

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO: 2024-010

604 S 6TH STREET

BID PACKAGE - DEVELOPMENT PROPOSAL

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SECTION 1 BIDDER INFORMATION

BIDDER INFORMATION

SUMMARY

PERSONAL STATEMENT

AS PROPOSED DEVELOPER -

My interest and long term goals have drawn me to look back at my hometown with a renewed sense of enthusiasm and optimism. I am interested in bringing a fresh eye to a place that I have a very personal relationship with. In doing so I hope to use my ideas and many years of experience to be a transformative force for future development.

AS OWNER / OCCUPANT -

Currently I own the property at 608 S. 6th Street (2 lots south of 604 S. 6th Street), which I purchased in April of 2022; with the same intentions as 604. My intentions, if I am fortunate enough to purchase 604, would be to develop both lots with similar ideas in mind. The first development would be 604 S. 6th Street based on the City's desire to develop the property in a given timeline. This would serve as a means to evaluate the project from a community perspective as well as to test the market as a whole. If successful, I would follow with the development of the 608 property. With the synergy of two new developments on the same street there is a better chance of promoting further development interest and spurring real change to take place.

BIO

Joejohn McVey
Principal - mcveystudio design, llc.

Joejohn McVey is a Los Angeles based designer, originally from Fort Pierce, Florida. He is trained as an Architect with an extensive understanding of the design, construction, and development process. He holds a Bachelor of Arts in Design from the University of Florida (BA 1996) and a Master of Architecture from Southern Institute of Architecture "SCI-Arc" (MA 1999). Joejohn's professional career spans over two decades, working with some of the most prominent Architects and Designers of our time. His experience includes a vast body of work on award-winning projects ranging from residential, retail, commercial, hospitality, entertainment, and large-scale mixed-use developments, both nationally as well as internationally.

Currently Joejohn is employed by Cain International as a Senior Director of Design where he supports the Cain Development team on the firm's "One Beverly Hills" project, a 17.5 acre development in the heart of Beverly Hills, where his primary focus is on managing the design and delivery of the project.

Prior to joining Cain Development, Joejohn worked for Unibail-Rodamco-Westfield as a Senior Design Director, where he was responsible for the design, coordination, and delivery of a number of flagship properties, most notably Westfield Century City, a 1.3 million sq.ft. flagship redevelopment and expansion of an existing outdoor mall in the heart of Los Angeles. Prior to URW, Joejohn worked for the Jerde Partnership as an Associate Vice-President and Senior Project Designer where he oversaw the technical design and development of several large-scale, mixed-use projects from concept through construction. Working in past firms with the likes of Gehry Partners (formerly Frank Gehry and Associates), The Jerde Partnership, Unibail-Rodamco-Westfield, as well as his own office, mcveystudio design, llc., his skills and dedication to the profession have made him a sought after commodity among his peers.

Key Experience

- 25 years of experience in architectural design and development of large scale, mixed-use projects, both nationally and internationally
- Extensive experience focused on high-end residential, retail, hospitality, and entertainment projects.
- Major projects include:
 - “One Beverly Hills” Beverly Hills, CA
 - Westfield Century City, Los Angeles, CA
 - Wynn Encore, Las Vegas, NV
 - Baha Mar, Nassau Bahamas
 - Several Custom Residential Homes

FINANCIAL ABILITY

The financing of the project will be covered in two parts:

- **Cash** - which will cover the purchase of the property, A&E fees, up-front development cost, and construction loan closing cost. (see attached personal bank statements)
- **Construction loan** - which will cover the "hard construction cost." (See attached bank pre-qualification letter)

October 31, 2023



Wells Fargo Prime Checking

Questions? Please contact us:
 Available 24 hours a day, 7 days a week
 We accept all relay calls, including 711
 Phone: **1-800-TO-WELLS** (1-800-869-3557)
 En español: 1-877-727-2932
 Online: wells Fargo.com
 Write: Wells Fargo Bank, N.A.
 P.O. Box 6995
 Portland, OR 97228-6995

JOEJOHN M MCVEY
 12425 1/2 SHORT AVE
 LOS ANGELES CA 90066-6440

Wells Fargo Combined Statement of Accounts

October 31, 2023 ■ Page 1 of 6



Questions?

