

DELIVER TO:

City of Fort Pierce, Purchasing Division
Room 101
100 North U.S. #1
Fort Pierce, FL 34950

MAIL TO:

City of Fort Pierce Purchasing Division,
Room 101
P.O. Box 1480
Fort Pierce, FL 34954-1480

CITY OF FORT PIERCE



**INVITATION TO BID
and
BIDDER ACKNOWLEDGMENT**

Bid Writer: Latonya Hubbard, 772-467-3102

Bid No: 2023-027

Mandatory Site-Visit:

N/A

Bid Title: DISPOSITION OF CITY SURPLUS
PROPERTIES – 1620 AVENUE E

Mandatory Site-Visit Location:

N/A

Bid Opening Location:
Purchasing Division Conference Room, Room 101
100 North U.S. #1, 1st Floor
Ft. Pierce, Florida 34950

Bid Due Date & Time

3:00PM, THURSDAY, MARCH 2, 2023

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.

Bidder Name:

Progression Properties LLC

Mailing Address:

2415 Lake Ibis sw
Vero Beach FL 32962

I hereby certify that this bid 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 bid for the proposer.

X [Signature]
Authorized Signature (Manual)

City, State, Zip Code:

Vero Beach, FL 32962

Typed or Printed Name:

Pamela E. Carithers

Type of Entity (Select one):

Corporation ✓
Partnership _____
Proprietorship _____

Title:

Managing Partner

Incorporated in the State of: Nevada **Year:** 2016

Delivery in _____ days, After Receipt Order

Phone Number: 407-257-1678

Payment Terms:

Fax Number: 772-257-6908

FEIN or SS Number: 81-4752136

E-Mail Address: progressionpropertiesllc@gmail.com

Local Business: ✓Y N **MWBE:** ✓Y N

Bid Security is attached, when required, in the amount of \$ _____

If returning as a "No Bid" state reason:

F.O.B. DESTINATION

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID



CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
 DISPOSITION OF CITY SURPLUS PROPERTIES
 Bid No. 2023-027

Date: 3/1/2023

I/we propose to purchase property located at: **1620 Avenue E**

PROPOSED SUBMITTED BY:

Legal Name (s): Progression Properties LLC
 Address: 2415 Lake Ibis Lane SW Vero Beach FL 32962
 Day-time Phone Number: 407-257-1678 Mobile Number: 407-257-1678
 Email: progressionpropertiesllc@gmail.com

INTENDED USE

I/we propose to use the property for:
Rehabilitate/Build new construction single family home
and market and sell to public.

Will this property be your primary residence? _____ Yes No

If not above, what do you intend to develop the property for: _____ Rental Resale _____ Other

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

The proposed use of the land is for new construction of a single family home, 3 bedroom, 2 bath, one car garage with two parking spaces. The building will be concrete block structure. Landscape will be consistent with the City's proposed vision of redevelopment of the area. It is our goal to provide access to entry level homes that are workable and affordable to the community. (Attach pages as needed)

Total value of all proposed improvements to the property: \$ 180,000

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce \$ 5,000 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered.

Yes No **Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.

Yes No **Timeline to complete construction project**

Yes No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.


Yes No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes No **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?


Yes No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

BIDDER'S ACKNOWLEDGEMENT

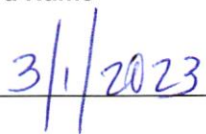
The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bidder, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and 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. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the bid is not met according to an agreed upon timeline.



Bidder of Authorized Representative



Typed Name



Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder 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 Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is the Bidder's Narrative/Summary included?	<u>✓</u>	_____
Is the proof of Financial Ability/Letter from financial institution included?	<u>✓</u>	_____
Is the Development Plan included:	<u>✓</u>	_____
Preliminary building plans included	<u>✓</u>	_____
Timeline to complete the construction project	<u>✓</u>	_____
Construction cost estimates included	<u>✓</u>	_____
Landscaping plans	<u>✓</u>	_____
Property development utilization	<u>✓</u>	_____
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	<u>✓</u>	_____
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	<u>✓</u>	_____
Bid envelope is marked accordingly.	<u>✓</u>	_____

PLEASE SIGN AND RETURN WITH BID:



Intended Use of Property

The intended use of the subject property is to construct a single family 3 bedroom 2 bath one car garage with two parking spaces. The proposed construction will be consistent with the existing Oaks at Moore's Creek subdivision homes. It is our goal to provide access to entry level homes that are workable and affordable to the community while maintaining the historical integrity of the area. This intended use of the property will improve the availability of affordable housing and home ownership. The intended use will create equity in the neighborhood and support various uses associated with the neighboring redevelopment plan of the City of Fort Pierce.

