

**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:** 2023-028

**Mandatory Site-Visit:**

N/A

**Bid Title:** DISPOSITION OF CITY SURPLUS  
PROPERTY – AVENUE D, PARCEL ID#  
2409-603-0055-00-2

**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**

3:30PM, 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

*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:**

2415 Lake Fbis Lane sw

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. 2023-028

Date: 3/1/2023

I/we propose to purchase property located at: **Avenue D – 2409-603-0055-000-2**

**PROPOSED SUBMITTED BY:**

Legal Name (s): Progression Properties LLC  
 Address: 2415 Lake Fbks 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:  
To build single family home.

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):

To purchase land to build single-family home, 3 bedroom 2-bath, one car garage with two parking spaces. The building will be a concrete structure.

(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**

*Pamela E. Carithers*  
\_\_\_\_\_  
**Typed Name**

*3/1/2023*  
\_\_\_\_\_  
**Date**

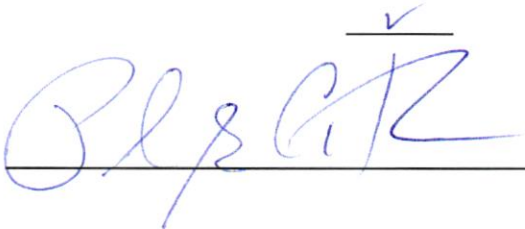
## CITY OF FORT PIERCE BIDDER'S CHECKLIST

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?	<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:**

  
 \_\_\_\_\_

**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](mailto:progressionpropertiesllc@gmail.com)  
[www.progressionproperties.net](http://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 Avenue D, Parcel Identification 2409-603-0055-000-2, 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 a light blue horizontal line.

