

# Response to the Request for Qualifications No. 2019 - 003

Former H.D. King Plant Site  
Redevelopment

January 9, 2019

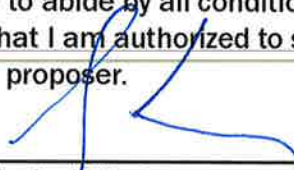
*Submitted by*

BH3 Management



Integra Corporations



<p><b>DELIVER TO:</b> City of Fort Pierce 100 North U.S. 1 Fort Pierce, FL 34950</p> <p><b>MAIL TO:</b> City of Fort Pierce Purchasing Division P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p><b>REQUEST FOR QUALIFICATIONS and QUALIFICATIONS ACKNOWLEDGMENT</b></p>
<p>Contact: Purchasing Division, 772-467-3749</p>	<p>RFQ No: 2019-003</p>
<p>Pre-Qualification Conference Date: December 5, 2018 at 3:00 PM</p>	<p>RFQ Title: KING PLANT PROPERTY REDEVELOPMENT</p>
<p>Pre-Qualification Location: City Hall, Commission Chambers 100 North U.S. 1 Fort Pierce, FL 34950</p>	<p>RFQ Opening Location: City of Fort Pierce Purchasing Division 100 North U.S. 1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFQ Due Date &amp; Time: January 9, 2019 at 3:00 PM</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>BH3 Management</u></p> <p>Mailing Address: <u>21500 Biscayne Boulevard</u> <u>Suite 302</u> <u>Aventura, FL 33180</u></p>	<p>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.</p> <p style="text-align: center;">X  Authorized Signature (Manual)</p>
<p>City, State, Zip Code:</p>	<p>Typed or Printed Name:</p>
<p>Type of Entity (Circle One): Corporation Partnership Proprietorship</p>	<p>Title:</p>
<p>Incorporated in the State of: <u>DE</u> Year: <u>2009</u></p>	<p>Delivery in ____ days, ARO</p>
<p>Phone Number: <u>(954) 416-3140</u></p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: <u>(305) 705-2483</u></p>	<p>FEIN or SS Number:</p>
<p>E-Mail Address: <u>greg@bh3llc.com</u></p>	<p>Local Business: ____Y ____N MWBE: ____Y ____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:</p>
<p><b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID.</b></p>	

## 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?	✓	
Include proof of proper licensing as stated in qualification documents. **	✓	
Qualifications envelope is marked accordingly.	✓	
Is Drug-Free Workplace form signed and enclosed (if applicable)?	✓	
Is Declaration of Interest form signed and enclosed?	✓	
Are eleven (11) complete qualifications packages included? (ten printed copies and 1 digital copy)	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH QUALIFICATION



Proposer's Signature

1-5-19

Date

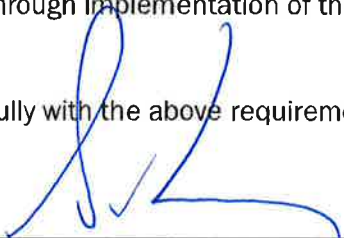
**\*\*Copies of all licensing and insurance available upon progression to the RFP process**

**DRUG-FREE WORK PLACE FORM**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that  
BH3 Management, LLC 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.

  
\_\_\_\_\_  
Proposer's Signature

1-8-19  
\_\_\_\_\_  
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.

BH3 Management, LLC

Name of Firm, Individual or Corporation



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Title)

# Contents

## Qualifications

- 1 Name and address of respondent, including all team members if any, including personnel who will be involved and the business addresses of key individuals.
- 2 Nature of respondent's business organization including state of incorporation or formation of partnership, if any.
- 3 Respondent's organizational structure.
- 4 The respondent's professional qualifications and experience in development, financing, and management of comparable projects. The specific role played by the respondent in any project, which is referred to in regard to the respondent's experience, shall be described in detail.
- 5 Documentation demonstrating the respondent's financial capacity to acquire (to be determined) and develop the property and to obtain financing for large-scale real estate development project.
- 6 List of references including contact names, addresses, telephone and facsimile numbers.