Minority Participation and Outreach Plan

Progression Properties is owned and operated by a Veteran, Woman Owned, African American Minority Business Enterprise located in Vero Beach, Florida. Our policy is to make a concerted effort to contract with minority and women owned businesses in Fort Pierce and St. Lucie County. The local projects have been contracted with the same General Contractor, which is a minority; the Electrical, Plumbing, A/C subcontractors are all minorities; and the crews consists of members of the minority group. This team is the same team that moves from one house to the next for all local projects. This model ensures a consistent, professional work product and contributes to the local economy. Our outreach program is to continue to contract with minority vendors in the Fort Pierce and St. Lucie County area in every phase of the project. This approach bridges the generational investment in the local workforce and levels the playing field in the contracts awarded to minority/women owned business enterprises (M/WBE).

Proposed Commitment Date

The proposed commencing date is within six months after the sale of the property to develop a full set of plans and apply for permits. Upon approval of permits, we will break ground and commence to land clearing and building the single-family home. Anticipated project completion 18-24 months.

Value of Improvements:

Total cost of construction is \$180,000.00. *See attached as attachment A.*

This figure is based on contractor grade materials and supplies and estimated labor at a rate of \$120.00 per square foot for a 1200 square foot single family home. Landscape improvements will be living trees, and shrubs planted for the purpose of enhancing the aesthetic value of the property.

Proof of Financial Ability

Bader's Financial Center, 359 Lanternback Island Drive, Satellite Beach, FL has provided a proof of funds by an approval letter. *See attached as attachment B.*

Summary of Experience:

Developer/Investor

Progression Properties LLC, is a real estate investment firm specializing in the acquisition of properties both residential and commercial at a discount since 2016. Pamela Carithers, managing partner, holds an MBA in Marketing and a B.S. in Computer Information Systems. She has more than 25 years of corporate; architectural, engineering and construction; nonprofit and real estate investing experience.

Progression Properties portfolio of properties includes four active properties and one property under contract to sell with a closing date of 3/22/2023. Progression Properties has renovated four properties, of which two were sold to the open market and two more are in the pipeline of being completed and will be sold. Of the remaining properties, one is a multi-family triplex and the other is a single family residence. Progression Properties owns four properties in Fort Pierce, one multi-family and three single family residences. The property in Boynton Beach will be sold upon completion of renovations.

Contractor

Andros Construction and Andros Roofing, is a general contractor and roofing contractor with more than 18 years of experience in the construction. Andros Construction specializes in commercial and residential roofing and foundations. The company started in 2000. And while they perform all types of building structural projects, they specialize in both roofing and foundations, projects requiring all phases of low-slope roofing, architectural sheet metal, and specialized steep slope applications. They offer help, education and advise to their customers when their customers are making decisions about material and specification choices.

They have 18 years of experience in the roofing industry and 20 years of experience in foundation work. They have a team of hard-working professionals who bring skill and "attention to detail," to every project. In 2018, they opened up our larger office on Frist Blvd in Fort Pierce to meet the rising demand for qualified roofers in this area. There sales have increased each year in business, and have completed projects of all sizes.

Andros construction has established a reputation as one of St. Lucie County's leading roofing contractors. We strive to consistently deliver high-end results at an affordable price. Our customers trust us to protect their families and investments with quality craftsmanship, and courteous, reliable service. A copy of the license and liability insurance is included as *Attachment C*.

Progression Properties, LLC
Progressive Real Estate Development Co.
2415 Lake Ibis Lane sw, Vero Beach, FL 32962
Phone: 407-257-1678; Fax: 772-257-6908
✓ Email: progressionpropertiesllc@gmail.com
www.progressionproperties.net



3/1/2023

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, Florida 34950

Dear Selection Committee,

I am pleased to present this proposal for the purchase of the property located at 1620 Avenue E, Fort Pierce, Florida. I am very familiar with the location of this property and the intimately knowledgeable of the City's proposed revitalization plans for the Lincoln Park community. I believe the proposed development plans presented in this offer for purchase further the mission of the City's revitalization vision for Lincoln Park and addresses the need of the community for affordable housing.

I am a veteran, woman owned minority business since 2016. I am uniquely in tune with the cultural and heritage of Lincoln Park and view the development and workable housing infill through the lens of the community. The current entry-level housing market is in need of single-family homes that will complement the existing infrastructure, in line with future growth and development for the surrounding area while increasing property values.

The current trend in building materials and supplies has increased on average some 60% since the onset of the pandemic. The increase in prices are a direct result of the pandemic and the trend in higher costs for materials has remained steady over the past 24 months. This trend has created a financial bubble for builders, contractors, suppliers and transport companies and the cost of business is being passed on to the end consumer. It can be predicted that by the end of the year, supply will catch up with the market and costs will decrease to pricing that will make building less expensive. This will be timely for our project as permits will be obtained and land clearing will take place.

