

To: **The City of Fort Pierce**

From: Lucian Lewis Authorized Agent for Larry Lee Jr and Family LLC


Date: March 6, 2023

Dear, Evaluators,

Thank you for your consideration on the bid for this parcel. The Larry Lee Jr and Family, LLC would like to present the VILLAGE BUSINESS CENTER, which will be located on the property listed for bid. As the Lincoln Park corridor continues to grow, the focus has to concentrate on available facilities and services to encourage spend and revitalization within the community. Our plan is to provide a hub for business in a fully furnished environment, for those seeking a turn key operation. The above entity, has evaluated local needs by answering the call with this concept. Not only will the building increase property value, it will also bring in outside dollars and jobs.



On behalf of the Larry Lee Jr and family LLC, I ask that you view this proposal and consider its content and contribution to the community.

Thank you for your consideration and time in advance.

A handwritten signature in black ink, consisting of several overlapping loops and a trailing line, positioned above the printed name.

Lucian (Luke) Lewis III

Authorized Agent

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: 2023-029
Mandatory Site-Visit: <div style="text-align: center;">N/A</div>	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTY – N. 25 TH STREET, LOT 1 AND 2
Mandatory Site-Visit Location: <div style="text-align: center;">N/A</div>	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, MONDAY, MARCH 6, 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: <u>LARRY LEE JR AND FAMILY, LLC</u> Mailing Address: <u>7936 SADDLE BROOK DRIVE</u> <hr/>	<i>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.</i> X  _____ <div style="text-align: center;">Authorized Signature (Manual)</div>
City, State, Zip Code: <u>PORT SAINT LUCIE, FL</u>	Typed or Printed Name: <u>LUCIAN LEWIS III</u>
Type of Entity (Select one): Corporation <input checked="" type="checkbox"/> _____ Partnership _____ Proprietorship _____	Title: <u>AUTHORIZED REPRESENTATIVE</u>
Incorporated in the State of: <u>FL</u> Year: <u>2011</u>	Delivery in _____ days, After Receipt Order
Phone Number: <u>772.529.2232</u>	Payment Terms: <u>CASHIER CHECK</u>
Fax Number: _____	FEIN or SS Number: <u>27-4725083</u>
E-Mail Address: <u>LARRY.LEE51@GMAIL</u>	Local Business: <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input type="checkbox"/> N
Bid Security is attached, when required, in the amount of \$ _____ <div style="text-align: center;">F.O.B. DESTINATION</div>	If returning as a "No Bid" state reason:
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. 2023-029**

Date: MARCH 5, 2023

I/we propose to purchase property located at: **N. 25TH STREET - 2408-501-0066-000-6 AND N. 25TH STREET - 2408-501-0067-000-3**

PROPOSED SUBMITTED BY:

Legal Name (s): LARRY LEE JR AND FAMILY, LLC / LUCIAN LEWIS III
 Address: 475 NW DOVER COURT, PORT SAINT LUCIE, FL 34983
 Day-time Phone Number: 772.577.1166 Mobile Number: _____

Email: LUCIANLEWIS1000@GMAIL.COM

INTENDED USE

I/we propose to use the property for:

COMMERCIAL OFFICE BUILDING FOR LEASE. BUILDING WILL HOUSE SHARED OFFICE SPACES FOR USE BY SMALL BUSINESSES

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 BUILDING WILL CONSIST OF SEVERAL SPACES WITH A SHARED CONFERENCE ROOM, BREAKROOM AND FACILITIES. ALL LANDSCAPING AND PARKING REQUIREMENTS SHALL BE AS REQUIRED BY CODE.

(Attach pages as needed)

Total value of all proposed improvements to the property: \$ 300,000

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce \$ 10,100 DOLLARS 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

LUCIAN LEWIS III

Typed Name

MARCH 5, 2023

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the proof of Financial Ability/Letter from financial institution included?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the Development Plan included:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Preliminary building plans included	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Timeline to complete the construction project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction cost estimates included	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping plans	<input type="checkbox"/>	<input type="checkbox"/>
Property development utilization	<input type="checkbox"/>	<input type="checkbox"/>
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bid envelope is marked accordingly.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLEASE SIGN AND RETURN WITH BID:



VILLAGE BUSINESS CENTER

N 25th Street





CONSTRUCTION GROUP
WE BUILD BY FAITH

March 6, 2023

Larry Lee Jr and Family LLC

We have viewed the property and your proposed building plan. It is my professional opinion that you will incur development cost of \$350K to \$550K to complete the project as proposed, based on today's pricing. We offer full-service design and construction services to assist with your project goals.

Regards

A handwritten signature in black ink, appearing to read 'Joseph S. Cooper'.