## Preliminary Development Project Program

- 1 Description of preliminary development program including proposed uses, intensity of uses, and general character of development.
- 2 Description of types and numbers of structures, including anticipated dimensions and character of buildings.
- 3 Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.
- 4 Description of special amenities or design features anticipated to be included in the development program.

# ABOUT BH3

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BH3 is built first and foremost on the principle that extraordinary things can happen when great relationships are built. As founders, Daniel Lebensohn and Greg Freedman formed the core of the business not on deal making alone but rather on relationships through which deals emerged, starting first with their own unique bond. Each transaction is formed from relationships whose fabric is woven from threads of time, integrity, honesty, admiration, and trust.

BH3's purpose is to undertake distinctive projects and investments that are often complex, which enable the company to create value for ourselves and our investors through the aggregation of our team's unique skillsets.

Embracing and overcoming challenges and obstacles with unique solutions distinguishes us from others, and this is only possible with an incredible corporate team complimented by like-minded partners and vendors. In doing so, we strive to govern ourselves with the integrity and transparency that has been instrumental in establishing BH3 as the solid brand and company it is today, and in kind where we have continuously delivered outsized investment returns to our investment partners and our sponsorship.

We are driven and humbled by gratitude while always being ambitious in our endeavors. Finally, we are energized from a strong desire for perpetual growth and enjoyment through learning, not only for financial gain but with an eye toward making a positive impact to those around us and in those communities where we invest.

## BH3 OFFICES

### FLORIDA

21500 Biscayne  
Boulevard  
Suite 302  
Aventura, FL 33180  
Phone: 954-416-3140

### NEW YORK

475 Park Avenue South  
Suite 1206  
New York, NY 10016  
Phone: 646-289-8688  
Fax: 212-208-0928

SINCE INCEPTION IN 2009, BH3 MANAGEMENT (“BH3”) HAS ACQUIRED, RESTRUCTURED OR DEVELOPED DOZENS OF MULTIFAMILY, CONDOMINIUM, AND MIXED-USE PROPERTIES IN SOUTH FLORIDA AND NEW YORK CITY. COMPRISING MORE THAN 3 MILLION SQUARE FEET OF REAL ESTATE EQUATING TO MORE THAN \$1.2 BILLION IN TRANSACTION VALUE.

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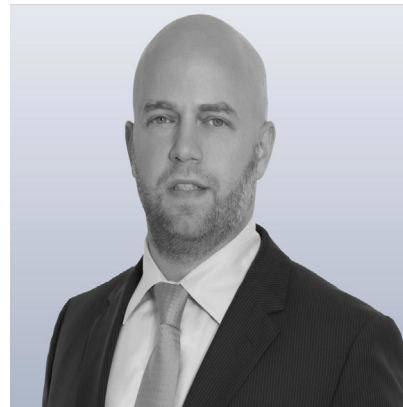
BH3 MANAGEMENT IS PRIVATELY AND WHOLLY OWNED BY MR. FREEDMAN AND MR. LEBENSOHN.



**GREGORY FREEDMAN**  
**CO-FOUNDER**

CONTACT : [Greg@BH3llc.com](mailto:Greg@BH3llc.com) | (954) 416-3140x226

With an expertise in financial analysis, sales and marketing, Mr. Freedman oversees Acquisitions, Financial Analysis, and Sales/Marketing efforts at BH3. Prior to cofounding BH3, Mr. Freedman was a principal in a private lending company based in South Florida that financed bridge loans on commercial and residential real estate, where he managed a national team of more than 40 account executives. Mr. Freedman holds a bachelor’s degree from Florida Atlantic University.