Our team is excited about the opportunity to build homes for working families to make memories and support the local economy at the same time.

I look forward to presenting our vision to your committee.

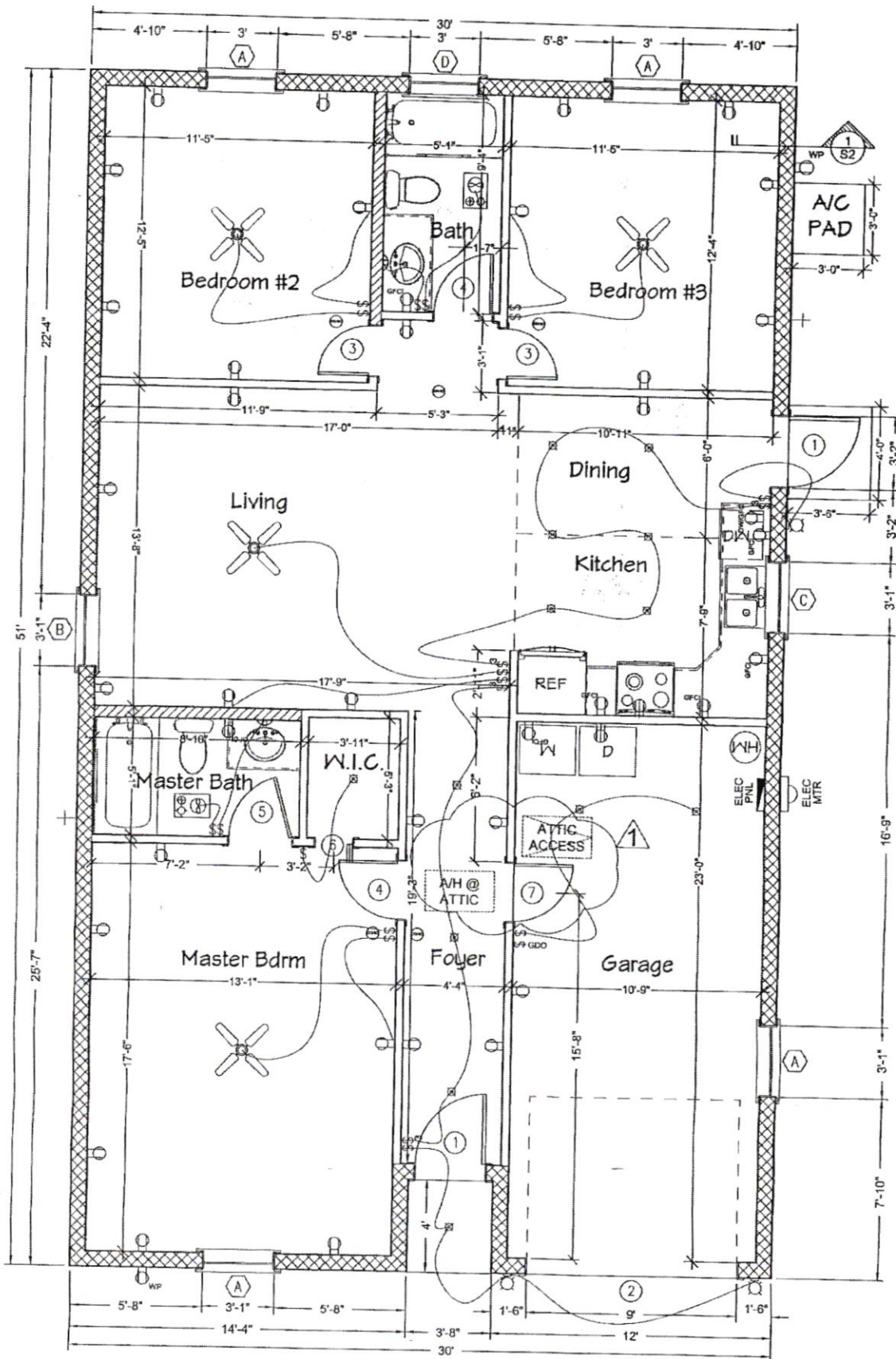
Sincerely,

A handwritten signature in blue ink, appearing to read "P. Carithers", is written over the word "Sincerely,".

Pamela E. Carithers
Managing Partner

ATTACHMENTS

ATTACHMENT A
VALUE OF IMPROVEMENTS/COSTS



FLOOR PLAN

SCALE: 1/4" = 1'-0"

















EXTERIOR 8" CMU WALLS

INTERIOR 6" FRAME WALLS


INTERIOR 4" FRAME WALLS

NOTE: AIR HANDLER MUST HAVE A SECONDARY DRAIN PAN WITH AN AUTOMATIC SHUTOFF FOR OVERFLOW.

