

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: 2023-016

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:
 Chad Ingram, Angus Gibson, Christa Stone

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:
 4311 SW 27th Street

X Chad Ingram
 Authorized Signature (Manual)

City, State, Zip Code:
 West Park, Florida 33023

Typed or Printed Name:
 Chad Ingram

Type of Entity (Select one):
 Corporation _____
 Partnership Real Persons _____
 Proprietorship _____

Title:
 Citizen

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

Delivery in 7 **days, After Receipt Order**

Phone Number: 786-389

Payment Terms: Cash @ Closing

Fax Number:

FEIN or SS Number: 265-71-1339

E-Mail Address: FortPierceChad@gmail.com

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

Bid Security is attached, when required, in the amount of \$ \$800.00 when requested
 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: 2/22/2023

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): Chad Ingram, Angus Gibson, & Christa Stone
 Address: 4311 SW 27th Street, West Park, Fl. 33023
 Day-time Phone Number: N/A Mobile Number: 786-389-4891
 Email: FortPierceChad@gmail.com

INTENDED USE

I/we propose to use the property for:

This will be our personal residence as well as our first prototype of our EKhaya housing models. We have developed truly affordable homes ranging from 160sqft to 1500sqft.

We currently do research and studies on seagrass and baitfish in Moore's Creek and will continue working with the county from here

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):

1 solar unit within 6-8 months of transfer, 2-3 units within 8-18 months, greenhouse w/ aquaculture. The property will be planted with native trees and flowers as well as a variety of Fruit and nut trees. Outdoor kitchen for weekly community dinners. This is where we intend to live and work!

 _____ (Attach pages as needed)

Total value of all proposed improvements to the property: \$ 250,000.00

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce \$ 8000.00 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.

Chad Ingram

Bidder of Authorized Representative

Chad Ingram
Typed Name

2/22/2023
Date

EXHIBIT "A"

Property Information Card

424 Douglas Court

2409-501-0199-000-0



The subject property is located at 424 Douglas Court in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.11 acres or 4,968 square feet. This property is located along the Moore's Creek Linear Park and in the historic Lincoln Park district. 424 and 426 Douglas Court are being offered in combination and bids separating the parcels will not be accepted.

PARCEL ID:

2409-501-0199-000-0

LOT SIZE:

0.11 ac or 4,968 sf

FPRA DISTRICT:

Lincoln Park

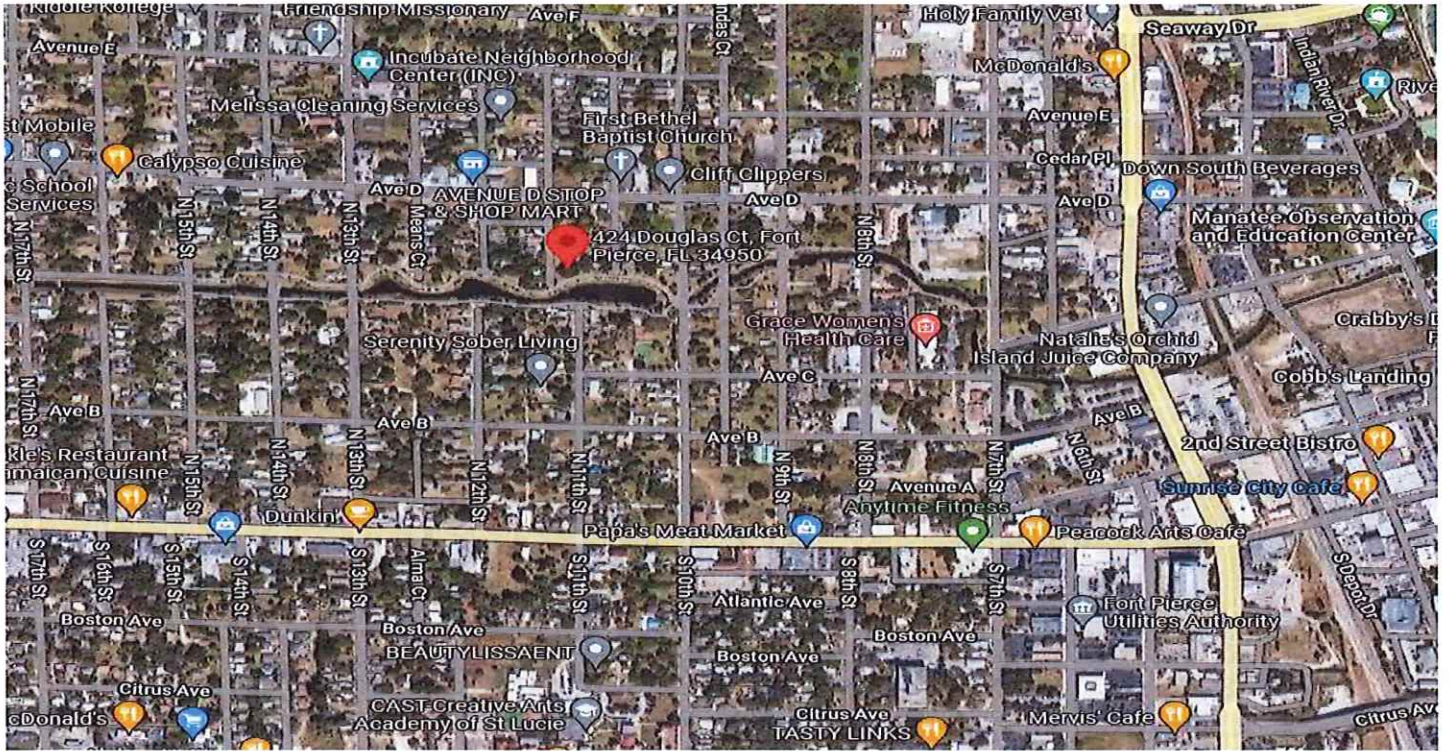
ZONING:R4 – Medium Density
Residential**BID
TIMELINE****Advertise:**

January 30, 2023

Bid Deadline:

February 22, 2023

FPRA Board: March 2023



426 Douglas Court

2409-501-0200-000-1



The subject property is located at 426 Douglas Court in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.11 acres or 4,980 square feet. This property is located along the Moore's Creek Linear Park and in the historic Lincoln Park district. 424 and 426 Douglas Court are being offered in combination and proposals separating the parcels will not be accepted.

PARCEL ID:

2409-501-0200-000-1

LOT SIZE:

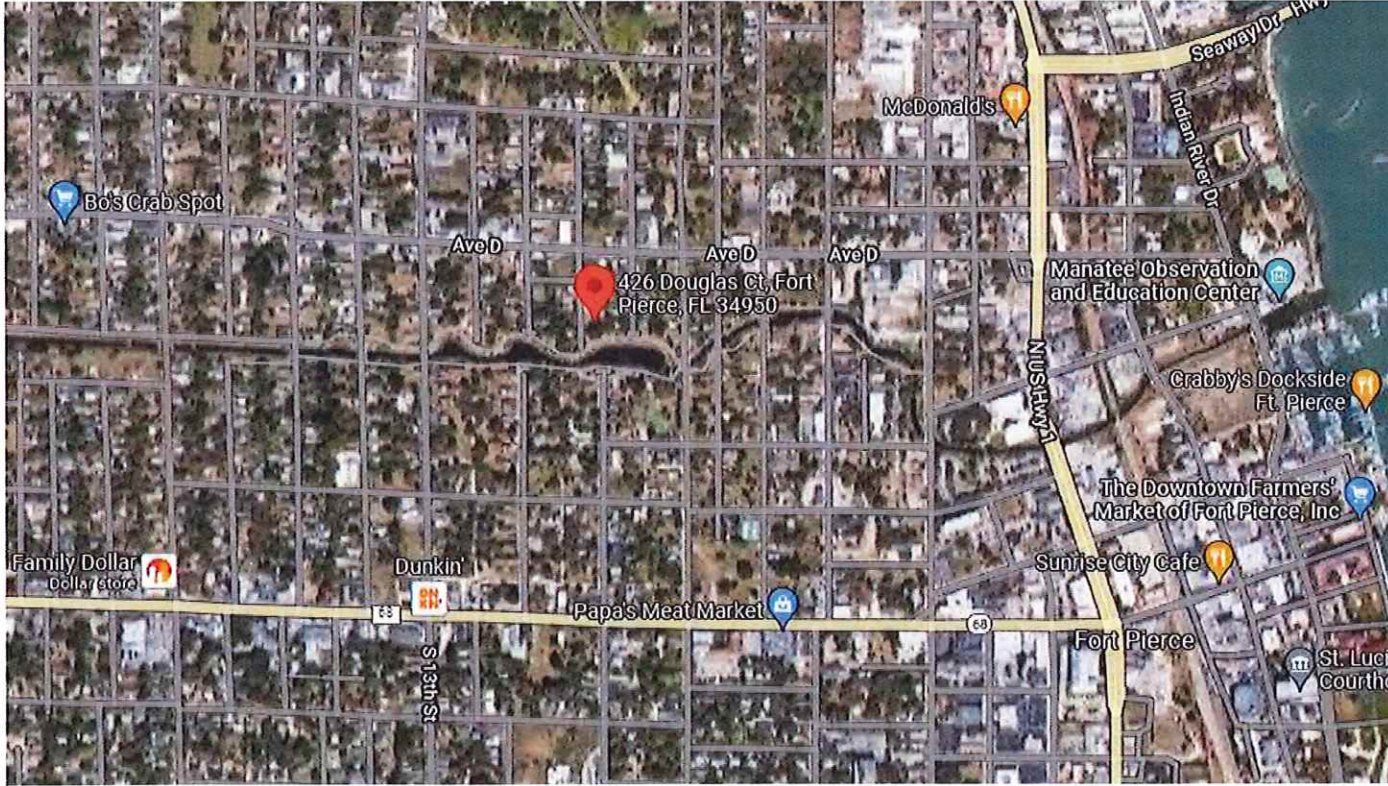