**DANIEL LEBENSOHN**  
**CO-FOUNDER**

CONTACT : [Daniel@BH3llc.com](mailto:Daniel@BH3llc.com) | (954) 416-3140x221

With an expertise in complex distressed and work-out scenarios, Mr. Lebensohn oversees the Legal and Structuring components of BH3’s acquisitions. Prior to cofounding BH3, Mr. Lebensohn served as an in-house counsel to a Manhattan owner, operator and developer for several years and has more than 20 years of operational and investment experience, including acquisitions and management of multifamily projects in NYC through BH3-affiliate Windward Real Estate. Mr. Lebensohn holds a juris doctorate from the prestigious New York Law School and practiced law in New York City for more than 12 years.

# BH3 KEY PERSONNEL



## **CHARLIE CARRENO, HEAD OF DEVELOPMENT**

Mr. Carreno is responsible for the oversight of the firm's southeast developments and leads the development team. He provides project oversight and management of the design team as well as the construction management firm retained to implement the construction. Charlie is a civil engineer and has vast experience in the planning, design, and construction administration of various projects including high-rise residential condominium projects with multiple commercial components such as hotels, spa, night club and restaurants. Mr. Carreño's experience also includes municipal utility infrastructure such as treatment works, pump stations, pipelines, solid waste landfills, streetscapes, seawall restoration, wetland mitigation, parks, groundwater remediation and environmental assessments.



## **NICHOLAS PRICE, ASSISTANT PROJECT MANAGER**

As Assistant Project Manager, Nicholas is responsible for reviewing drawings, construction schedules, job cost reports and other progress reports throughout the duration of the project. Nicholas will also be assisting the Project Manager in overseeing the construction site and field staff, monitoring contract administration and working with architects, engineers and other contractors on development construction documents. Prior to joining BH3, Nicholas was an Assistant Project Manager at the Surf Club in Surfside, FL and Resort World Miami in Miami, FL. Nicholas attended George Mason University.



## **MICHELLE GUBER, DEVELOPMENT ASSOCIATE**

As Development Associate, Michelle is responsible for managing the internal and external project team in coordinating all aspects of the development process. Additional responsibilities include coordinating with consultants, contractors, engineers and architects to ensure projects are delivered on time and on budget, following plans and specifications. Before joining BH3, Michelle was a Capital Markets Associate at Hines and recently graduated from New York University with a Master of Science in Real Estate. Michelle holds a Bachelor of Science Degree in Finance from the University of Colorado Boulder.



## **JARRET FREEDMAN, CHIEF FINANCIAL OFFICER**

Jarret is responsible for overseeing systems, processes, and financials spanning across BH3's 3 lines of business encompassing multiple geographies and project entities. Additional responsibilities include serving as the primary point of contact for external banking, capital partner, and lending relationships. Jarret has been with BH3 since its inception in 2009. Prior to joining BH3, Jarret held the positions of Vice President at Gibraltar Mortgage Capital, Group Manager for Ryder Systems, and was a Consultant for PricewaterhouseCoopers. Jarret has an MBA with a concentration in Finance from University of Dallas in Texas and received his Bachelor of Arts from the University of Florida.

# BH3 PROFESSIONAL REFERENCES

BH3 is proud to provide the following three professional references all of whom have worked with BH3 on various projects in the last seven (7) years. If requested, BH3 can provide additional professional references or give further context on any of the references below.

## **PETER DESIDERIO**

Stearns Weaver Miller |  
pdesiderio@stearnsweaver.com | (954)462-9540

Peter Desiderio is a Shareholder in the Firm's Real Estate Department and a member of the Firm's Board of Directors. Peter's extensive experience in real estate and corporate matters has enabled him to represent clients across the entire spectrum of real estate and corporate related transactions.

Relationship with BH3: Mr. Desiderio has represented BH3 on a variety of legal matters and has represented BH3 on all prior development deals, including handling acquisitions and loan negotiations with lenders for Privé at Island Estates, Seabonay and Miami Design District, amongst others.