Available by phone Mon-Sat 7:00am-11:00pm Eastern Time, Sun 9:00am-10:00pm Eastern Time:
 We accept all relay calls, including 711
1-800-CALL-WELLS (1-800-225-5935)
 En español: 1-877-337-7454
 Online: wells Fargo.com/biz
 Write: Wells Fargo Bank, N.A. (114)
 P.O. Box 6995
 Portland, OR 97228-6995

October 31, 2023 ■ Page 2 of 6



Summary of accounts

Checking and Savings

Account	Page	Account number	Ending balance last statement	Ending balance this statement
Initiate Business Checking SM	2	██████████8801	24,583.85	24,383.85
Business Market Rate Savings	4	██████████6380	24,556.25	24,759.40
Total deposit accounts			\$49,140.10	\$49,143.25

Accounts linked to your Wells Fargo Prime Checking account:

Bank Deposit Account(s)

Account (Account Number)	\$ Balance
Wells Fargo Prime Checking (██████████7761)	33.77
Wells Fargo® Essential Checking (██████████3345)	16,823.42
Wells Fargo® High Yield Savings (██████████2733)	23,056.64
Wells Fargo Money Market Savings SM (██████████7881)	302.03
Wells Fargo Money Market Savings SM (██████████5205)	25,016.80

Your Qualification Balance this month: **\$65,232.66**

Accounts linked in Summary will be provided a separate statement.

FINANCIAL ABILITY



Schwab One® Account of

JOEJOHN MICHAEL MCVEY

Account Number
██████████9164

Statement Period
 October 1-31, 2023

Account Summary

Ending Account Value
 as of 10/31
\$79,416.87



Thousands (\$)

Manage Your Account

Customer Service and Trading:

Call your Schwab Representative
 1-800-435-4000
 24/7 Customer Service

For the most current records on your account
 visit schwab.com/login. Statements are
 archived up to 10 years online.

Commitment to Transparency

Client Relationship Summaries and Best Interest
 disclosures are found at
schwab.com/transparency

Online Assistance

Visit us online at schwab.com

Visit schwab.com/stmt to explore the features
 and benefits of this statement.

JOEJOHN MICHAEL MCVEY
 12425.5 Short Ave
 LOS ANGELES CA 90066

This Statement

Beginning Value	\$79,387.57
Deposits	0.00
Withdrawals	0.00
Dividends and Interest	29.30
Transfer of Securities(In/Out)	0.00
Market Value Change	0.00
Fees	0.00
Ending Value	\$79,416.87

FINANCIAL ABILITY



Joejohn McVey
Page 2 of 2

November 3, 2023

Joejohn McVey
12425 ½ Short Ave
Los Angeles, CA 90066

Regarding: 604 So 6th Street, Fort Pierce, FL 34950

Dear Mr. McVey:

Casey Funding, LLC (the "Broker") has secured a lender interested in the potential purchase and construction financing your property listed above. Based on our preliminary discussion, below you will find the terms and conditions that would likely be applicable to the transaction. This proposal is to be considered a pre-underwritten "pre-approval/pre-qualification" letter for discussion purposes only and should not be construed as a formal commitment to lend by the Lender.

Borrower: Entity to be named

Guarantor(s): Joejohn McVey

Amount: \$168,000

Purpose: Purchase of Vacant Land and Construction of a Single-Family Residence

Loan Term: The subject loan shall be for a maximum term of 10 months then balloon maturity or extension.

Repayment: The loan shall be repaid at closing or via monthly payments of interest-only.

Costs: The Borrower shall be responsible for all closing costs incurred with the closing, including but not limited to, any and all loan fees, appraisal, environmental study, survey, title insurance, state stamp and intangible taxes, legal fees, broker fees and all recording fees that may be applicable or required by lender.

