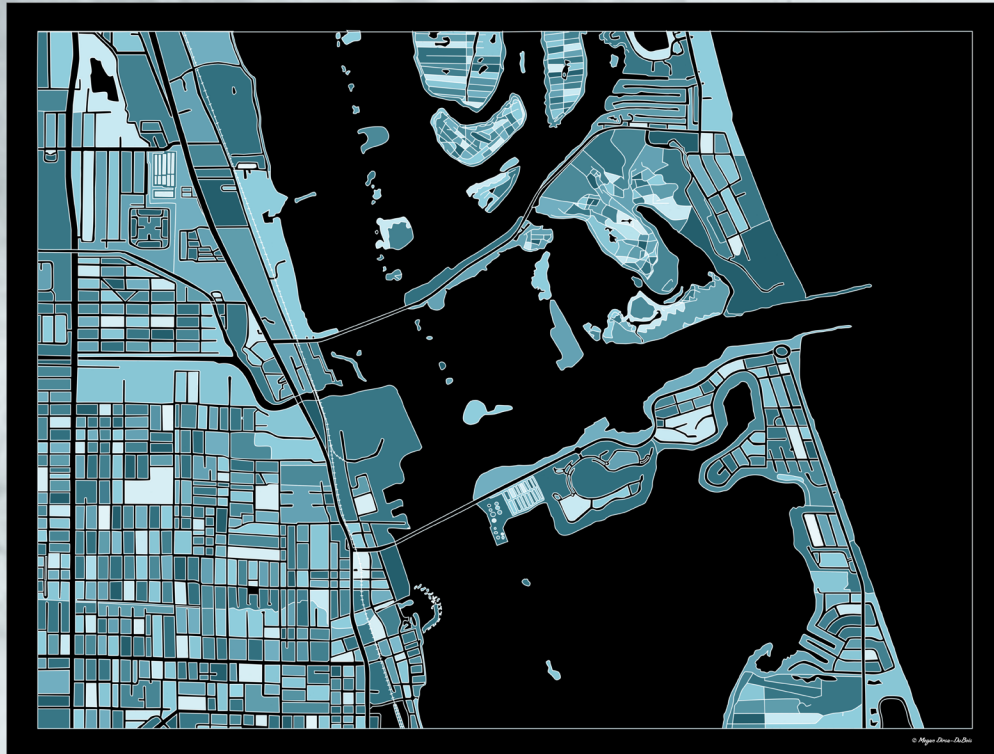


HD KING RFQ PROPOSAL

FROM JEANNE ARIAS

Fort Pierce



FLORIDA

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INTRODUCTION



Fort Pierce is truly a unique gem on the Treasure Coast. It was incorporated in 1901, the very same year the house at 223 North 2nd Street was built. This house, this turn of the century beauty is the epitome of what Downtown Fort Pierce is: historic, old Florida charm, quaint, and a little bit funky. It is comprised of 4 apartments that add residential living to Downtown; something the Commission and the citizens say they want.

This home has survived over 16 direct hits from hurricanes, a fire, termite invasions and years of neglect. It is now in the hands of a caretaker who has a passion for saving old things, houses in particular.

The three remaining Historic homes in Downtown should be held in the highest esteem as the Jewels of the Downtown area that they are, and equally protected from encroachment by new development. We have already lost countless other beautiful historic homes; we need to protect the remaining few. It's hard to call a Downtown "Historic," if the oldest building wouldn't be old enough to vote. The HD King Plant site borders this property and is also across the street.

