

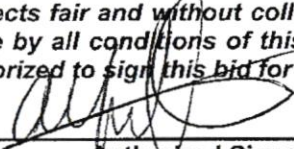
**DELIVER TO:**  
 City of Fort Pierce, Purchasing Division  
 Room 101  
 100 North U.S. #1  
 Fort Pierce, FL 34950

**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	Bid No: 2023-016
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF FPRA SURPLUS PROPERTIES - 424 DOUGLAS COURT AND 426 DOUGLAS COURT
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, WEDNESDAY, FEBRUARY 22, 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: EASTERN CAPITAL INVESTMENTS, LLC	<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  Authorized Signature (Manual)
Mailing Address: 16877 E. Colonial Dr, #212	
City, State, Zip Code: Orlando, FL 32820	Typed or Printed Name: Alan Miller
Type of Entity (Select one): Corporation _____ Partnership <u>  X  </u> Proprietorship _____	Title: Manager
Incorporated in the State of: FL Year: 2019	Delivery in _____ days, After Receipt Order
Phone Number: 847-532-4699	Payment Terms: Full
Fax Number:	FEIN or SS Number: 71-0130170
E-Mail Address: info@eastern-homes.com	Local Business: <u>  Y  </u> <u>  X  </u> N MWBE: <u>  Y  </u> <u>  X  </u> N
Bid Security is attached, when required, in the amount of \$ _____ 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. 2023-016

Date: 02/21/2023

I/we propose to purchase property located at: (Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).

424 Douglas Court -2409-501-0199-000-0 AND 426 Douglas Court -2409-501-0200-000-1

**PROPOSED SUBMITTED BY:**

Legal Name (s): Alan Miller  
 Address: 35W635 Parsons Road West Dundee, IL 60118  
 Day-time Phone Number: \_\_\_\_\_ Mobile Number: 847-774-6026  
 Email: agmiller65@gmail.com

**INTENDED USE**

I/we propose to use the property for:

If the bid is won by Eastern Capital, we propose to build a 3 bedroom, 2 bathroom home on each lot (424 and 426).

The intention after finishing the homes is to sell one and rent the other.

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 construction cost estimate for 424 & 426 Douglas is \$300,000. The lots will be cleared and then will under-go the new home construction process from the ground up. Please see slide 4 (Construction Cost Estimate) for a detailed breakdown of all improvements added to the property

*(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 \$ \$10,000 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.

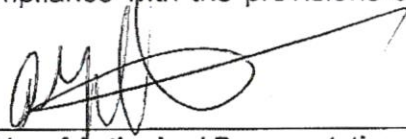
Yes  No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award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

Alan Miller

\_\_\_\_\_  
**Typed Name**

02/21/2023

\_\_\_\_\_  
**Date**

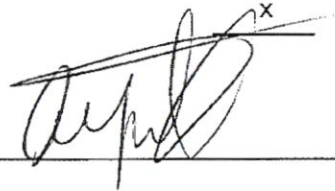
## CITY OF FORT PIERCE BIDDER'S CHECKLIST

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

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





Call 800-274-4482

Email info@ozk.com

Visit ozk.com

Member FDIC

\*\*\*\*\*AUTO\*\* ALL FOR AADC 328

98725 0.5990 AB 0.507 275 3 71



EASTERN CAPITAL INVESTMENTS LLC

4001 AINSLEY AVE

ORLANDO FL 32833-4716

Statement Date: 01/31/2023

As of 12/19/22, our state specific Terms and Conditions have changed. To view these revisions, please go to [ozk.com/disclosures](http://ozk.com/disclosures).

**INTEREST PLUS CHECKING ACCOUNT**

PREVIOUS STATEMENT BALANCE AS OF 12/30/22:	447,955.63
PLUS 1 DEPOSITS AND OTHER CREDITS:	19.58
LESS 2 CHECKS AND OTHER DEBITS:	5,350.97
CURRENT STATEMENT BALANCE AS OF 01/31/23:	442,624.24
NUMBER OF DAYS IN THIS STATEMENT PERIOD:	32

**OTHER TRANSACTIONS**

DATE	DESCRIPTION	DEBITS	CREDITS
01/17	Monthly Account Analysis and Service Charges	40.00	
01/25	WITHDRAWAL	5,310.97	
01/31	INTEREST		19.58