ELECTRICAL LEGEND

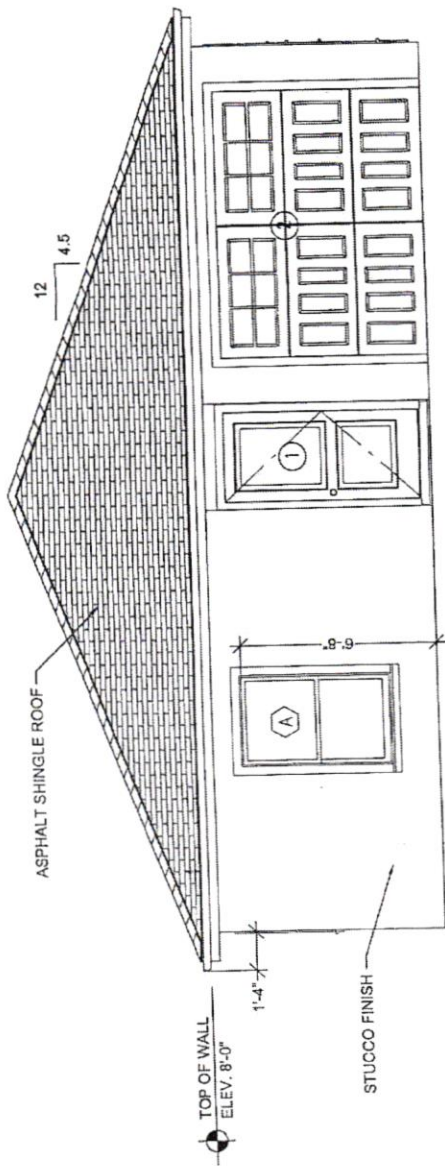
	CEILING FAN W/ LIGHT FIXTURE		ELECTRICAL PANEL
	CEILING MOUNTED RECESSED LIGHT		ELECTRICAL METER
	WALL MOUNTED SCONCE		HOSE BIB
	CEILING MOUNTED EXHAUST FAN/LIGHT COMBO		WIRE INDICATION
	LIGHT SWITCH		110 V. RECEPTACLE
	3-WAY LIGHT SWITCH		SWITCHED RECEPTACLE
	GARAGE DOOR OPENER SWITCH		GROUND FAULT INTERRUPTER RECEPTACLE
			WEATHER PROOF/GFI RECEPTACLE
			COMBO CARBON MONOXIDE /SMOKE DETECTOR

1.5 IN MIN SIZE CONDUIT
210 CU UNDERGROUND CONDUCTOR
4 CU NEUTRAL (MIN)



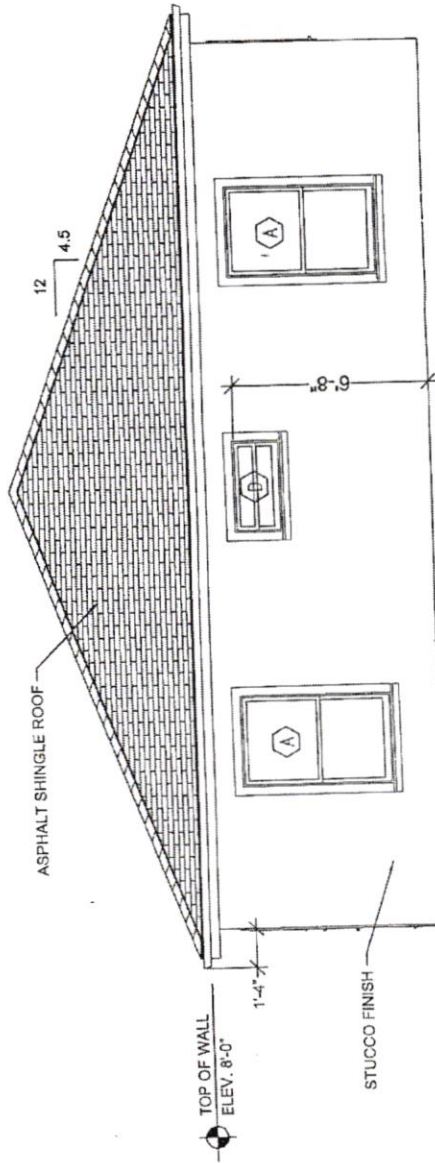
GROUNDING ELECTRODE SHALL COMPLY W/ NEC 250-66.12
CONDUCTOR TO BE #4 COPPER
5/8" X 10' CU. CLAD GROUND ROD
GROUND TO WATER PIPE & BUILDING STE