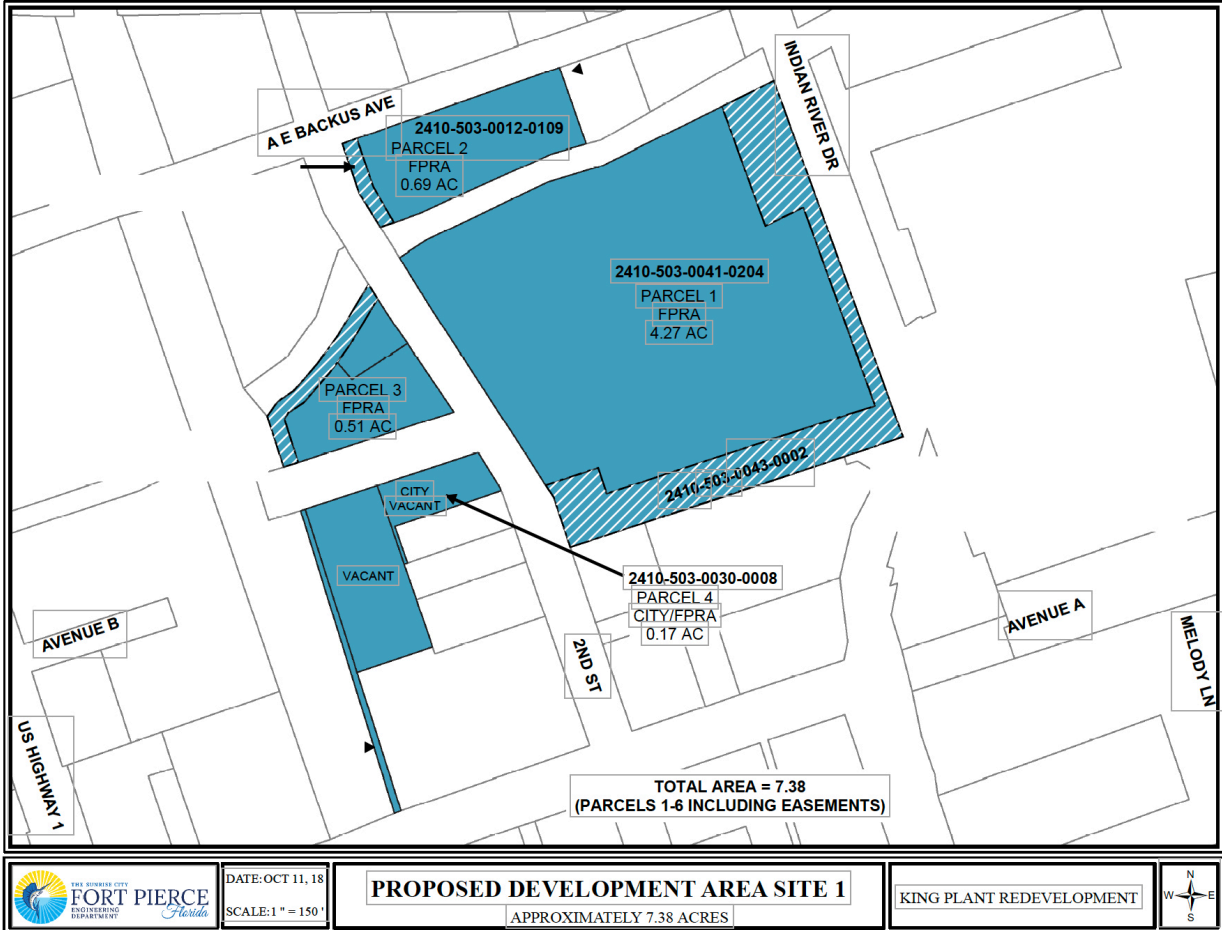
PROPOSAL

I am proposing to purchase **just Parcel #4** as identified in Appendix 4, Development Area Map, and in Appendix 2, Parcel Legal Descriptions as **Lot ID# 2410-503-0030-0008**. It would be combined with the adjoining property to the south of it, to give a buffer or transitional space to the historic residential homes in the Downtown.

The parcel itself is a very small portion of the entire H.D. King site and on the much less desirable section. It is actually less than 2 1/2 percent of the total acreage of the site.

Whatever will be built on the West side of Second Street will certainly be more dense, and will probably be developed as commercial space. Developers for the most part tend to build to the maximum amount allowed. It's a business for them, and I understand the need to make a profit. However, the Fort Pierce Commission has already acknowledged that there should be some buffer space at this location.

This Map is from Appendix 1-7
of the RFQ Publication



THE PROPERTY

I am the sole owner of the property at 223 North Second Street. The HD King Plant site borders my property on the south boundary and is also across the street from my home. As you can see by the property lot images on page 6, that boundary is mere 5 feet away from my home.



RFQ IMAGE



MORE ACCURATE

CORRECTION TO PROPERTY DESCRIPTION

SITUATION

There seems to be a misconception on how much room there is between this house and the property line. This is propagated by the RFQ’s own publication. As you can see by the illustration, (taken directly from page 6 of your RFQ), it shows that there appears to be ample room between the house and the property identified as Parcel #4. Even though the note on the bottom of the page says, “Illustration does not portray actual parcel boundaries,” it does give the wrong impression. I hope the more accurate illustration gives the Fort Pierce City Commissers a better sense of just how dire the situation could be for this house. As I mentioned earlier, developers tend to build to the limits.



