

**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:**  
 N/A

**Bid Title:** DISPOSITION OF CITY SURPLUS  
 PROPERTY – N. 25<sup>TH</sup> STREET, LOT 1 AND 2

**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

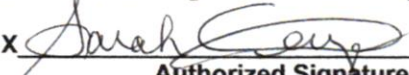
**Bid Due Date & Time**  
 3:00PM, MONDAY, MARCH 6, 2023

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:**  
 Sarah L. George

*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.*

**Mailing Address:**  
 P O Box 1165  
 Ft. Pierce, FL 34954

x   
 Authorized Signature (Manual)

**City, State, Zip Code:**

**Typed or Printed Name:**

Sarah George

**Type of Entity (Select one):** LLC   
 Corporation   
 Partnership   
 Proprietorship

**Title:**

**Incorporated in the State of:** Florida **Year:** 2023

**Delivery in** 90 **days, After Receipt Order**

**Phone Number:** (772) 634-3993

**Payment Terms:** Installments

**Fax Number:** N/A

**FEIN or SS Number:** 88-4201676

**E-Mail Address:** Sarahgeorge2053@gmail.com

**Local Business:**  Y  N **MWBE:**  Y  N

**Bid Security is attached, when required, in the amount of \$** 10,000.00  
 F.O.B. DESTINATION

**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: February 27, 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): SLG Commercial Lending  
 Address: 517 N 12 St. Fort Pierce, FL 34950  
 Day-time Phone Number: (772) 634-3993 Mobile Number: \_\_\_\_\_

Email: sarahgeorge2053@gmail.com

**INTENDED USE**

I/we propose to use the property for:

An Incubator for community use. To provide jobs and create 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):

New Construction for conducting business. To house a minimum of 13 businesses in the building, establishing a business incubator to accelerate business growth, create new jobs and enhance quality of life in the community. The building will be a 5,000 square-foot facility with amenities to include an optimum mix of working, communal, and meeting spaces, ample parking and shared professional services. (Attach pages as needed)

Total value of all proposed improvements to the property: \$ 875,000.00

**BID/BID AMOUNT**

I/we offer to pay the City of Fort Pierce \$ 10,000.00 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**

Sarah L. George  
\_\_\_\_\_  
**Typed Name**

3/6/2023  
\_\_\_\_\_  
**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?	_____	_____✓
Is the proof of Financial Ability/Letter from financial institution included?	_____	_____✓
Is the Development Plan included:		
Preliminary building plans included	_____	_____✓
Timeline to complete the construction project	_____	_____
Construction cost estimates included	_____	_____
Landscaping plans	_____	_____
Property development utilization	_____	_____
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	_____✓	_____
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	_____✓	_____
Bid envelope is marked accordingly.	_____	_____

The Land has to be secured first.

**PLEASE SIGN AND RETURN WITH BID:** \_\_\_\_\_

# N 25th Street

## 2408-501-0066-000-6



The subject property is located at the corner of Booker Street and North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. This vacant property is cleared and ready to build, zoned General Commercial. N. 25TH STREET - 2408-501-0066-000-6 AND N. 25TH STREET - 2408-501-0067-000-3 are being offered in combination and proposals separating the parcels will not be accepted.

**PARCEL ID:**

2408-501-0066-000-6

**LOT SIZE:**

0.14 ac or 6,250 sf

**ZONING**

C2 – Neighborhood  
Commercial

# N 25th Street 2408-501-0067-000-3



The subject property is located on a major corridor of Fort Pierce at North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. This vacant property is cleared and ready to build, zoned General Commercial. N. 25TH STREET - 2408-501-0066-000-6 AND N. 25TH STREET - 2408-501-0067-000-3 are being offered in combination and proposals separating the parcels will not be accepted.

**PARCEL ID:**

2408-501-0066-000-6

**LOT SIZE:**

0.14 ac or 6,250 sf

**ZONING**

C3 – General  
Commercial