Pamela E. Carithers

Managing Partner

### **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.

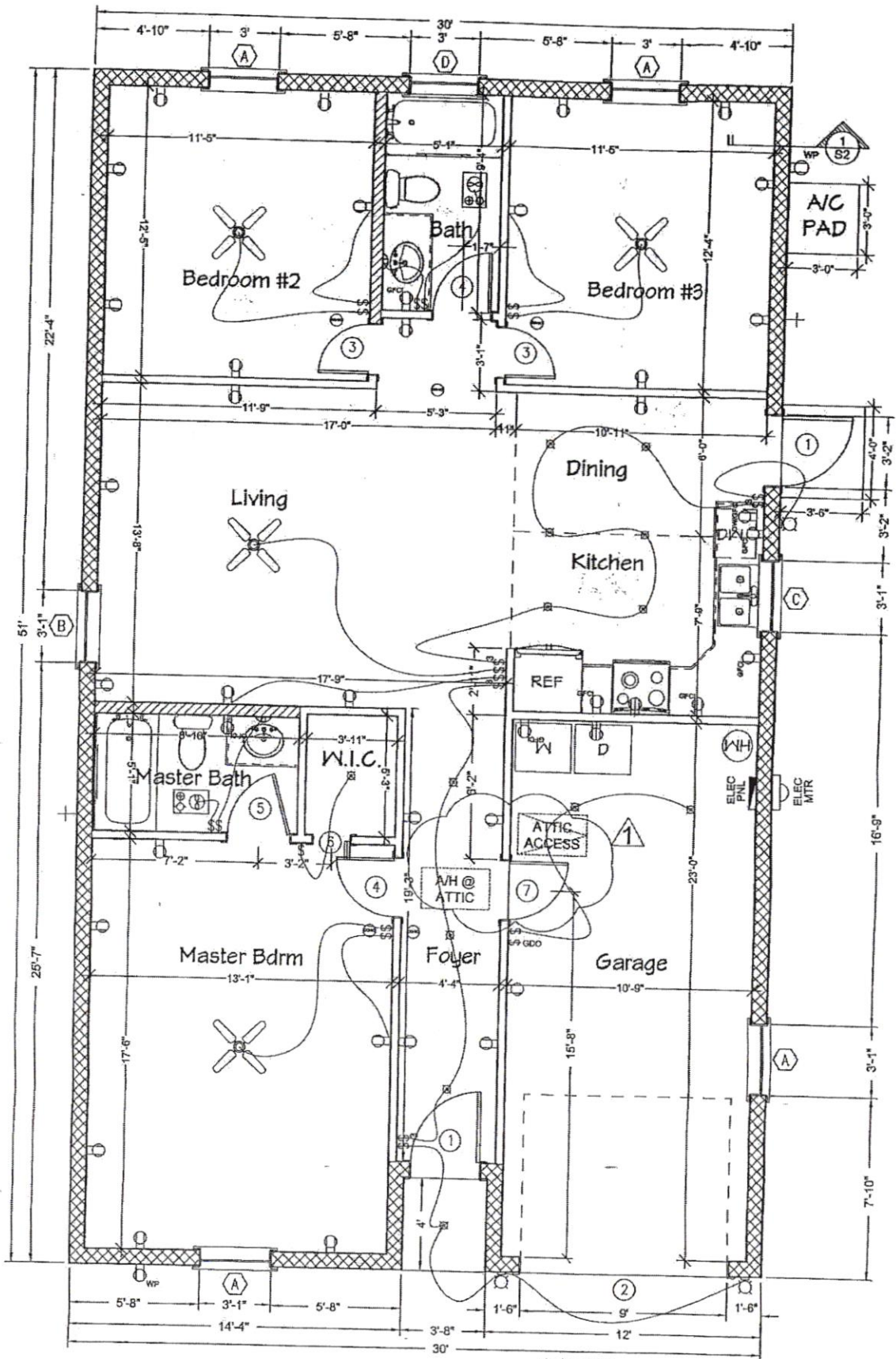
### **Contractor**

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. Their 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*.

**ATTACHMENT A**  
**VALUE OF IMPROVEMENTS/COSTS**



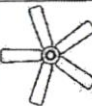















# FLOOR PLAN

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.

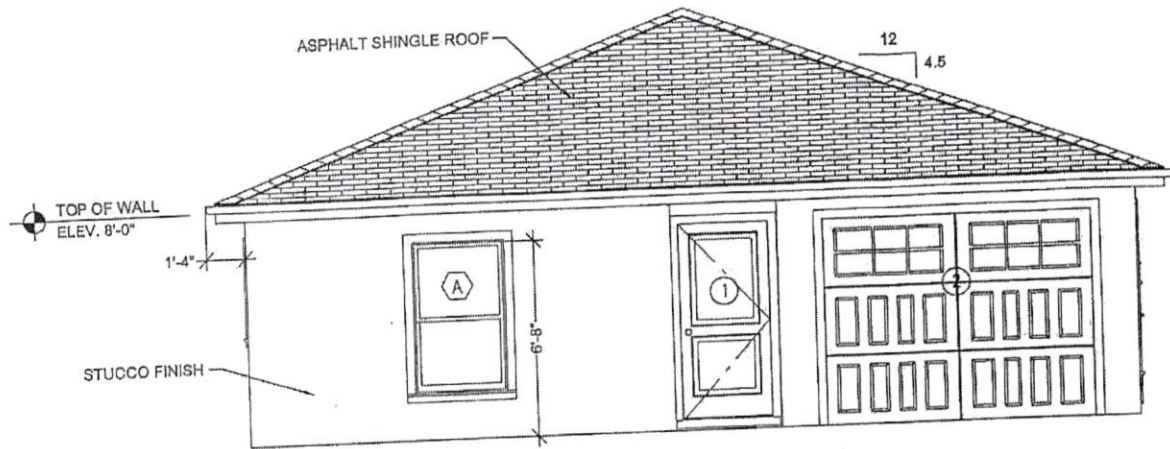
**ELECTRICAL LEGEND**

	CEILING FAN W/ LIGHT FIXTURE		ELECTRICAL PANEL
	CEILING MOUNTED RECESSED LIGHT		ELECTRICAL METER
	WALL MOUNTED SCNCE		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)