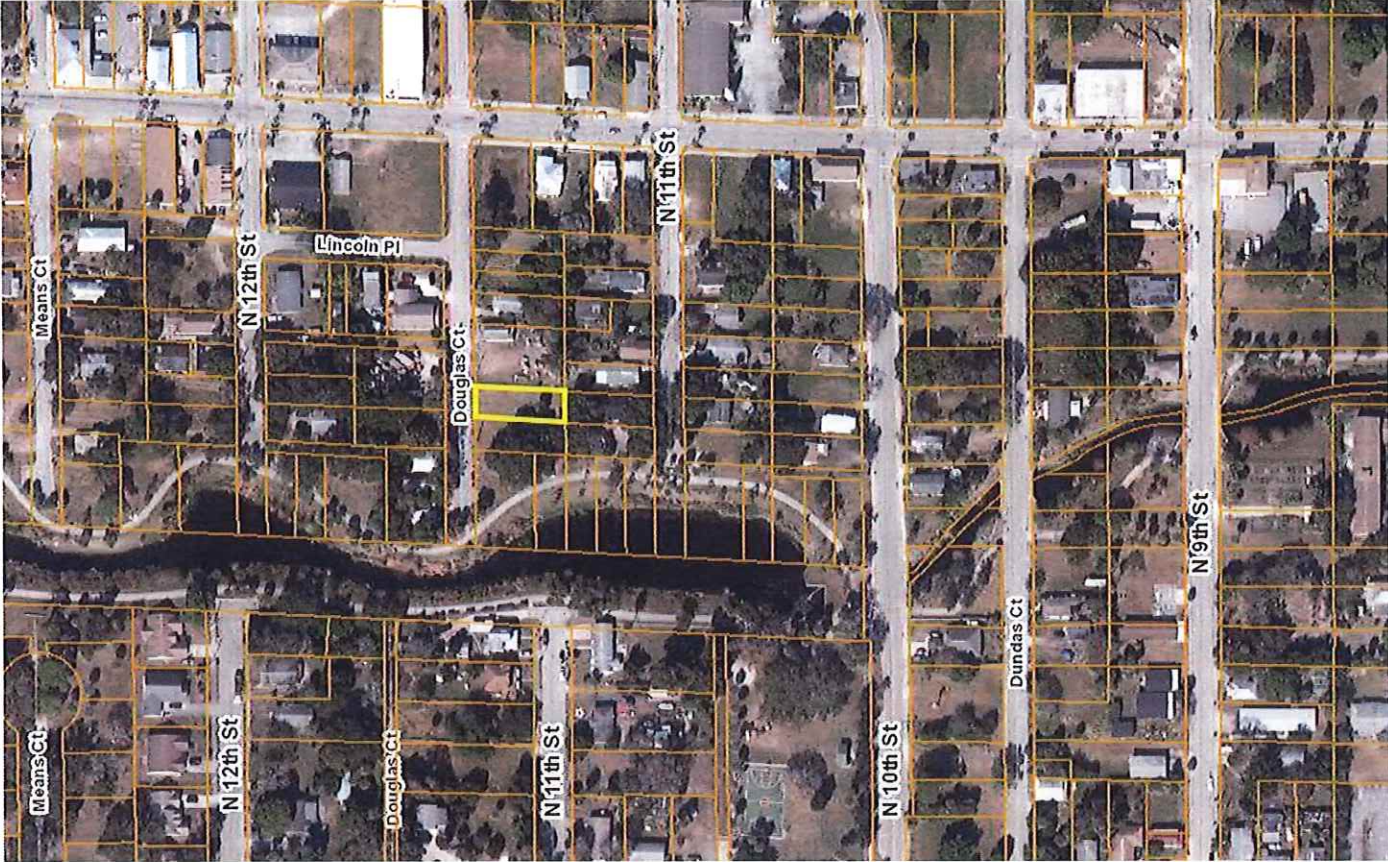
0.11 ac or 4,980 sf