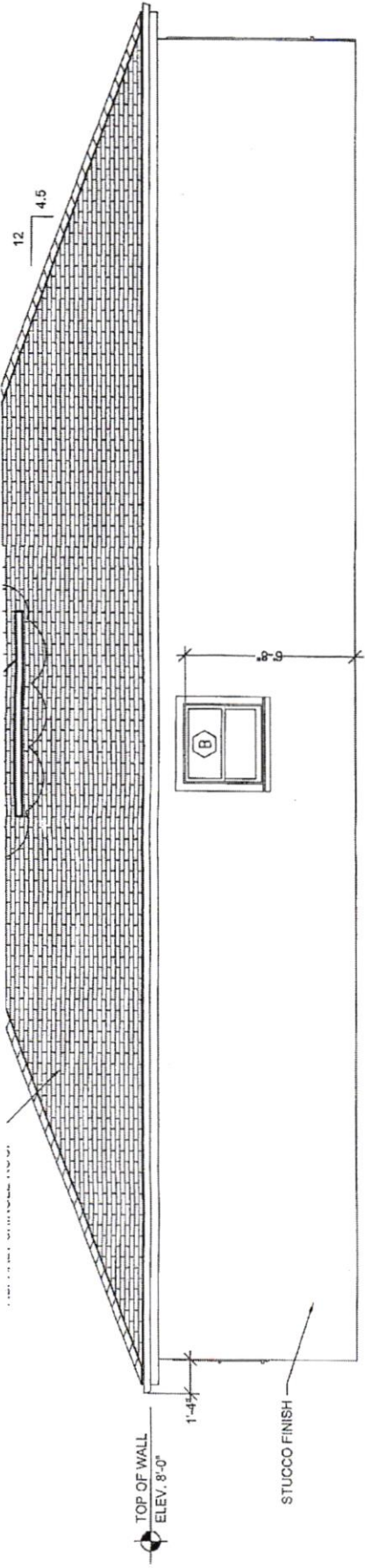
E
=



FRONT ELEVATION

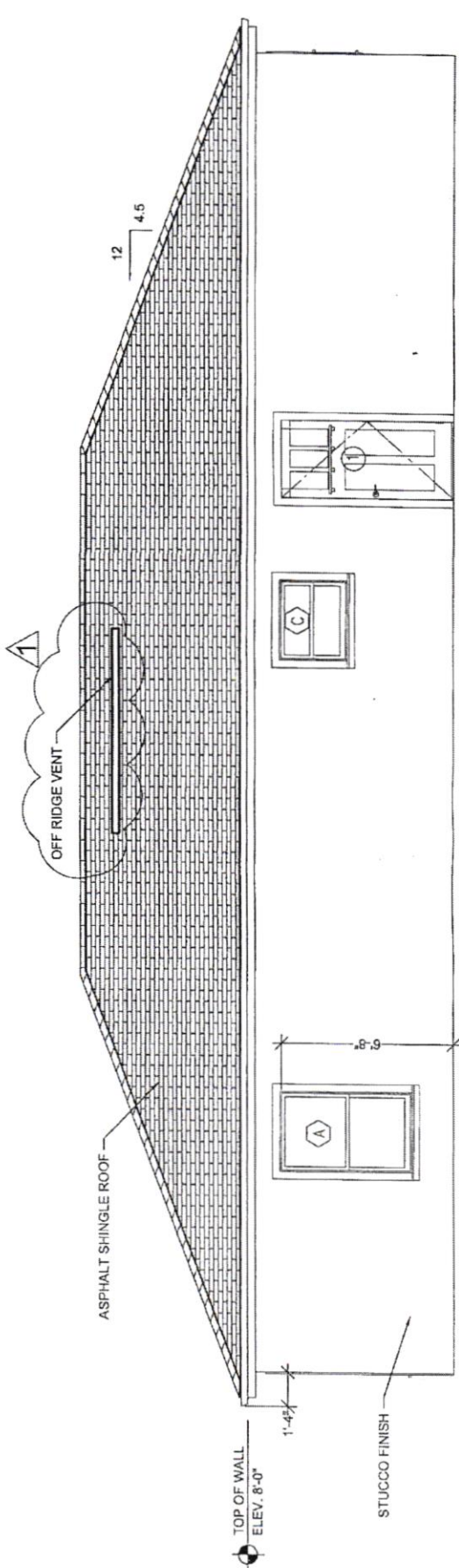
SCALE: 1/4" = 1'-0"





LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

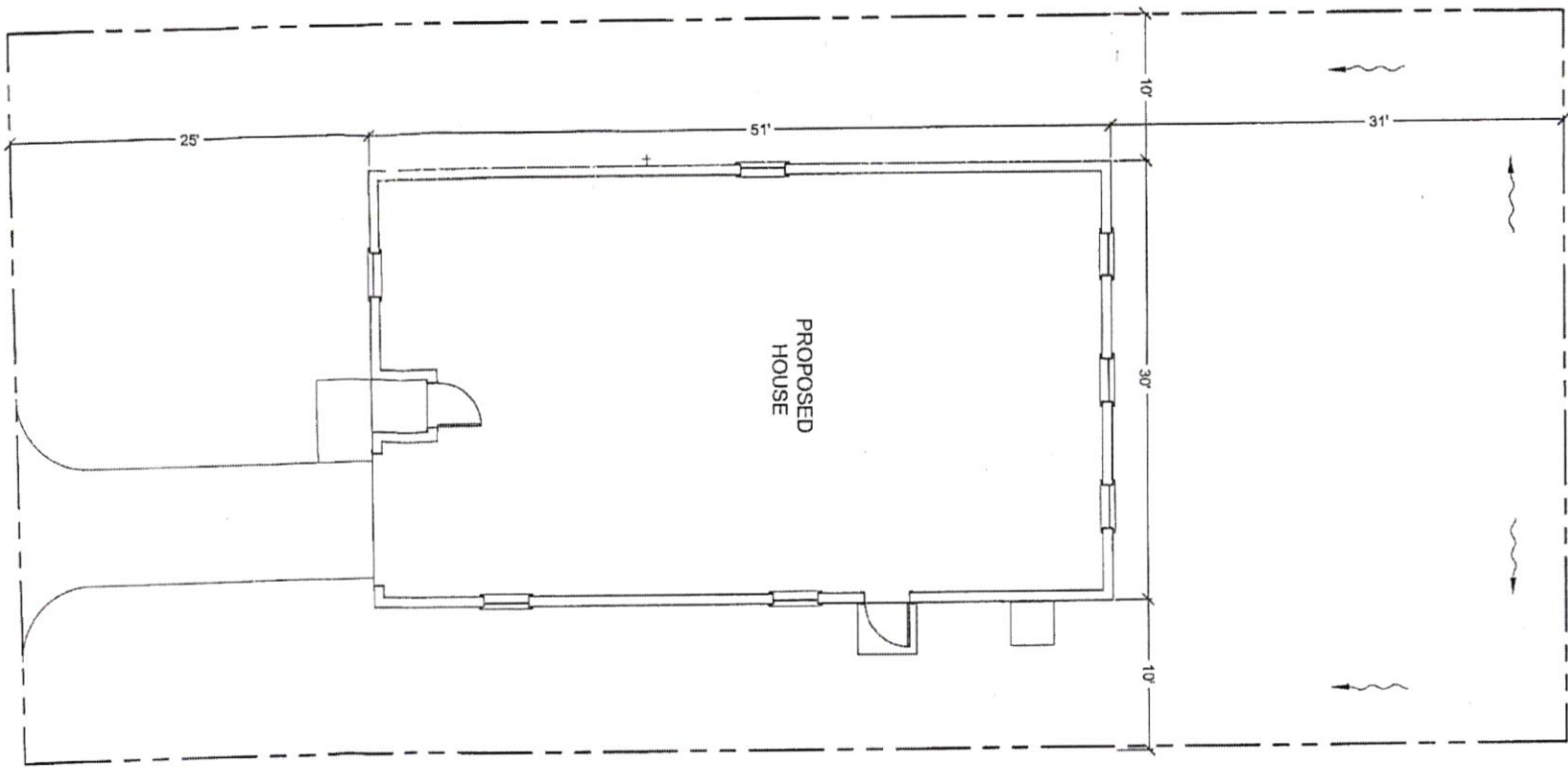


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SITE PLAN

SCALE: 1/8" = 1'-0"



ELEVATIONS

MBV
ENGINEERING, INC.
 MOIA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #3728

1835 - 20TH STREET
 VERO BEACH, FL 32960
 PH. (772) 569-0035
 FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510
 FT. PIERCE, FL - PH (772) 468-9055

JOB NO.	19-0007
DESIGNED	CJW
DRAWN	AER
DATE	DEC 2018
CHECKED	RV
DATE ISSUED	12-20-2018
SCALE	AS NOTED

REVISIONS	DATE
△ PER BLDG DEPT.	09-17-18
2	
3	
4	
5	
6	
7	

ATTACHMENT B
PROOF OF FINANCIAL ABILITY

BADER'S FINANCIAL CENTER INC.

359 Lanternback Island Drive, Satellite Beach, Fl. 32937
305-310-1018 baderfinancial@gmail.com

February 28, 2023

Buyer: The 1620 Avenue E Land Trust, Common Wealth Trust Services,
LLC, Andrea Hosch, Esq. as Trustee and Progression Properties, Beneficiary
(Andrea Hosch, Esq. (407) 755-1010, 122 E. Lake Avenue, Longwood FL 32750)

Subject: \$ 5,000.00 and The Purchase of:

Property: 1620 Avenue E, Fort Pierce, Fl. 34950

Legal description: Parcel ID # 2404-816-0003-000-2 Legal Description: HIGHLAND PARK RE-S/D
BLK 1 LOT 3 (OR 3675-2391)

Seller: Fort Pierce Redevelopment Agency 100 N. US Highway 1, Ft. Pierce, Fl. 34950

To Whom It May Concern: (City of Fort Pierce – 100 N. US Hwy 1, Ft. Pierce, Fl.31950,

This is to confirm the above borrower has been pre-qualified and approved by our Private Lending Company for a First Mortgage in an amount sufficient to purchase the above mentioned property.