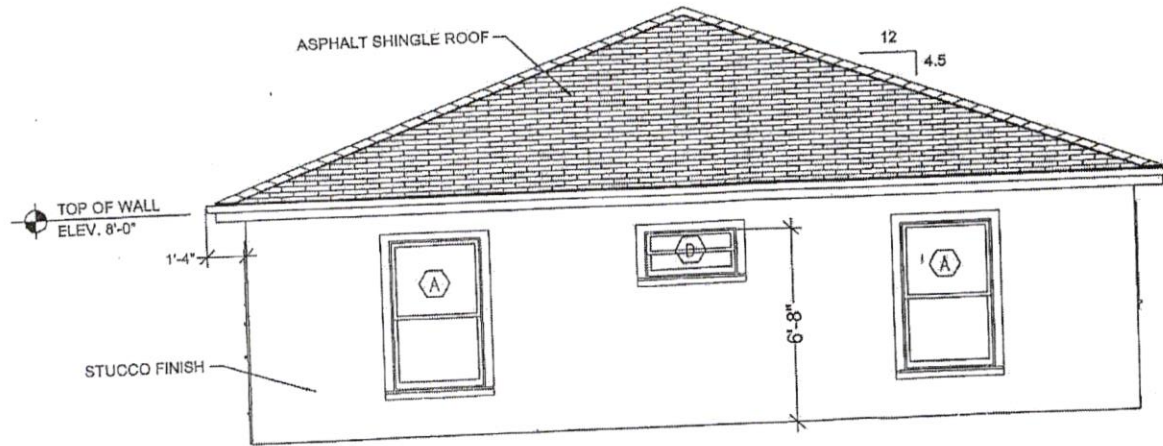
GROUNDING ELECTRODE SHALL COMPLY W/ NEC 250-66.12  
 CONDUCTOR TO BE #4 COPPER  
 5/8" X 10' CU. CLAD GROUND ROD  
 GROUND TO WATER PIPE & BUILDING STE