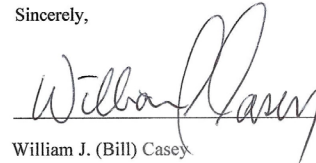
Collateral: Lender shall have a first mortgage against subject real estate located at 604 So 6th Street, Fort Pierce, FL 34950

Insurance: Borrower to carry adequate and appropriate builder's risk insurance from an acceptable carrier, to the satisfaction of the Lender, listing the Lender as loss payee/mortgagee, prior to final closing

The information in this pre-approval/pre-qualification letter presented herein represents the majority, but not all, of the terms and conditions that would likely be applicable to a loan of this nature. Any commitment to lend by the Lender would be conveyed by way of a separate, formal commitment letter outlining all of the terms and conditions of the proposed loan transaction. The final commitment letter from Lender will be subsequent to a completion of all underwriting requirements of lender. This letter constitutes an expression of interest only and is based on information you have submitted to the Broker. Rates, terms, and conditions are all subject to change until loan closing.

This letter may expire if it is not accepted by the Borrower and returned to the Broker by December 3, 2023. In addition, if the loan is not closed by December 31, 2023, this letter and all terms and conditions are subject to revision. Thank you for allowing us to assist with your financial needs. We look forward to continuing a mutually beneficial and long-term relationship.

Sincerely,

 Date 11/3/2023

William J. (Bill) Casey
Owner/President
Casey Funding, LLC
8495 So US Hwy 1
Port St. Lucie, FL 34952
bill@caseyfunding.com
772-201-3473

Acceptance:

_____ Date _____
Joejohn McVey

SECTION 2 DEVELOPMENT PLAN

VISION STATEMENT

Catalyst for change -

Ft. Pierce has an image problem. This problem can not be solved by “development” in words alone. It takes a re-imagining of the whole, as well as some specific interventions to generate movement. 604 S 6th Street is in a unique area to provide the potential for such movement. It is this aspect that we take interest in developing the property as a catalyst for change.

DEVELOPMENT NARRATIVE / UTILIZATION

DEVELOPMENT NARRATIVE

The vision for this property is to develop a single-family residence that embraces all of the challenges inherent to the property and surrounding context. By doing so we hope to address the bigger issues that surrounds the site as a whole as well as create an inspiring example for future development.

To achieve the vision, we must deal with the many challenges that loom over this area, such as:

- *Perception (image)*
- *Blight*
- *Absentee ownership*
- *Lack of pride*
- *Income disparity*
- *No vision, no change*
- *Fear of change*
- *Risk*
- *Security*

Through thoughtful planning and smart design, we aim to focus on three main strategies for a successful project:

1. ARCHITECTURAL DESIGN

- *Clean, simple, and contextual architectural typology*
- *Emphasis on inside and outside spaces*
- *Open, flexible plan*

2. FUNCTIONAL AND EMOTIONAL WELL BEING

- *Abundance of natural light*
- *Distinction of public versus private space*
- *Unique identity*
- *Security*

3. RESPONSIBLE AND SUSTAINABLE CONSTRUCTION

- *Use of low-maintenance materials*
- *Modular / offsite construction methods*
- *Low-water landscaping and rainwater capture*
- *Hurricane responsive elements*
- *Electric vehicle charging infrastructure*

By perusing these strategies and focusing on clear design objectives we hope to develop not only a new building model, but a new way of thinking which elevates the standard of living and can be the catalyst for change.

PROPERTY UTILIZATION

The property will be developed as a single-family residence with the intention to sell the unit at completion of construction. There is an alternative option for keeping the unit as owner occupied; however, there is no intention for use as a rental property.

As part of the overall vision, it is important to consider who and how the property will be used in the future. A "lead by example" mentality is the approach we are taking when it comes to this project. Although there is no way to ultimately control perspective owners and their habits, we can set an example through the influence of the built environment and structures in which they inhabit.