FPRA DISTRICT:

Lincoln Park

ZONING:

R4 – Medium Density Residential



I'd like to thank you for considering selling us this property.

This would be the first prototype of our EKhaya style housing that is intended to bind families and communities together and make it so that the cost of obtaining and keeping quality housing can be kept under control. The housing that I have engineered and designed cuts out 50% of the cost of construction and building houses. One of the tenants of my program is acquiring property at a reasonable cost. This is why I have been advocating for the city to sell their surplus property for the last two years. We believe that if we are able to purchase this property and continue setting up this first Prototype we will be able to reproduce this housing model all over the city.

The properties have been designed using a pattern language to enhance human life and connection.

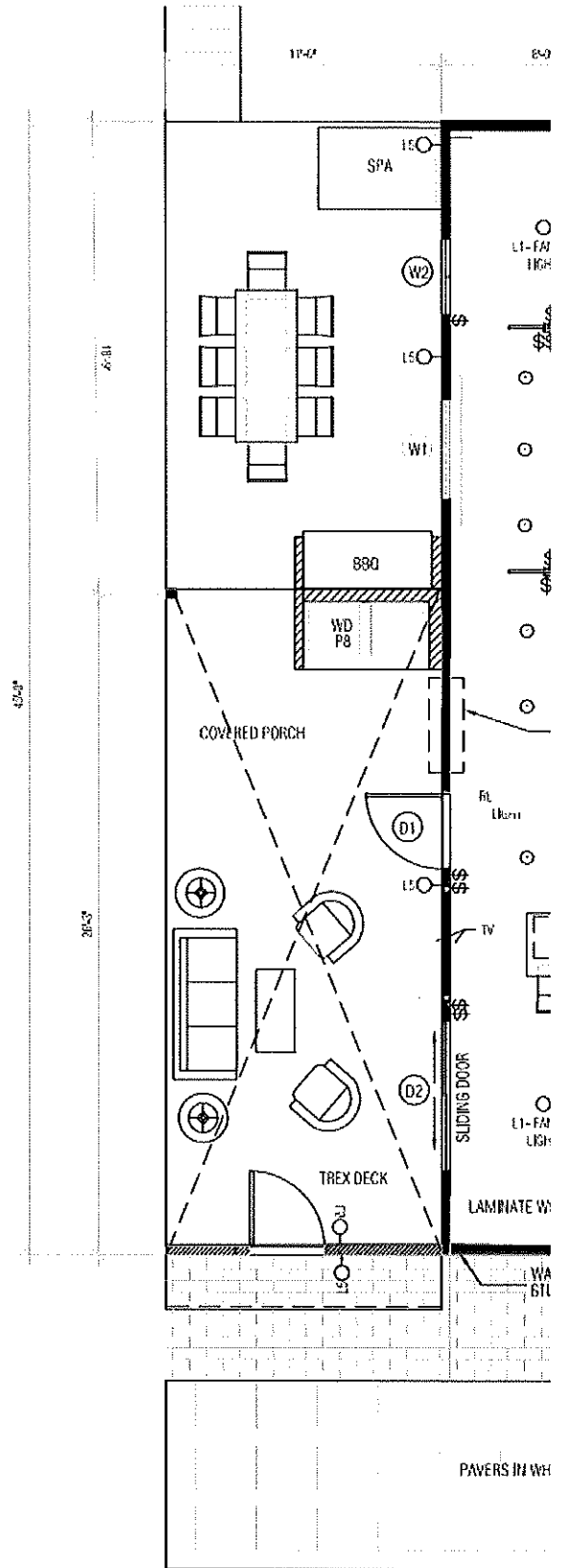
The project's location will enable us to continue and expand our work as far as the cleaning of Moores Creek and re-populating the shoreline with Seagrass and bait fish, these are projects that we are working on with the coastal resource management department of St. Lucie county. Ultimately it will be a place for us to live raise our family and contribute to our community.