**BALANCE BY DATE**

DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
01/17	447,915.63	01/25	442,604.66	01/31	442,624.24		

PAYER FEDERAL ID NUMBER: 71-0130170

INTEREST PAID YEAR TO DATE: 19.58

**INTEREST EARNED THIS STATEMENT PERIOD**

AVERAGE LEDGER BALANCE:	446,775.10
INTEREST EARNED:	19.58
INTEREST PAID THIS PERIOD:	19.58
ANNUAL PERCENTAGE YIELD EARNED:	.05%
INTEREST RATE:	.05%





Call 800-274-4482

Email info@ozk.com

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98725 0.5990 AB 0.507 275 3 71



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INTEREST RATE:	.05%



P.O. BOX 196 OZARK AR 72949

RETURN SERVICE REQUESTED

Date: 02/03/2023

115246-06A\*\*007497



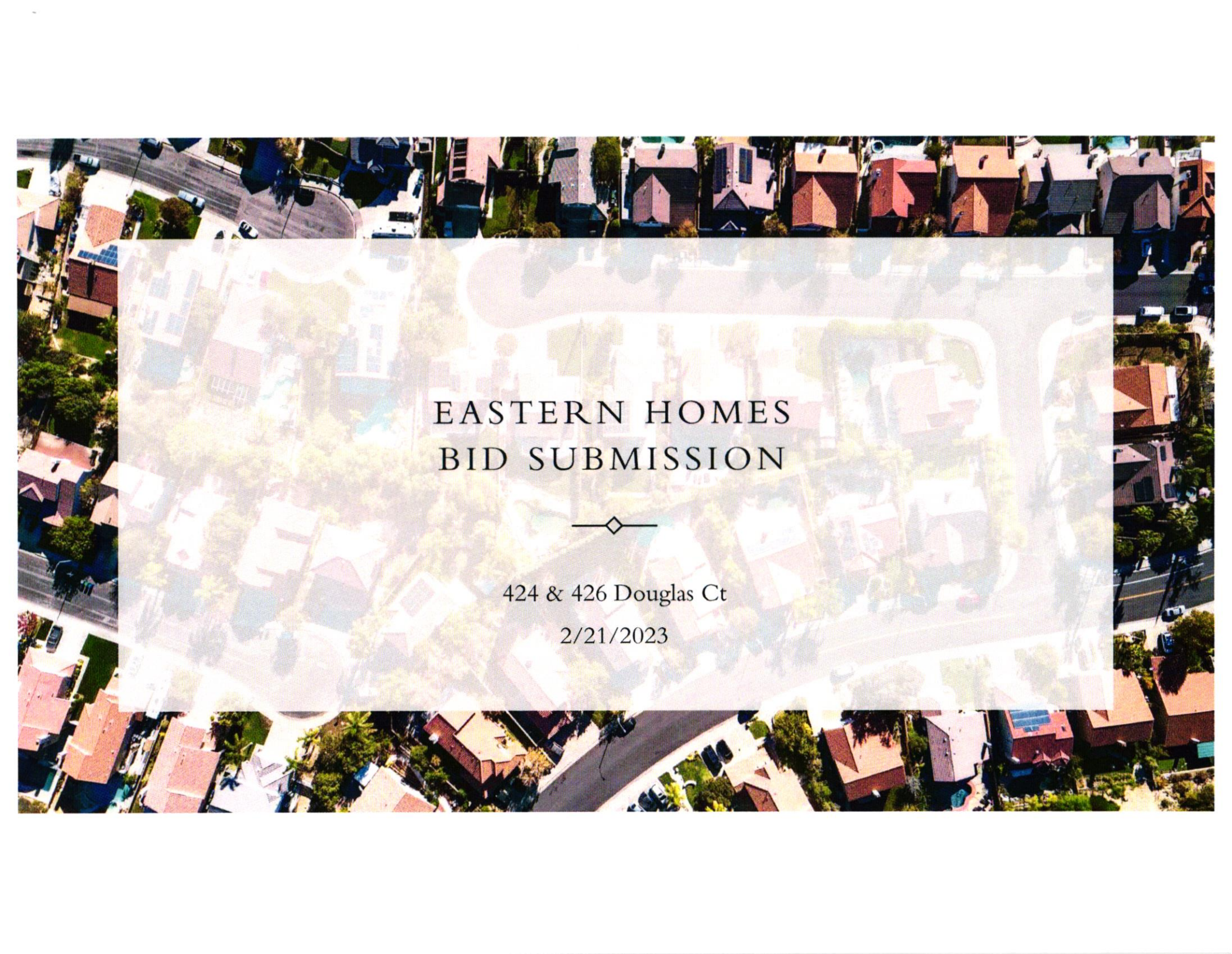
EASTERN CAPITAL INVESTMENTS LLC  
4001 AINSLEY AVE  
ORLANDO FL 32833-4716

**Rate Change Advice**

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Principal Balance:	\$ .00	Maturity Date:	06/29/2024
Current Rate:	9.25%	Original Loan Date:	02/25/2021