This letter is issued on their behalf after a thorough analyses of their credit, income, savings and the required cash to close.

We have also received all documents as requested and in a timely manner.

Please feel free to call me if you have any questions whatsoever.

Yours truly,

Omer S. Bader

(Signature on file as of 2/15/2023)

President NMLS 393590

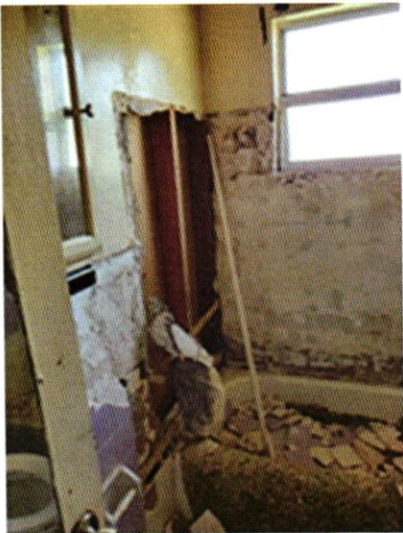
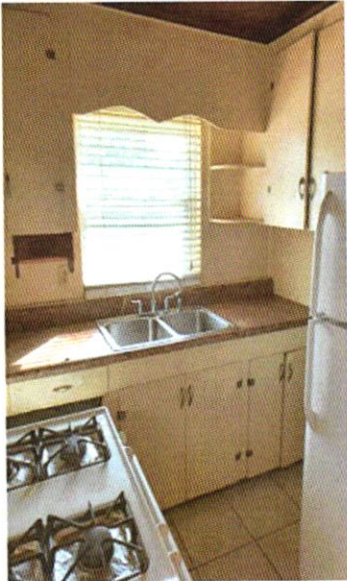
Bader's Financial Center Inc.

prequal 1620 Avenue E. docx

ATTACHMENT C
PHOTOS OF PAST PROJECTS (PROGRESSION PROPERTIES)