I am all in for new development in Fort Pierce. It doesn't matter if it's a train station or a hotel. I support it. I just don't want it ontop of or encroaching upon this Historic house.

PRELIMINARY PROGRAM
DEVELOPMENT

The Parcel #4 land will be maintained with Florida native plants and used as an extension to the existing property. This house has been here for almost 120 years and I'd like to believe it will outlive all of us and the house will stand for another 100 years, long after I'm gone.

FINANCIAL

I will be purchasing the parcel myself. Bank statements will be available upon request showing available funds.



BACKGROUND

I am a Floridian. I have owned this house at 223 N 2nd Street for 10 years and it has been my primary residence for the last 5 years. I am actively involved with the community and have volunteered on a number of different projects.

REFERENCES

David Savage, Suntrust Bank
772-234-7704
1716 Hwy A1A
Vero Beach, FL 32963

Don Green, Electrician
772-418-5739
1305 West 1st Street
Fort Pierce, FL 34982

Mike Menard, Architect
Archectonic
772-460-7751
806 Delaware Ave
Fort Pierce, FL 34950

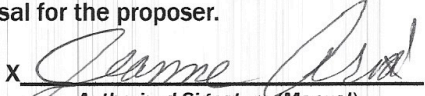
Dan Stroh, Contractor
772-473-8350
935 East Causeway Blvd
Suite 405
Vero Beach, FL 32963

Lloyd Constant, Contractor
Andros Roofing & Construction, LLC
772-475-4915
2706 Atlantic Ave
Fort Pierce, FL 34950

Juan Hernandez, Roofer
772-418-4911
103 Maple Drive
Fort Pierce, FL 34950

REQUIRED FORMS

- 1 Request for Qualifications and Qualifications Acknowledgement
- 2 City of Fort Pierce Proposers Checklist
- 3 Declaration of Interest
- 4 Drug-Free Work Place Form

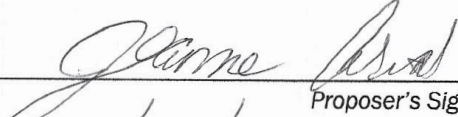
DELIVER TO: City of Fort Pierce 100 North U.S. 1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division P.O. Box 1480 Fort Pierce, FL 34954-1480	REQUEST FOR QUALIFICATIONS and QUALIFICATIONS ACKNOWLEDGMENT
Contact: Purchasing Division, 772-467-3749	RFQ No: 2019-003
Pre-Qualification Conference Date: December 5, 2018 at 3:00 PM	RFQ Title: KING PLANT PROPERTY REDEVELOPMENT
Pre-Qualification Location: City Hall, Commission Chambers 100 North U.S. 1 Fort Pierce, FL 34950	RFQ Opening Location: City of Fort Pierce Purchasing Division 100 North U.S. 1, 1st Floor Ft. Pierce, Florida 34950
RFQ Due Date & Time: January 9, 2019 at 3:00 PM Extended to January 23, 2019 at 3pm	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: Jeanne Arias Mailing Address: 223 North 2nd St _____ _____ _____	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: Fort Pierce, Fl, 34950	Typed or Printed Name: Jeanne Arias
Type of Entity (Circle One): Corporation Partnership Proprietorship	Title: OWNER
Incorporated in the State of: N/A Year: _____	Delivery in _____ days, ARO
Phone Number: (561) 714-7528	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address: Jpony@aol.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 \$ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason: N/A
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID.	

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 Qualifications in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is Request for Qualifications cover page (page 35) completed, signed and attached?	YES	
Include proof of proper licensing as stated in qualification documents.	NA	
Qualifications envelope is marked accordingly.	YES	
Is Drug-Free Workplace form signed and enclosed (if applicable)?	YES	
Is Declaration of Interest form signed and enclosed?	YES	
Are eleven (11) complete qualifications packages included? (ten printed copies and 1 digital copy)	YES	
Is each Addendum (when issued) signed and included?	YES	

PLEASE SIGN AND RETURN WITH QUALIFICATION



 Proposer's Signature

 1/23/19
 Date

DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Qualifications are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

JEANNE ARIAS

Name of Firm, Individual or Corporation

Jeanne Arias
Signature

Signature

OWNER
(Title)

(Title)

Signature

Signature

(Title)

(Title)

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that

JEANNE ARIAS

does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Jeanne Arias

Proposer's Signature

1/23/19

Date