Interest Balance:	\$447.74-	Credit Limit:	\$2,500,000.00
One Day's Interest:	\$ .00	Date of Last Payment:	07/08/2022
		Last Payment Amount:	\$447.74

On 02/02/2023 your interest rate changed from 9.000000 % to 9.250000 %.



EASTERN HOMES  
BID SUBMISSION



424 & 426 Douglas Ct

2/21/2023

## Bidder's Summary

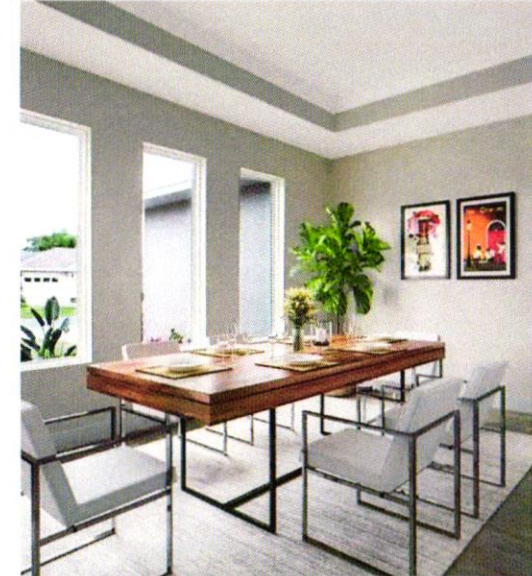


Eastern Homes, founded in central Florida, design and build homes with emphasis on quality and everyday living. Since opening in 2019, Eastern Homes has designed and built 100+ homes. Our leadership team has been in the homebuilding industry for over 15 years and our staff consists of skilled tradespeople. Eastern Homes is currently building homes in Lake, Orange, Seminole, and Brevard County. Currently, we have homes in for permitting in St. Lucie County, and are looking to expand operations into a more predominant role in St. Lucie County. Eastern Home co-founder, John Morris, is originally from Fort Pierce, hopes to join the efforts in revitalizing the area.