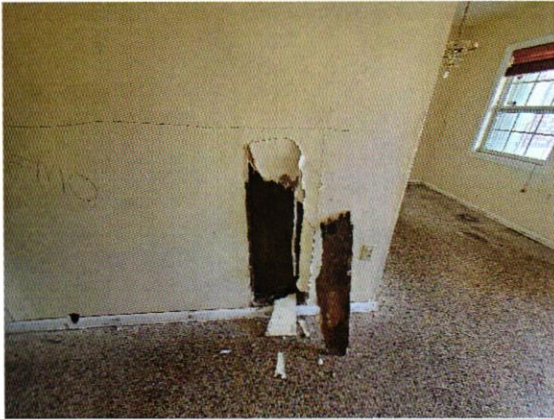
1908 Avenue G, Fort Pierce

Before and After Pics

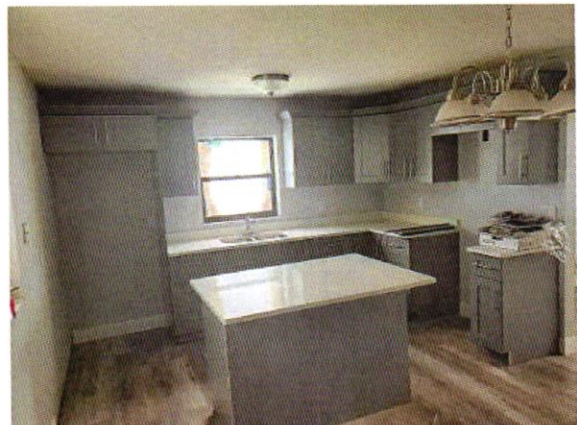
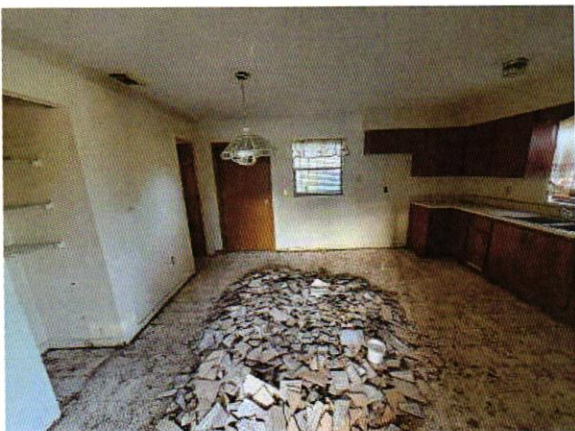
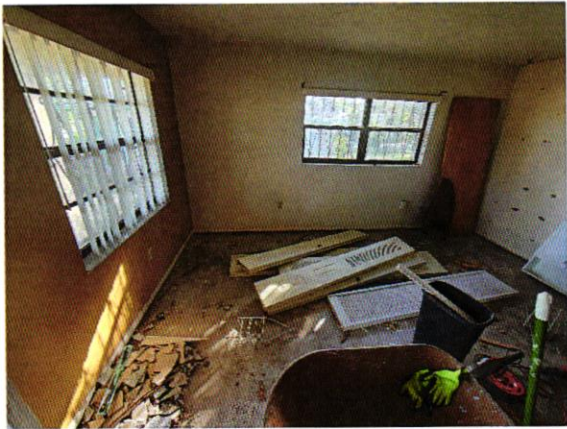
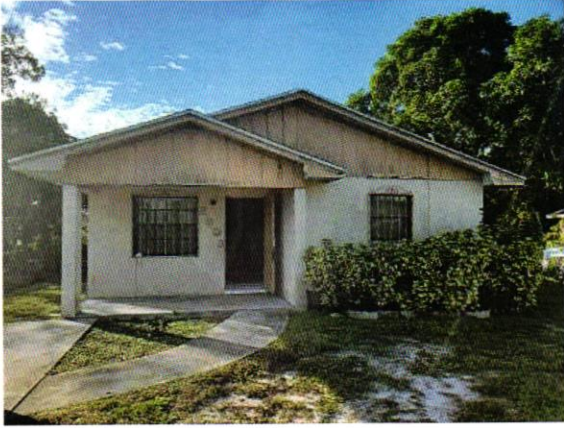


1902 N. 16th Street, Fort Pierce

Before and After



2903 Avenue R, Fort Pierce



**ATTACHMENT D
CONTRACTORS LICENSE & INSURANCE**

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

11:34:10 AM 3/2/2023

Licensee Information

Name:	CONSTANT, LLOYD MITCHELL (Primary Name) ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)
Main Address:	2706 ATLANTIC AVE FORT PIERCE Florida 34947
County:	ST. LUCIE
License Mailing:	2706 ATLANTIC AV FORT PIERCE FL 34947
County:	ST. LUCIE

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1516095
Status:	Current,Active
Licensure Date:	09/08/2008
Expires:	08/31/2024

Special Qualifications Qualification Effective

Construction Business	09/08/2008
------------------------------	-------------------

Alternate Names

Empty box for alternate names

View Related License Information

View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



HOME CONTACT US MY ACCOUNT

ONLINE SERVICES

- Apply for a License
- Verify a Licensee
- View Food & Lodging Inspections
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- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

11:32:57 AM 3/2/2023

Licensee Information

Name:	CONSTANT, LLOYD MITCHELL (Primary Name) ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)
Main Address:	2706 ATLANTIC AVE FORT PIERCE Florida 34947
County:	ST. LUCIE

License Information

License Type:	Certified Roofing Contractor
Rank:	Cert Roofing
License Number:	CCC1327225
Status:	Current,Active
Licensure Date:	03/28/2006
Expires:	08/31/2024

Special Qualifications

Qualification Effective

Construction Business	03/28/2006
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Alternate Names

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View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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**ATTACHMENT E
PROJECT SCHEDULE/TIMELINE**

Project Timeline
Progression Properties LLC

Start Week 1-Sep-23

Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20						
Starting	10-Sep	24-Sep	10-Oct	5-Nov	12-Nov	12-Jan	15-Jan		6-Feb	24-Feb	15-Mar	25-Mar	30-Mar	1-Apr	20-Apr	1-May	15-May	28-May	Jun	July						
Phase One	Meeting with Contractor Team																									
	Meet with Design Team																									
	Develop New Construction Drawings																									
	Submit Permit for Clearing Land																									
	Submit Permit Application																									
Phase Two						Sign Subcontractor Agreements																				
							Plans Review w/Planning & Building Dept																			
							Present Plans to CRA Advisory Board																			
									Present Design Plans to City Commission																	
										Clearing land and grounds for site																
											Lay Foundation															
											Complete Rough Framing															
											Complete Rough Plumbing, Electrical, HVAC															
Phase Three											Install Insulation															
												Complete Drywall and Interior Fixtures														
													Start Exterior Finishes													
														Finish Interior Trim, Install Exterior Walkway												
															Install Hard Surface Flooring, Countertops											
																Complete Exteropr Grading										
																	Finish Mechanical Trims, Install Bathroom Fixtures									
Phase Four																	Install Mirrors, Shower Doors, Finish Flooring									
																		Exterior Landscaping								
																		Final Walk-Through								
																			Prsentation To City							