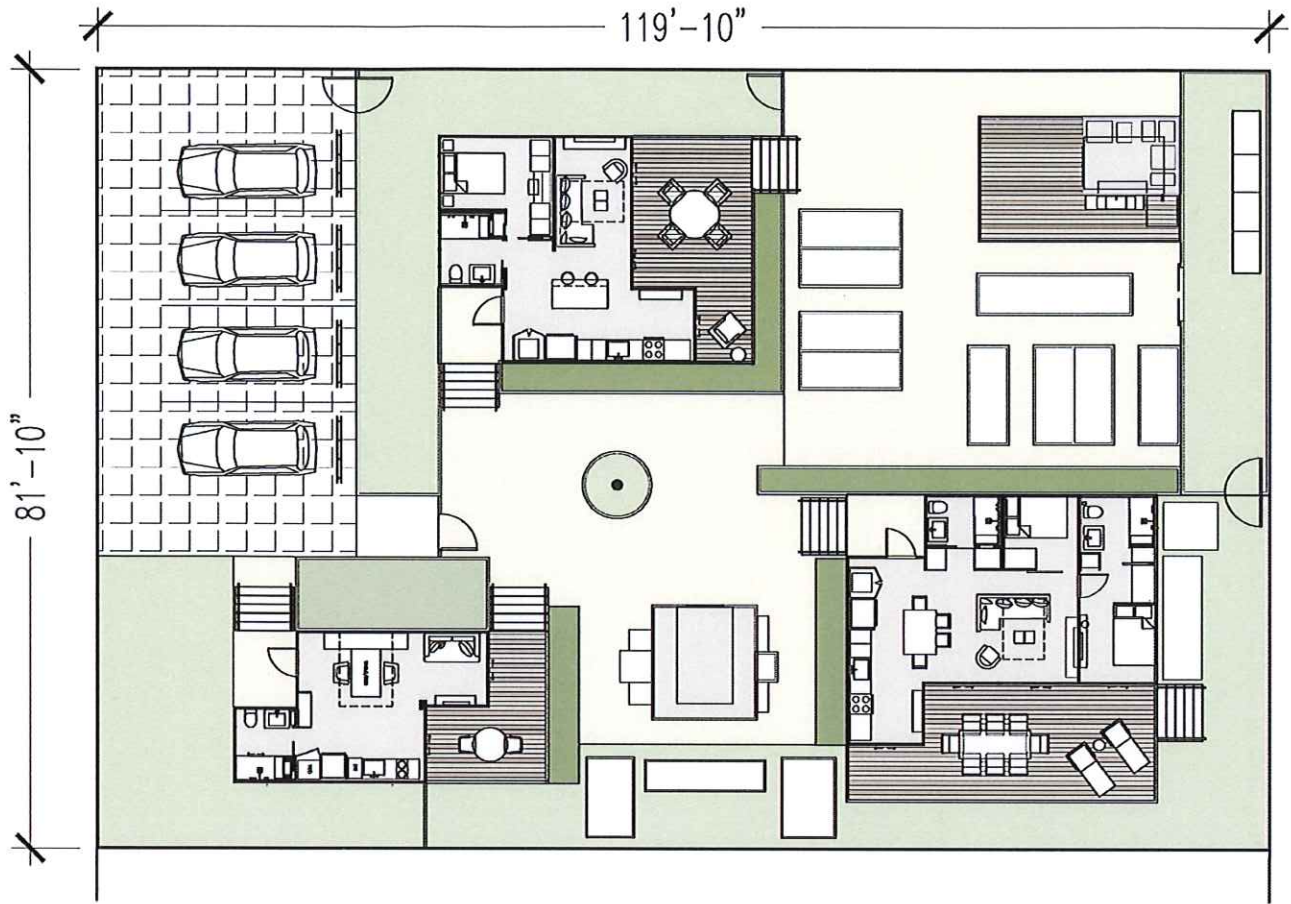
The timeline would be as follows. We would obviously need to quiet the title because it's being transferred quit claim and that takes about three months so within that three months, we would have poured the foundation and set up the beginnings of the first unit which will be complete within six months, that first unit is going to be set up so that we can move onto the property as soon as possible and the rest of the build will continue once we move into our home.