Website: <https://eastern-homes.com/>

# Bidder's Summary Cont.

## Client Home



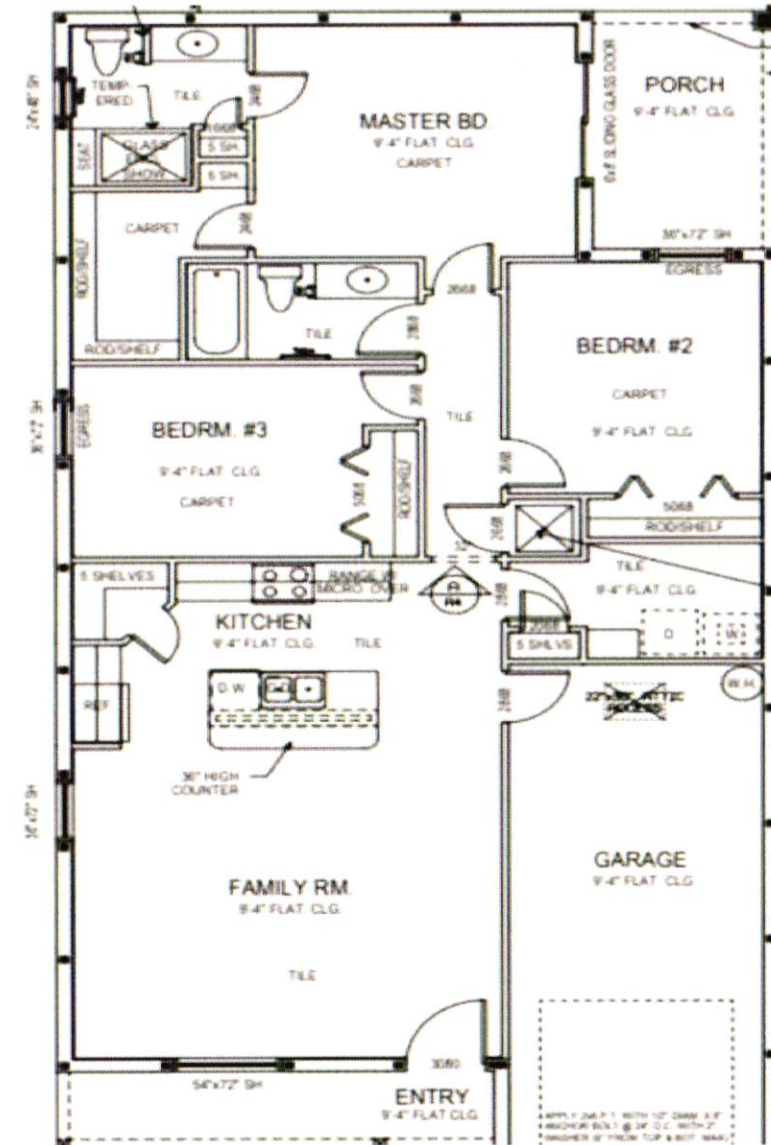
# PRELIMINARY BUILDING PLAN

## Exterior, Floor Plan & Sq Ft



### SQUARE FOOTAGE

A/C LIVING	1,319 sq. feet
GARAGE	295 sq. feet
COV. ENTRY	73 sq. feet
LANAI	95 sq. feet
<b>TOTAL</b>	<b>1,782 sq. feet</b>



PRELIMINARY BUILDING PLAN  
Interior- Bathroom, Kitchen & Living Room



## TIMELINE

10 months total for both homes



2 months to prepare plans



2 months for permitting approval



6 month build time



**Eastern Homes**  
*Let us guide you home*



## Construction Cost Estimate- 424 & 426 Douglas

- Total construction cost estimate per house - **\$150,000** (excluding the lot purchase)
- Total construction cost estimate for the project - **\$300,000** (excluding the lot purchase)

Construction Cost breakdown *per house					
Item Name	Phase amt				
		Perm Roofing	\$	4,500	
		Ext. Doors/Windows	\$	4,500	Frameless Shower Enclosure \$ 1,500
Clearing lot	\$ 8,250	Ext. Doors/ Garage Doors	\$	750	Soffit \$ 1,500
Footings/foundation	\$ 9,000	Survey Work	\$	1,500	Painting - Int \$ 4,500
Block	\$ 6,000	Stucco	\$	4,500	Painting Ext \$ 4,500
First floor framing	\$ 10,500	Stone Veneer	\$	6,000	Plumbing Final \$ 6,000
Well	\$ 4,500	Wall Insulation/Sheetrock	\$	7,500	HVAC Final \$ 3,000
Power from OUC	\$ 1,500	Attic Insulation	\$	1,500	Electrical Final \$ 1,500
Roof Framing	\$ 4,500	Int Doors	\$	3,000	Appliances \$ 1,500
Rough Plumbing	\$ 4,500	Int Trim	\$	4,500	Flooring \$ 6,000
Septic/Sewer Connection	\$ 1,500	Cabinets	\$	7,500	Driveways \$ 3,000
Rough HVAC	\$ 4,500	CounterTops	\$	3,000	Landscaping \$ 3,000
Rough Electrical	\$ 3,000	Bath Tile	\$	1,500	Grading/Fill import \$ 6,000

## Landscaping Plans- Plant List & Square Footage



**424 Douglas**                      **4,968 square ft**  
500 sf Landscaping (10% of lot)  
10 Viburnum = 90 sf of shrubs  
18 Schillings = 162 sf of shrubs  
1 crape myrtle tree, 1 live oak = 250 sf of trees

**426 Douglas**                      **4,980 square ft**  
500 sf Landscaping (10% of lot)  
10 Viburnum = 90 sf of shrubs  
18 Schillings = 162 sf of shrubs  
1 crape myrtle tree, 1 live oak = 250 sf of trees



