes None

Scope of Work The City of Fort Pierce, Florida is inviting qualified parties to submit a proposal (RFP) from experienced Restaurateurs to Lease/Operate Cobbs Landing (Formerly Manatiki) Bar/Restaurant Building and Grounds located at 200 North Indian River Drive, Fort Pierce, Florida. The successful respondent(s) shall be awarded a contract for ten years with two subsequent five-year renewals permissible upon mutual written agreement.

E-Bidding No

Legal Ad**EDIT | VIEW**

Please select either the View or Edit button to manage legal ad.

Pre-Bid Conference**EDIT**

Pre-Proposal Conference:

10:00 AM, FRIDAY, FEBRUARY 3, 2006

CITY HALL, ENGINEERING 1ST FLOOR CONFERENCE ROOM

100 NORTH U.S. #1

FORT PIERCE, FLORIDA 34950

While this is not mandatory, all interested parties are encouraged to attend and participate. A site visit will take place following the meeting.

Publications**EDIT**

Fort Pierce Tribune 1/10/2006

Fort Pierce Tribune 1/17/2006

Documents**EDIT**

Bid Package **RFP No. 5587 - Lease/Operators for Cobbs Landing** (Complete)

Commodity Codes**EDIT**

CSF-209-69 - Project Management
CSF-209-77 - Real Estate/Property Management
RNT-971-30 - Hotel/Motel Accommodations (Incl. Lodges, Resorts, Bed/Breakfast Inns, etc.) Rental or Lease
RNT-971-60 - PROPERTY MANAGEMENT SVCS.
SRV-958-44 - Food Management Services (Incl. Hygiene, Contamination, Preservation, Research, etc.)
SRV-962-19 - Cafeteria and Restaurant Services
SRV-962-40 - Food Distribution Services
SRV-998-84 - Real Estate (Incl. Buildings, Houses, Land, etc)

Statistics

Planholders There are 0 planholders for this bid.

Broadcast List 0 suppliers have been notified

Supplemental Suppliers 5 Supplemental Suppliers

Filtered No

Delete Bid

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**CITY OF FORT PIERCE
MEMORANDUM**

TO: Director of Fort Pierce Redevelopment Agency

FROM: Director of Procurement

SUBJECT: RFP No. 5587, Lease/Operators for Cobb's Landing
(Formerly Manatiki Restaurant)

COPY: Fort Pierce Redevelopment Agency Board

DATE: April 21, 2006

On December 19, 2005, the Procurement Department prepared specifications to go out for proposals on the above subject proposal. The proposal was advertised on January 10 and 17, 2006, with a scheduled opening at 3:00 PM on March 2, 2006.

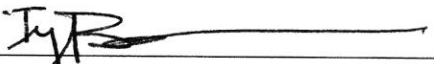
The invitation was sent to 397 vendors. Ten (10) vendors requested specifications with 2 responding (20%) plus 0 "No Bids" (20% total response).

The Evaluation Committee consisting of Dennis Beach, City Manager, David Recor, Deputy City Manager, Robert V. Schwerer, City Attorney, George Bergalis, Director of Finance, Jon Ward, Director of Fort Pierce Redevelopment Agency, and Tony Barnes, Director of Procurement, met on March 29, 2006, for Phase I, and conducted a Phase II Field Evaluation between March 30 and April 18, 2006. The Evaluation Committee would like to request authorization from the FPRA Board for approval of the ranking below, and authorization to begin negotiations of a contract with the top ranked firm, **Ianco, d/b/a Cobb's Landing, Fort Pierce, Florida**. If an agreement cannot be reached we would proceed to negotiate with the next highest firm.

The ranking of the firms are as follows:

1. Ianco, LLC, d/b/a Cobb's Landing, Fort Pierce, Florida
2. Mulligan's Beach House Bar & Grill, Jensen Beach, Florida

Submitted by:



Tony Barnes, CPPB, Director of Procurement

TB/jg

Attachment

cc: Dennis W. Beach, City Manager
David Recor, Deputy City Manager
Robert V. Schwerer, City Attorney
George Bergalis, Director of Finance

RFP NO. 5587 – EVALUATION - MARCH 29, 2006

LEASE/OPERATORS FOR COBBS LANDING (FORMERLY MANATIKI RESTAURANT)

	IANCO, LLC D/B/A COBB'S LANDING	MULLIGAN'S BEACH HOUSE & BAR GRILL
BUSINESS PLAN	Investment 356K. Remodel 2 nd Floor and outside deck. Will support special events. Would like to purchase City Liquor License to extend service to new deck area.	American/Casual Dining. Upgrade dining area, signage, and repaint interior and exterior (3-4 weeks time).
REFERENCES	Strong local references. Good vendor relationships.	Strong. Participates in several civic organizations.
MONTHLY PROPOSED FEE	10% of first million 4% anything above one million. Example: 2 million = 140K 3 million = 180K	5% Sales – Negotiable. Example: 2 million = 100K 3 million = 150K
TIMELINE	No Downtime – Current Operator of Restaurant.	3-4 Weeks – Will take experience from other restaurants to use here.
EXPERIENCE	Owners: 5 years Manager: 18 years Chef: 14 years	Owners: 20-25 years (own three restaurants in the area) Floor Managers (3-4): Must have minimum 3 years experience Kitchen Managers (1-2): Minimum 3 years experience

**CITY OF FORT PIERCE & FORT PIERCE UTILITIES AUTHORITY
TABULATION OF BIDS**

"Offers from the vendors listed herein are the only offers received timely as of the above opening date and time. All other offers submitted in response to this solicitation, if any, are hereby rejected as late."

RFP ON:	Lease/Operators for Cobbs Landing (Formerly Manatiki Restaurant)
RFP NUMBER:	<u>5587</u>
DATE:	03/02/06 @ 3:00 PM
RECOMMENDED AWARD:	Pending

RESPONSE
2 of 10 = 20%
0 "No Bids"
Total = 20%

**LEASE/OPERATORS FOR COBBS LANDING
(FORMERLY MANATI KI RESTAURANT)**

VENDORS

Mulligan's Beach House Bar & Grill
Jensen Beach, Florida

Ianco, LLC, d/b/a Cobb's Landing
Fort Pierce, Florida

PLEASE NOTE: BOARD MEETINGS ARE HELD THE FIRST AND THIRD TUESDAY OF EVERY MONTH AND COMMISSION MEETINGS ARE HELD THE FIRST AND THIRD MONDAY OF EVERY MONTH. CALL THE PURCHASING DEPARTMENT WEDNESDAY PRIOR TO THE MEETINGS FOR RECOMMENDATION OF AWARD.

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