Joseph S. Cooper
CGC-1513938



Carr, Riggs & Ingram, LLC
2112 South US Highway 1
Suite 201
Fort Pierce, Florida 34950

(772) 461-5511
(772) 461-5512 (fax)
CRlcpa.com

March 6, 2023

To Whom It May Concern:

This letter is to confirm that Mr. Larry Lee, Jr. and Larry Lee Jr. and Family, LLC have the financial means to fund a \$300,000 office building project on the vacant land that is up for bid from the City of Fort Pierce Redevelopment Agency.

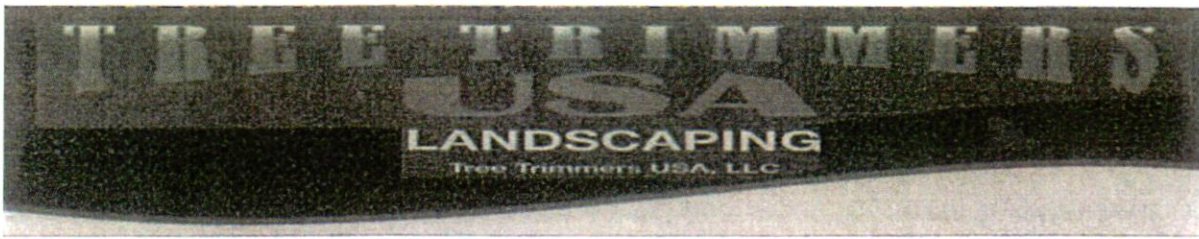
Thank you for your attention to this matter.

Theresa M Myers CPA

Theresa M. Myers, CPA

NORTH 25th STREET LOT 1 AND 2 TIME LINE

- Submit bid by 3/6/23
- Await city review and approval of acceptance
- 90 Days-Upon award review drawings with the city for changes/edits
- 150 Days- respond back with items noted for review corrections
- 8 months - Apply for any permits needed to move forward
- 10-12 months – finalize plans with Subs
- 1 year - Engage city during build for recommendations
- 15 months – commence project
- 2 years- finalize project
- Final- Ribbon cutting ceremony



LANDSCAPE PROPOSAL

To Larry Lee Jr and Family LLC

Date: 3/4/2022

The below submittal consists of work to be performed at North 25th Street LOT 1 and 2 as described below.

Combined, the total estimate for work at the properties are noted below. Total area is 0.28 acres

- Site survey for the property
- Obtain necessary permitting
- Mobilize equipment needs for the job
- Off-site fueling charge
- Deploy dump trucks for removal of yard waste
- Estimated dump fees
- Grade and level property for preparation
- Bring in fill to meet city elevation requirements
- Prepare landscape with irrigation
- Install irrigation pumps
- Prepare and layout sidewalk for pavers
- Install/fill/seal pavers
- Landscape property with plantings
- Transport and lay sod

Clear/grade/removal charges- \$8500 dollars

Paver sidewalk cost/Installation \$6500 Dollars

Irrigation system and lines \$4000 Dollars

Flowers/Sod including labor \$ 4900 Dollars

LANDSCAPE ESTIMATE: **\$23,900.00**

LANDSCAPE PLANS

A copy of the attached rendering outlines a visual of the landscape conceptual drawing for the proposed project. As an overview, the landscape will exceed the city's requirement for trees and scrubs, as the intended use for this project is a garden like environment.

The front view of the project will be lined with hedges in accordance with the city's requirement and be bordered on both sides with like kind scrubs. The rear of the property will host royal palms, while the interior of the garden will embrace ixora plants, crotons and annual flowering planted around benches, to ensure colors year round.

Additional trees will be planted throughout the property to provide shade for visitors.

Property Utilization Summary

Lincoln Park is a culturally and historically rich community. It was home to Zora Neale Hurston, author of "Their Eyes Were Watching God." It is also home to many of the world-renown Florida Highwaymen artists, a group of 26 African-American self-taught, self-mentoring landscape artists inducted into the Florida Artists Hall of Fame in 2004. The neighborhood is also home to the historic Lincoln Theater, one of only four African-American owned theaters in the country, and Lincoln Park Academy, an academic magnet school, one of the nation's top performing schools.

The City of Fort Pierce, along with Lincoln Park residents have been instrumental in revitalization efforts, such as streetscape and infrastructure projects, along with the removal of substandard housing units to help encourage businesses to return to the area.

The project proposed, is a 2000 square foot office building that will house 4 shared offices and one anchor business. The building will also share a common break room and conference room for those occupants utilizing the facility. To ensure consistency and theme, the shared spaces will be furnished for users.

The Larry Lee Jr and Family LLC, is spearheading this project that will be funded with private investor dollars with local ties to the community.

On behalf of the interested parties, we ask that you consider this bid for the property in mention, to help improve both image and value to the N 25th Street corridor.

Best Regards,

A handwritten signature in black ink, appearing to read 'Lucian Lewis III', with a stylized flourish extending to the right.

Lucian Lewis III

Authorized Agent for the Larry Lee Jr and Family LLC