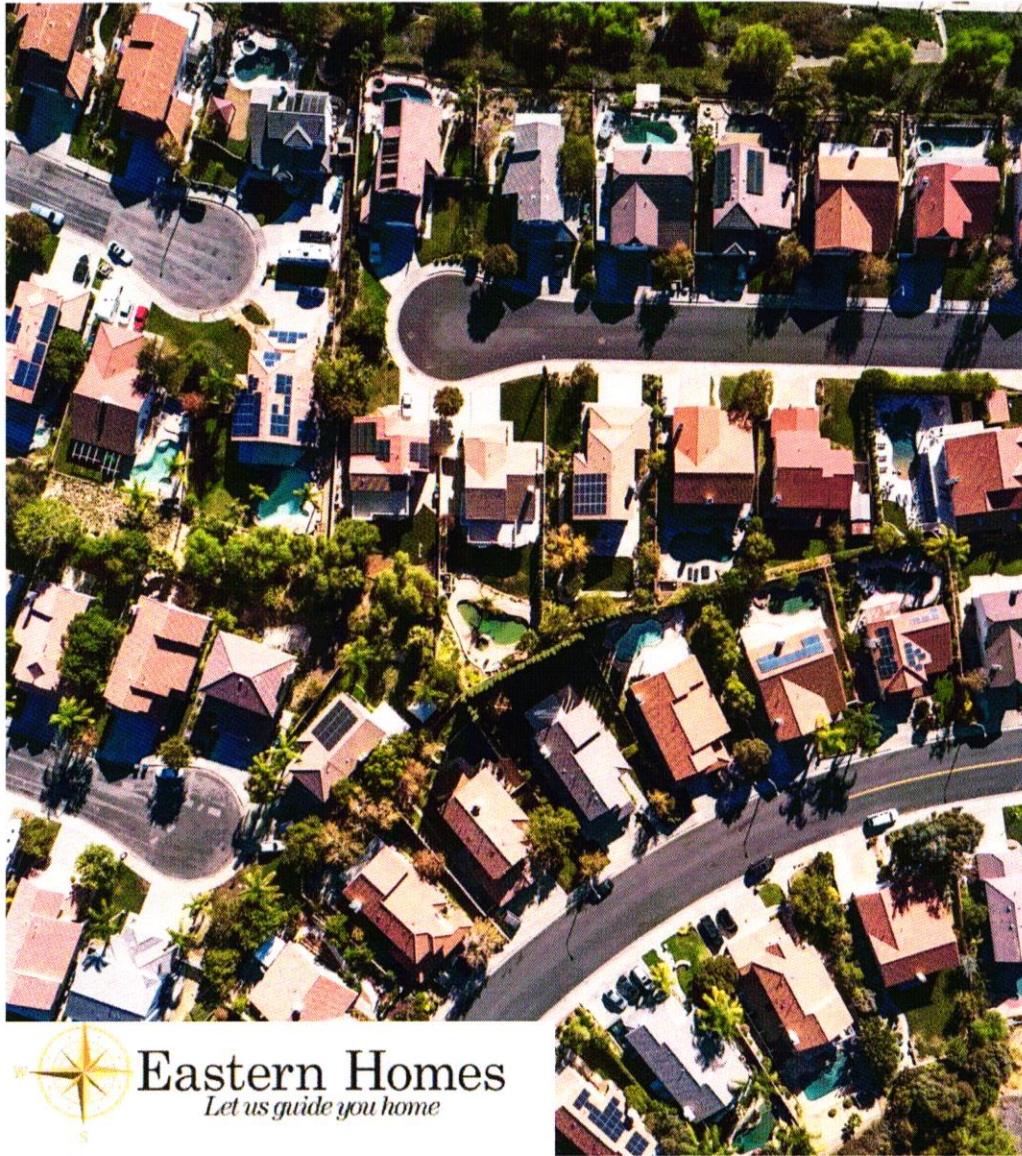
*Sweet Viburnum*



*Schillings Dwarf Yaupon Holly*



*Crape Myrtle Tree*



# Property Development Utilization

Eastern Homes intends on building two homes total on 424 & 426 Douglas. Each home will total to 1,782 square feet with 3 bedrooms and 2 baths. After the homes are finished, the goal is to rent one home and sell the other.





P.O. BOX 196 OZARK AR 72949

**RETURN SERVICE REQUESTED**

Date: 02/03/2023

115246-06A\*\*007497



EASTERN CAPITAL INVESTMENTS LLC  
4001 AINSLEY AVE  
ORLANDO FL 32833-4716

**Rate Change Advice**

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