**E**  
 =

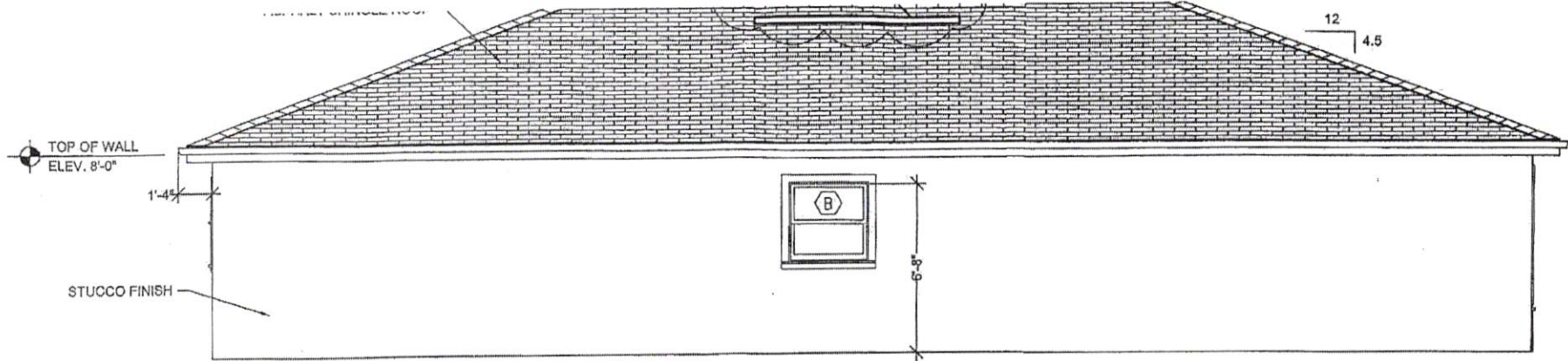


FRONT ELEVATION

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

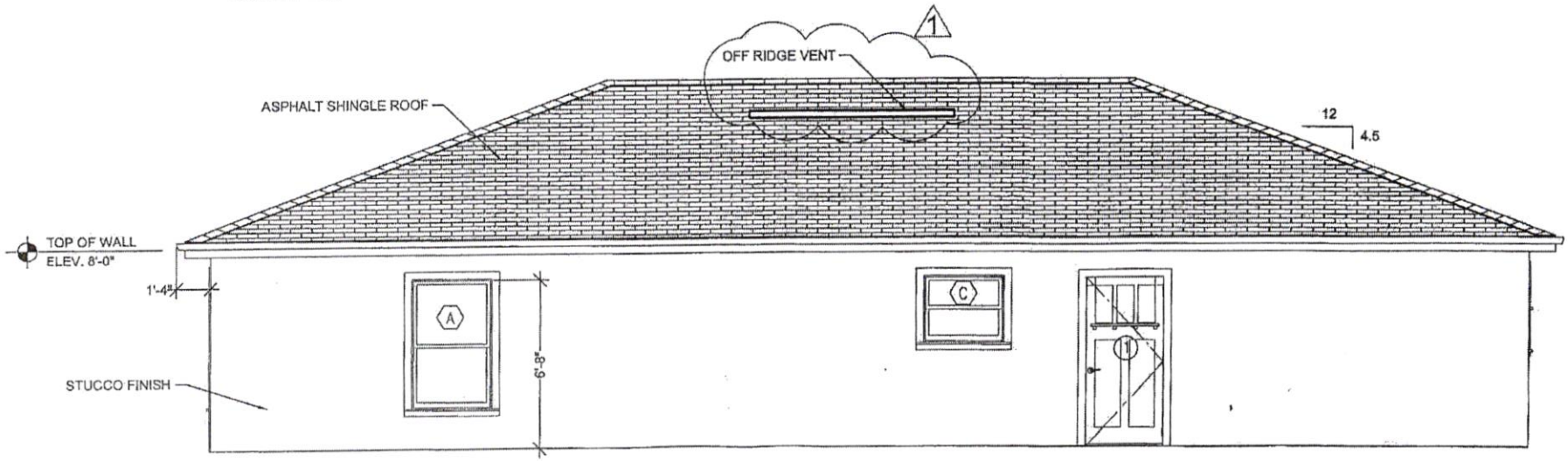


SIDE ELEVATION



**LEFT SIDE ELEVATION**

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

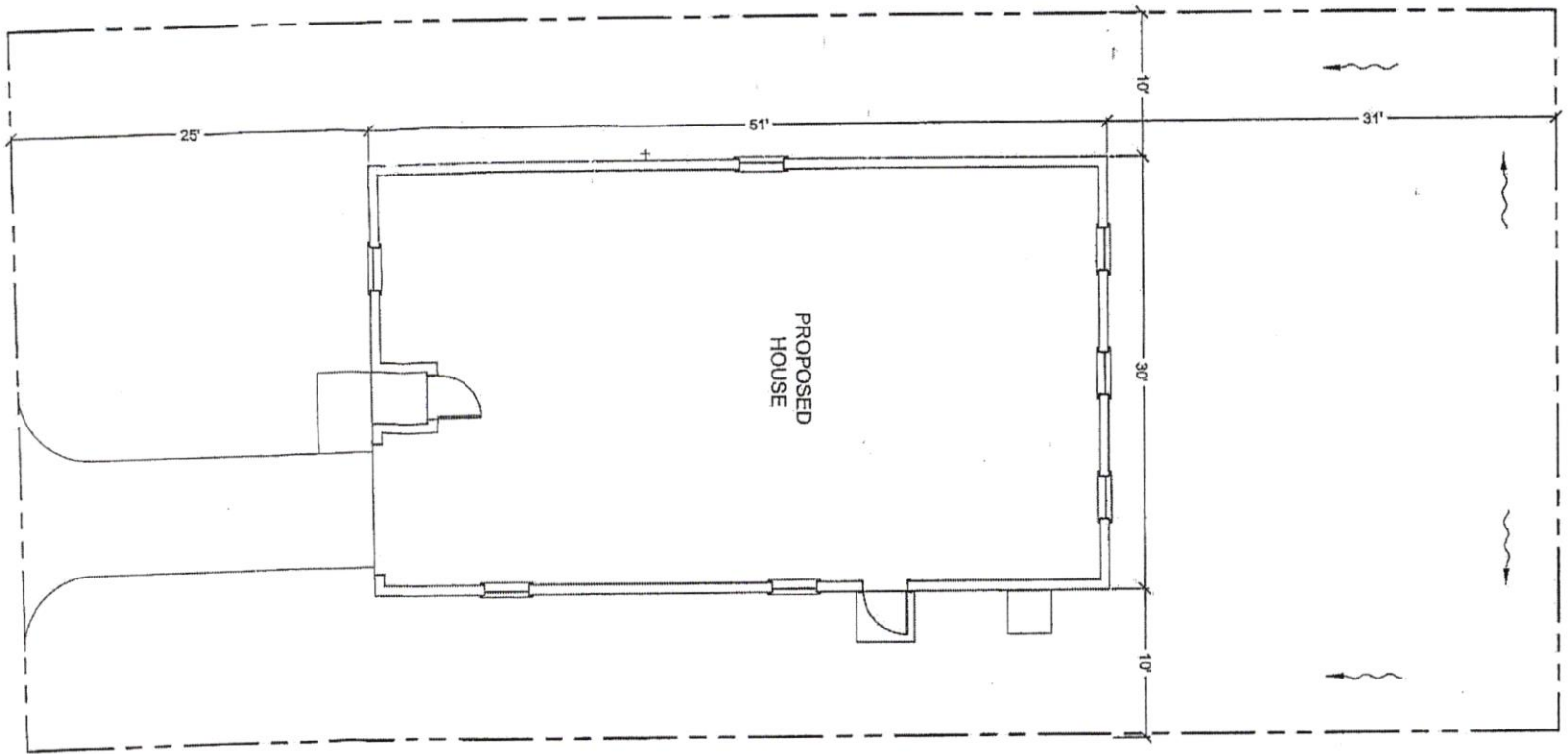


**RIGHT SIDE ELEVATION**

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

**SITE PLAN**

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



ELEVATIONS

**MBV**  
**ENGINEERING, INC.**  
 MOIABOWLES 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
1 PER BLDG DEPT.	09-17-18