## **BRIAN K. STEINER**

Maxim Capital Group |  
bsteiner@maximcapitalgroup.com | (212)327-2555

Brian K. Steiner is a Managing Principal and Founder of Maxim Capital Group, a real estate investment firm in New York City. Mr. Steiner has over eleven years of experience in commercial real estate bridge lending.

Relationship with BH3: Mr. Steiner and his team at Maxim Capital Group have been lenders and/or equity investors for over \$200 million on transactions including Privé at Island Estates, Seabonay, Miami Design District, 1805 Ponce, BNH Rivington, BNH 15 and 4000 Alton. In addition, BH3 has served as a sounding board for Maxim as it pertains to their potential investments in South Florida. Over the past eight years, the relationship between Maxim and BH3 has been mutually beneficial and the two firms continue to do business together today.

## **RONALD A. KRISS**

Strook & Strook & Lavan LLP |  
rkriss@stroock.com | 305-789-9393

Ron Kriss is the Chair of the Firm's Distressed Property Group. Mr. Kriss also has extensive leasing and financing experience, which includes the representation of clients in the leasing of office, retail, and industrial properties, and the representation of clients in construction and permanent real estate lending, sale leaseback, and private placement financings.

Relationship with BH3: Mr. Kriss has been a significant and valuable resource for BH3 advising on matters pertaining to prior projects including Terra Beachside, Fountainebleau Sorrento and Trump Hollywood, amongst others.

# FINANCIAL CAPACITY & CAPABILITY

Since inception in 2009, BH3 has led transactions as sponsor, developer, general partner and/or co-general partner whereby in excess of \$575 million of equity capital has been deployed in real estate investments and developments with total capitalizations in excess of \$1.06 billion. These transactions collectively have actual and/or forecasted terminal valuations of more than \$1.6 billion, of which approximately \$995 Million has been realized through completed and exited transactions, with the balance being related to existing transactions that are either: (a) Completed and not yet exited; (b) Under construction; (c) In their entitlement stages; or (d) Are long-term investments that are not being sold.

Throughout its 9-year track record since inception, in addition to the equity capital invested in all transactions by the principals of the firm, BH3 has established a stellar track record resulting in deep relationships in the capital markets enabling the firm to attract both debt and equity from a variety of banks, private equity firms, family offices, and ultra-high net worth investors. A full list of deal-level capitalizations is available for inspection upon request, along with principal financials.

Financial partners that BH3 has transacted with include, but are not limited to:



# BH3 EXPERIENCE



## **PRIVE ISLAND**

**5000 ISLAND ESTATES DRIVE, AVENTURA, FL 33160**

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In July 2013, BH3 negotiated a joint venture for the development of Privé at Island Estates, a two-tower mid-rise project consisting of 160 residential units with approximately 550,000 net sellable square feet. Following additional due diligence, permitting and planning, vertical construction of the development began in the fourth quarter of 2015 and received its temporary certificate of occupancy in the fourth quarter of 2017, at which point the property was 70% sold.

The construction process for Privé was a momentous undertaking in large part due to the location of the project. Situated on an island in Dumfoundling Bay, the site itself required massive structural engineering work and the logistics of amassing heavy machinery and cranes onto the site were extremely challenging. Throughout the process, BH3 meticulously managed every aspect of the development and

worked hand-in-hand with the general contractor and other parties to insure the development was successfully completed within budget and on time.

As of October 2018, BH3 had sold more than 85% of all units and returned investor capital. The building has been featured in numerous publications and heralded as one of the most unique residential developments.

# BH3 EXPERIENCE



## **TRUMP HOLLYWOOD**

2711 S OCEAN DRIVE, HOLLYWOOD, FL 33019

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In November 2010, BH3 Management and its investors acquired the senior and mezzanine debt on the Trump Hollywood, a 40-story condominium building in Hollywood, FL. At the time, the building consisted of 180 unsold condo units, out of 200 total units in the building. Trump Hollywood had been developed by Related in 2008 and following a two-year debt restructuring process with HSBC, the prior lender on Related's project, they began foreclosing on the \$225 million mortgage at which point BH3 was able to acquire the debt. Ultimately, BH3 took possession of the property and began both the completion of construction that was required as a result of various correction claims, and the implementation of a new sales and marketing strategy for the remaining 180 units.