DEVELOPMENT CONCEPT



MOOD / INSPIRATION



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING

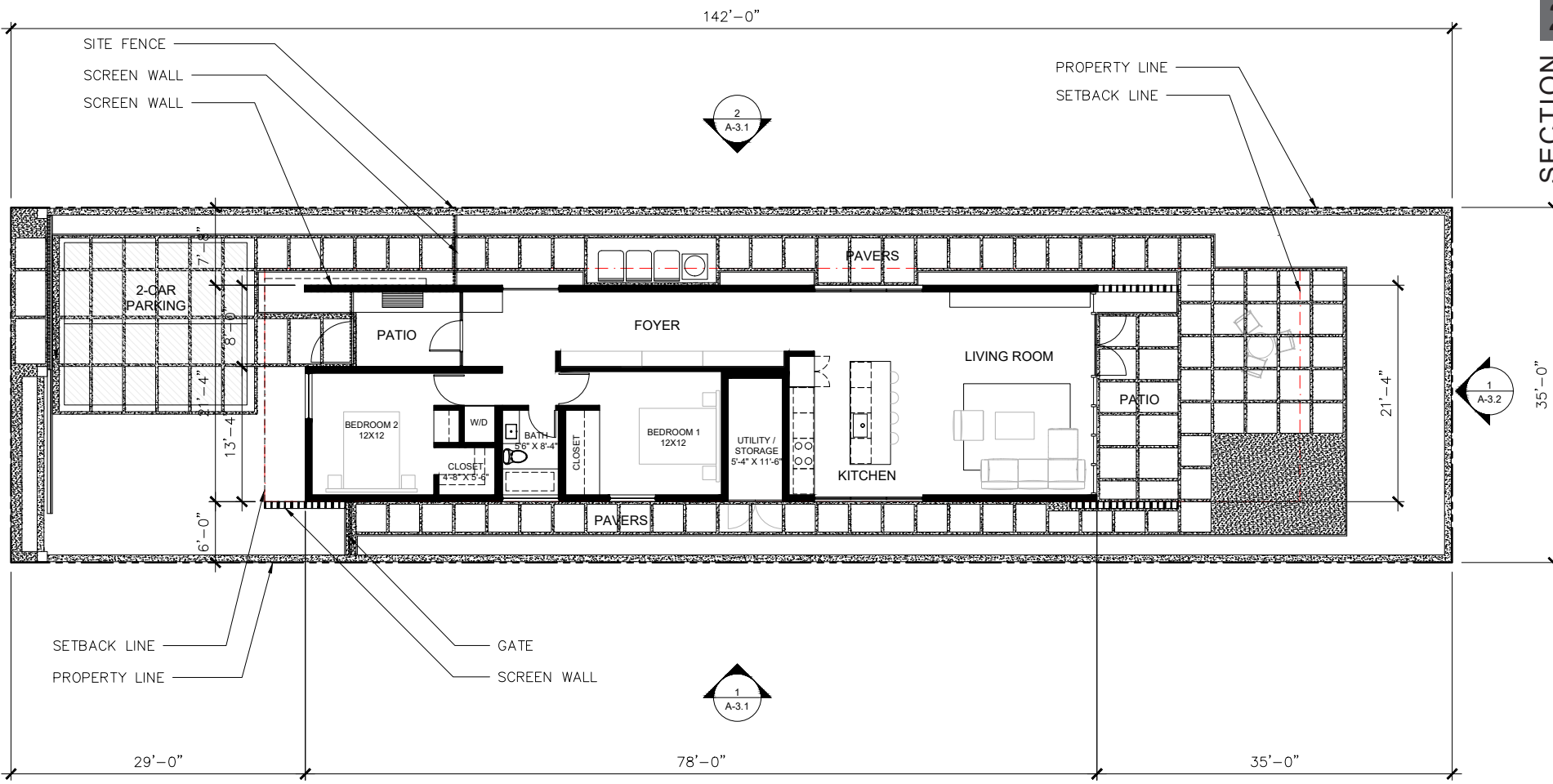


CONCEPT RENDERING

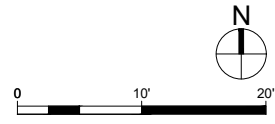