2	
3	
4	
5	
6	
7	

**ATTACHMENT B  
PROOF OF FINANCIAL ABILITY**

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**BADER'S FINANCIAL CENTER INC.**

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

February 28, 2023

Buyer: The Avenue D 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: Avenue D, Parcel ID: 2409-603-0055-000-2, Fort Pierce, Fl. 34950

Legal description: Parcel ID # 2409-603-0055-000-2 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

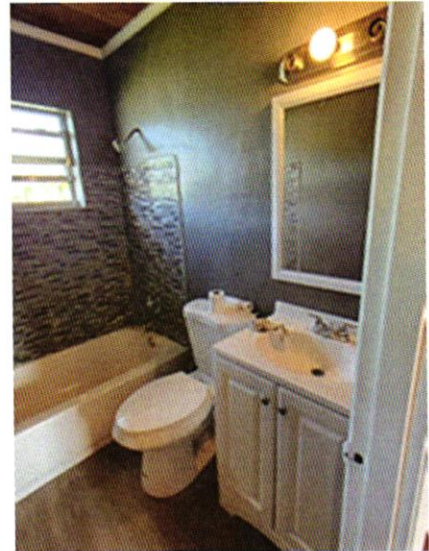
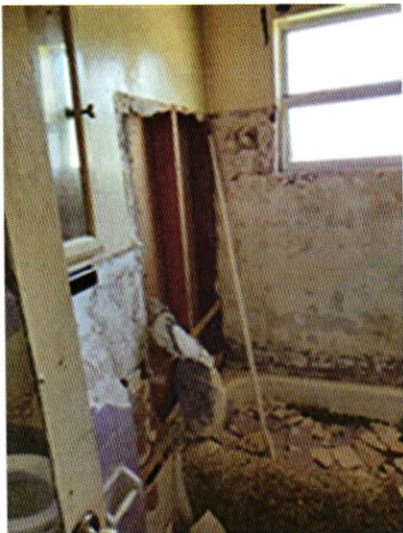
Bader's Financial Center Inc.