Approximately twenty months after BH3 took possession of the property, all 180 units had been sold, including all ancillary spaces, for a total of 558,493 SF of total sales.

# BH3 EXPERIENCE



## **1805 PONCE**

**1805 PONCE DE LEON BOULEVARD, CORAL GABLES, FL 33134**

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In December 2012, BH3 Management and its investors closed on the acquisition of 1805 Ponce, a 15-story mixed-use building located in Coral Gables, FL. The entire building consists of 110 residential condo units, 13 ground floor retail condominium units and 11 office condominium units and was built in 2008 at a cost in excess of \$45 million. Following completion and as a result of poor timing, the developer commenced a leasing program to rent out the residential units that were not purchased. In March of 2012, the developer agreed to a deed in lieu of foreclosure and turned over possession and complete control of the project to their lender.

Following the lender's repossession of the property, BH3 entered into a contract to acquire the remaining inventory from the lender at a discounted purchase price. The remaining inventory consisted of 70 residential units, 13 retail units, 10 office units as well as 130 unassigned parking spaces and numerous storage units that

could also be sold to purchasers. BH3 Management as sponsor of the project, put together a comprehensive sales and marketing program to re-launch the project to the broker and buyer community, with the objective of selling all inventory over a 28-month period.

The last available unit was sold in April 2014, after 15 months of selling activity, and signifying total sales of 110,000 square feet. In total, BH3 generated gross sales of \$34 million and was able to provide its investors with 47.2% cash on cash return. The success of 1805 Ponce added to BH3's existing track record of securing a distressed or underperforming property, and through a diligent hands-on management style, repositioned the asset into a profitable investment.

# ABOUT INTEGRA CORPORATIONS



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The Integra Corporations are a fully integrated, private group of companies managed individually with core fundamental values of integrity, innovation, reliability, superb service and teamwork. Our management team, led by David L. Romano and Michael R. Rechter, are investors and entrepreneurs who identify and develop strategies that allow for long term successful ventures. Founded in 1998, Integra Corporations has grown from modest health care roots and currently consists of three operating divisions – Real Estate, Hospitality, and Healthcare

- **INTEGRA REAL ESTATE** owns and manages over one million square feet in Florida and the Southeast US. Tenants include a mix of high-quality local operators as well as national brands. The in-house leasing team is responsible for working with tenants, brokers and contractors to execute leases in the most efficient and professional way. With specialization in both rehabilitations and new construction, Integra Real Estate can take on the challenge of undeveloped, partially completed, or value-added projects.
- **INTEGRA HOSPITALITY** is growing its hospitality portfolio, with notable projects such as the flagship American Icon Brewery, a “best in class” concept which is one of the top brewpubs in the country and, it’s spinoff, AIB Kitchen & Taproom. Vero Bowl & Stuart Bowl family entertainment centers and Stix Billiard Clubs are Integra’s upscale, state of the art entertainment concepts combining modern style with a local flavor.
- **INTEGRA HEALTHCARE** operates and manages multi-specialty medical centers, as well as, fixed site and mobile MRI imaging Centers throughout the country. With over 20 years of experience our team also offers practice marketing, management and medical billing services for practices nationwide.

INTEGRA  
OFFICES

**Real Estate / Hospitality Office**

(954) 727-0054  
241 East Prospect Road  
Fort Lauderdale, Florida 33334

# INTEGRA KEY PERSONNEL



**Michael R. Rechter**  
**Founder, Managing Partner**

Michael is a driven entrepreneur with a track-record of success and a diverse background that includes extensive commercial real estate experience, start-up business development, restaurant operations and contract negotiation. A lifelong South Floridian, Michael earned a baccalaureate degree from University of South Florida and a doctorate from Life University. Michael has spent his entire life in Florida and built a reputation as an industry leader in the health care, shopping center and hospitality businesses.