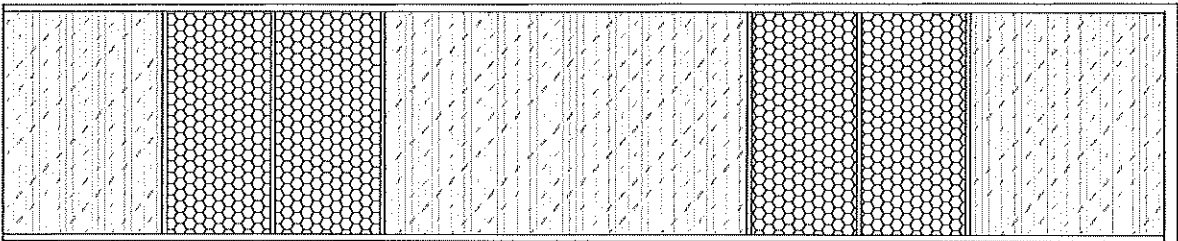
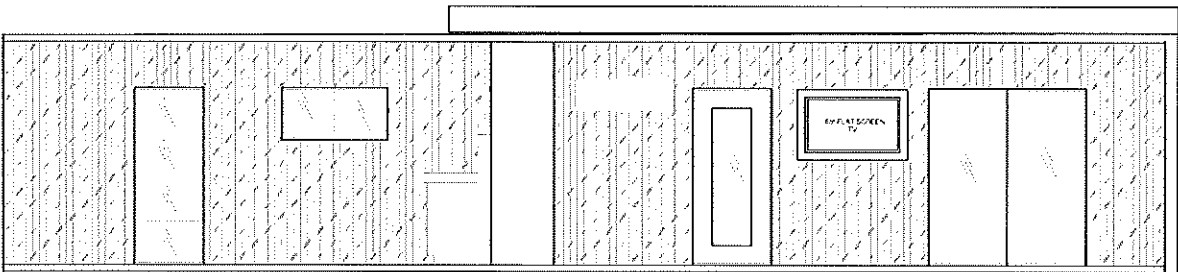
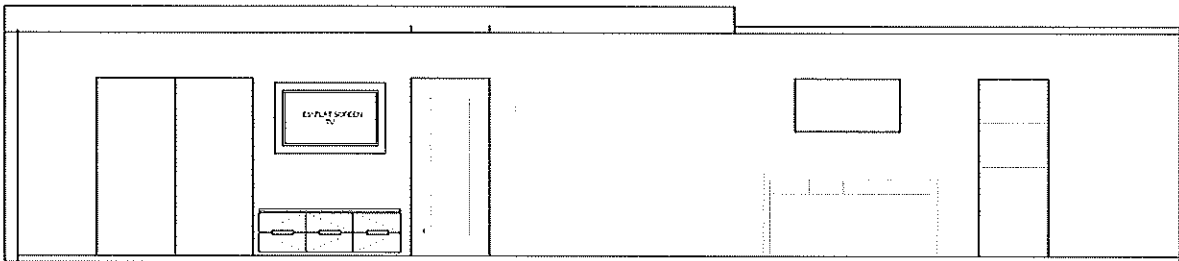
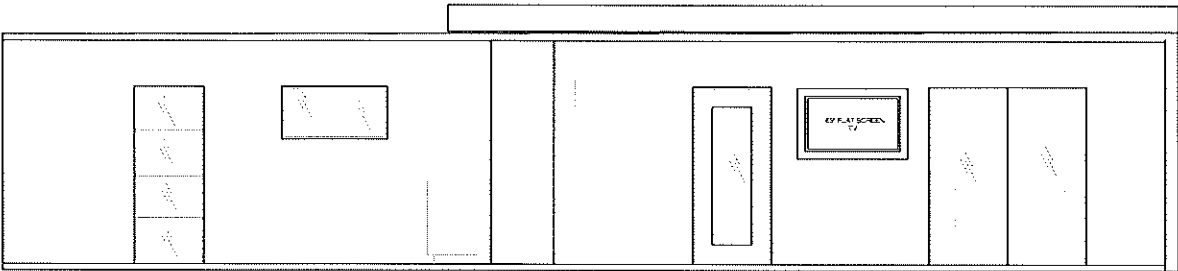
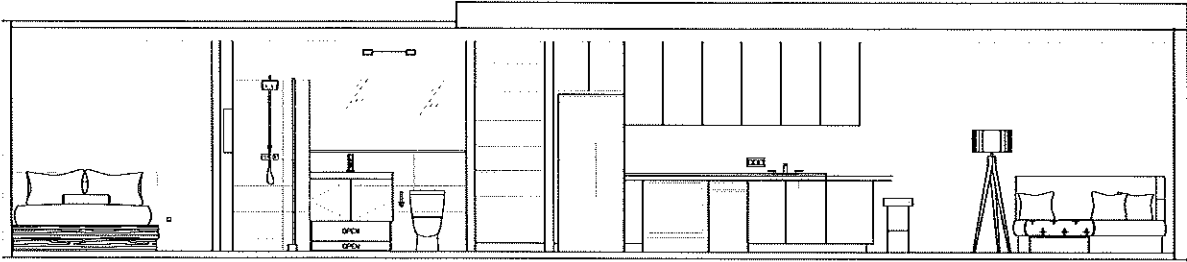
As far as financing the project because we've cut out a massive amount of cost from construction we believe that this project can be paid for with the income that we 3 receive

Moving onto the site within three months will allow us to save from paying rent in Mexico, and in another location here in Florida totaling \$2500 a month towards ongoing construction.

Chad Ingram







Item No.	Description	Unit	Quantity	Rate	Amount	Remarks
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