prequael Avenue D. docx

**ATTACHMENT C**  
**PHOTOS OF PAST PROJECTS (PROGRESSION PROPERTIES)**

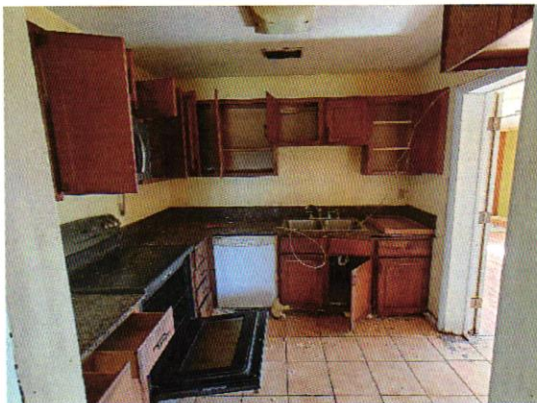
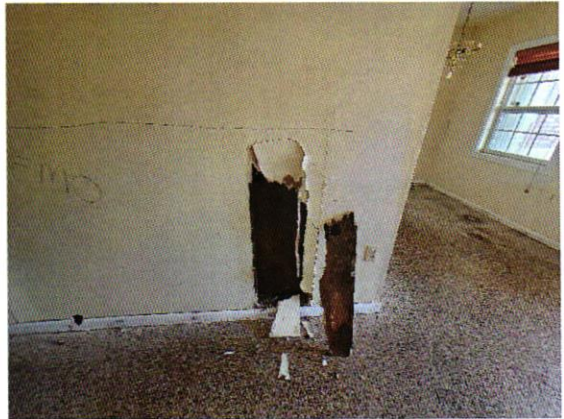
# 1908 Avenue G, Fort Pierce

## Before and After Pics

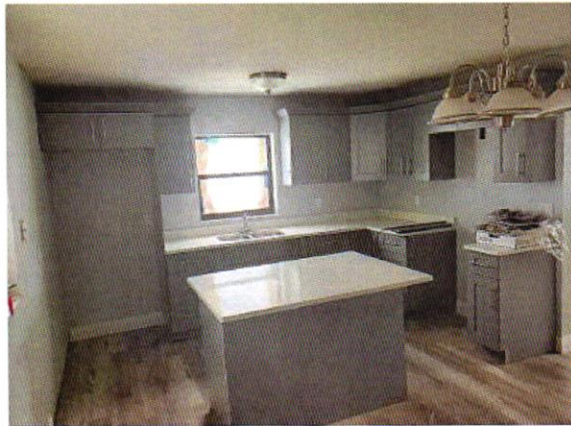
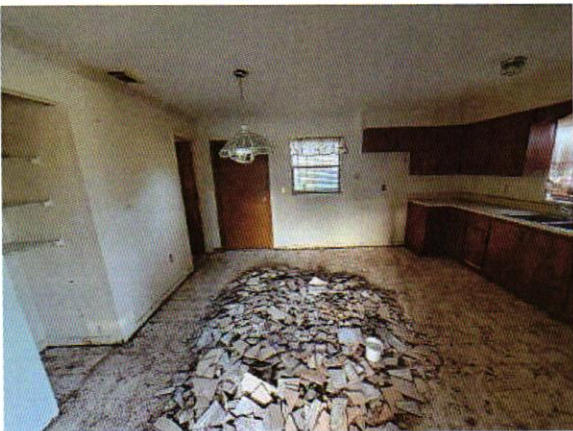
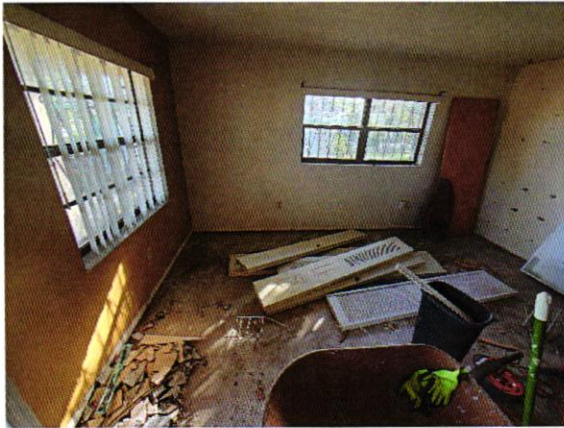


# 1902 N. 16<sup>th</sup> Street, Fort Pierce

## 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

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

### License Information

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

### Special Qualifications

### Qualification Effective

<b>Construction Business</b>	<b>09/08/2008</b>
------------------------------	-------------------

### 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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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

11:32:57 AM 3/2/2023

Licensee Information

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

License Information

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

Special Qualifications Qualification Effective

<b>Construction Business</b>	<b>03/28/2006</b>
------------------------------	-------------------

Alternate Names

--

[View Related License Information](#)

[View License Complaint](#)

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**ATTACHMENT E**  
**PROJECT SCHEDULE/TIMELINE**