Throughout his real estate career he has specialized in renovation of and adaptive reuse of existing properties. In addition, he founded and has been the managing partner of Integra Entertainment, a highly successful group of hospitality and entertainment businesses, which includes Vero Bowl, Stuart Bowl, and Stix Billiard Clubs.

In addition to bringing this venture to market, Michael will serve as a managing partner with responsibilities that include but are not limited to: managing company leadership, budgeting, profitability, strategizing public relations, brand management, internal processes, marketing campaigns and implementing the company's overall strategic plan.

# INTEGRA EXPERIENCE



## INDIAN RIVER PLAZA 1555 US-1, Vero Beach, FL 32960

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This 157,000 square foot center situated on a prime 17-acre parcel along US1 was acquired in 2005 following the devastation left behind from Hurricane Jeanne and Frances. The 25-year-old Indian River Plaza was both damaged from the storms and empty from years of neglect. After acquisition, the Integra team embarked on a transformative \$4M Phase 1 renovation, which brought new life, and new tenants, back to this center. In the years since, with continual upgrades and additional phases of development, the center has been expanded and now, along with the adjacent property, the Integra owned/operated Majestic Plaza, is considered one of the premier shopping, service and entertainment centers in the Treasure Coast.

# INTEGRA EXPERIENCE



## **MAJESTIC PLAZA**

937 15th Place, Vero Beach, FL 32960

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After successfully rehabilitating and restoring the Indian River Plaza, Integra acquired the adjacent 175, 000 square foot center directly to the South in 2007, creating a shopping experience that totals 35 acres and over 350,000 square feet. While not in the same degree of disrepair as the Indian River Plaza, the former "Luria Plaza" was equally tired and had significant vacancy when initially purchased. With Integra handling responsibilities of leasing and development, the vacant 40,000 square foot old movie theater was transformed into the state of the art, plush Majestic Theater following a \$4M renovation. Soon after, Integra Real Estate and Integra Hospitality joined forces to create and operate Vero Bowl Lanes and Lounge + Stix Billiard Club into one of the regions leading family entertainment centers. Over the 10+ years since Integra's involvement started, tens of millions of dollars have been invested to upgrade these pivotal centers that helped lead to a dramatic rebound of the US1 corridor in Vero Beach.

# INTEGRA EXPERIENCE



## **AMERICAN ICON BREWERY**

1133 19th Place, Vero Beach, FL 32960

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The iconic Historic Diesel Plant, the sole source of electricity for Vero Beach in the 1920's thru the 1950's, is located on a prime 2+ acre downtown Vero Beach parcel and had not been utilized in nearly 60 years. For the last 25 years, it sat completely empty, with significant environmental issues affecting the property and the building in a sad and continuing state of disrepair. Fast forward to 2015, when the Vero Beach city council issued a request for proposal, Rechter/Integra was the unanimous choice based on the combination of development experience, capital, and the strength of the future concept – American Icon Brewery. Purchased “As Is”, with Rechter handling the remaining environmental issues affecting the site and following an amazing \$6M renovation, the Diesel Plant building and the American Icon Brewery have won numerous awards at the city, state, and national levels since it's opening. Considered one of the top brewpubs in the nation, American Icon has become one of the largest tourist attractions in the Treasure Coast and is expected to open it's second location in Ft. Lauderdale in February 2019.



PRELIMINARY  
DEVELOPMENT  
PROJECT PROGRAM

# Description of preliminary development program including proposed uses, intensity of uses, and general character.

The development program envisioned by the BH3 Integra group will be a truly cohesive mixed-use project that marries together a properly curated mix of hospitality, retail (including several outlets for waterfront dining), residential and green space that each compliment and support each other and create a destination.

The intensity of uses within the project will adhere to the zoning and code requirements set forth by the city as well as meet the demands set by the market. BH3 Integra will seek to create a project that is the appropriate density needed for creating a destination, but still maintains the open and airy feeling desired by the community.


The general character of the development will be in line with the look and feel of greater Fort Pierce. The BH3 Integra team envisions a general theme that exhibits the same tropical aesthetic that is seen in downtown Fort Pierce with extensive balconies, patios and outdoor spaces and a variety of trees, shrubs and landscaping additions.

Ultimately, the team would provide a development program that focused on creating a thriving mixed-use space where both Fort Pierce locals and visitors shopped, dined, resided and generally gathered to take part in the community and further enhance the spirit and livelihood of the city.



*A relevant case study for this site is the Pearl district in San Antonio. While smaller in scale, much of the intent, purpose, and dedication given to properly intertwining various uses utilized at Pearl can also apply to the King Site. For more information please visit [Http://atpearl.com/about](http://atpearl.com/about).*

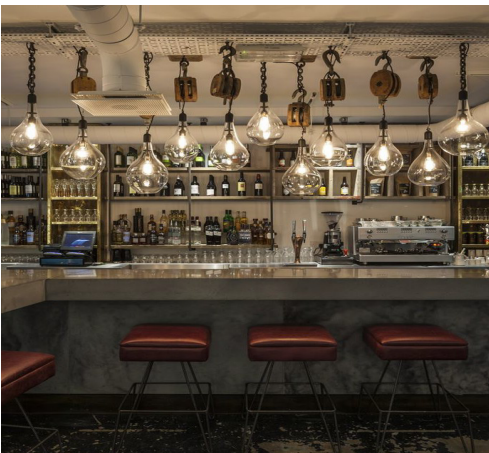
Description of types and numbers of structures, including anticipated dimensions and character of buildings.

An architectural site plan or floor plan showing building footprints, parking lots, and site boundaries. The drawing uses fine lines and hatching to represent different areas and structures. A dark blue rectangular box is overlaid on the right side of the plan, containing white text.

Ideal density, intensity, and height all need to be collectively discussed with the city and its constituents in order to accomplish the right mixed-use project that contains not only the intended and desired uses, but also that is fiscally sensible and financeable. BH3 and Integra care greatly about the communities they invest in and desire the right project for the H.D. King site regardless of whether we are the ultimate winner of the future RFP and look forward to being part of the conversation with the city.

# Description of anticipated pricing of real estate products and other indicators of character and quality of the proposed development program.

BH3 Integra intends on designing and developing a first-class project on the H.D. King site that will offer 4\* hotel accommodations, luxury residences and a variety of retail and restaurant offerings. Until an RFP process has further evolved, pricing cannot be forecasted and will be market-driven based on the ultimate design, size, and amenities offered. However, while the pricing of the real estate products would be determined during the RFP process, BH3 Integra will seek to create a development program that becomes a prized district within the city offering patrons a new way to experience and discover Fort Pierce.



# Description of special amenities or design features anticipated to be included in the development program.

BH3 INTEGRA will provide a full site plan with renderings and concepts as part of the Request for Proposal process. Included in the site plan will be a substantial green open space component integrating the waterfront with the site. Within the green space, BH3 INTEGRA would consider adding an outdoor public art gallery featuring local artists, outdoor concert or amphitheater spaces, dog parks and community gardens.



## Additional potential amenities listed below:

- ◆ **Extensive transit infrastructure** including bus stops, bike stations, bike sharing, pedestrian only walkways, shared car service drop off points as well as adequate parking infrastructure
- ◆ **Event Programming** could be used as a valuable way of encouraging patrons to the site and would allow the community to further engage with the space
- ◆ **Public Art Space** could be included within the development as an opportunity to showcase local artists and provide them with a platform to reach a diverse audience