CONCEPT RENDERING

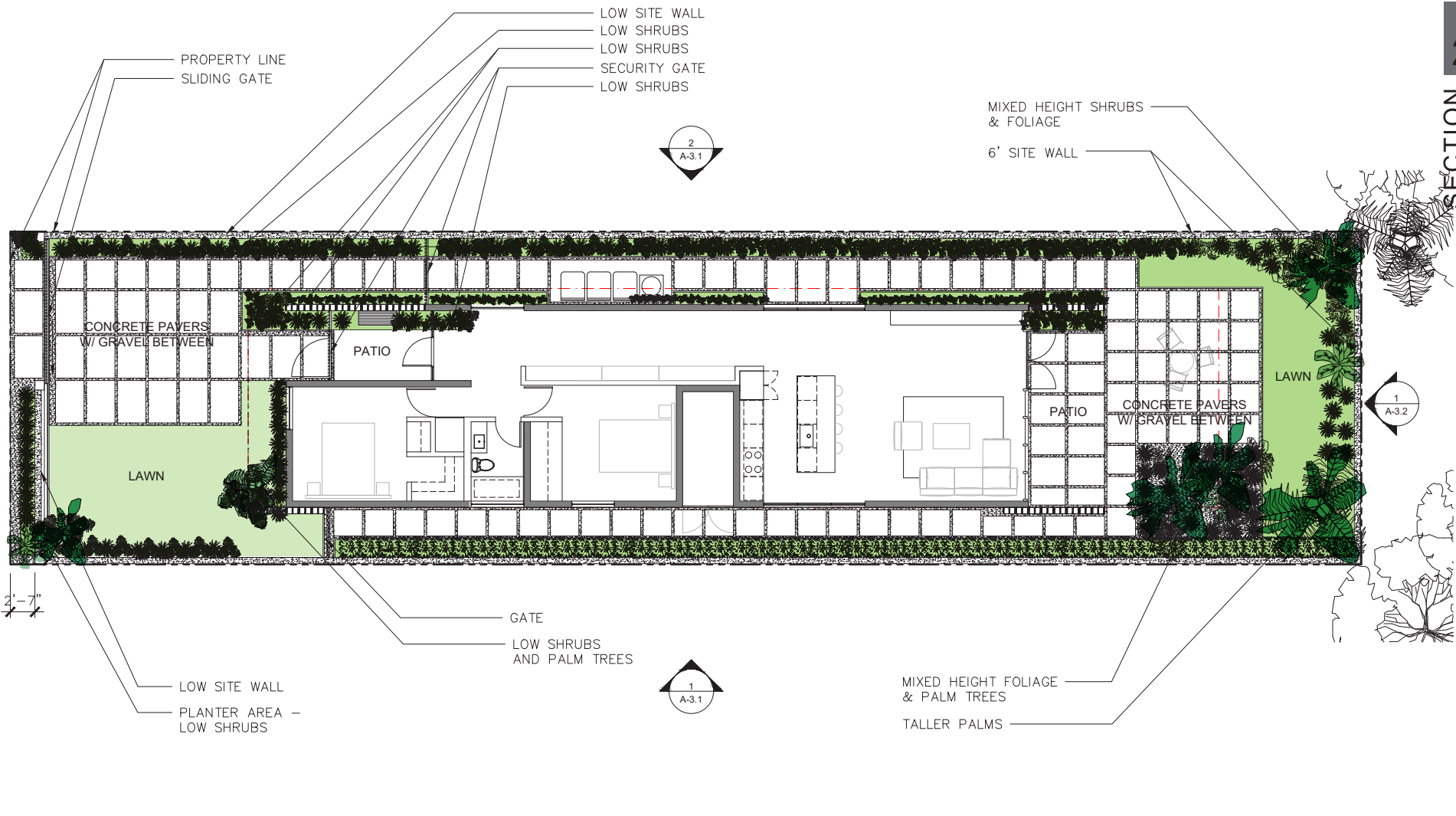
PLANS, ELEVATIONS



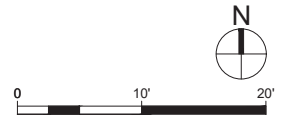
1 | GROUND LEVEL PLAN - (1,542 SF)



FLOOR PLAN



1 | LANDSCAPE PLAN



LANDSCAPE PLAN

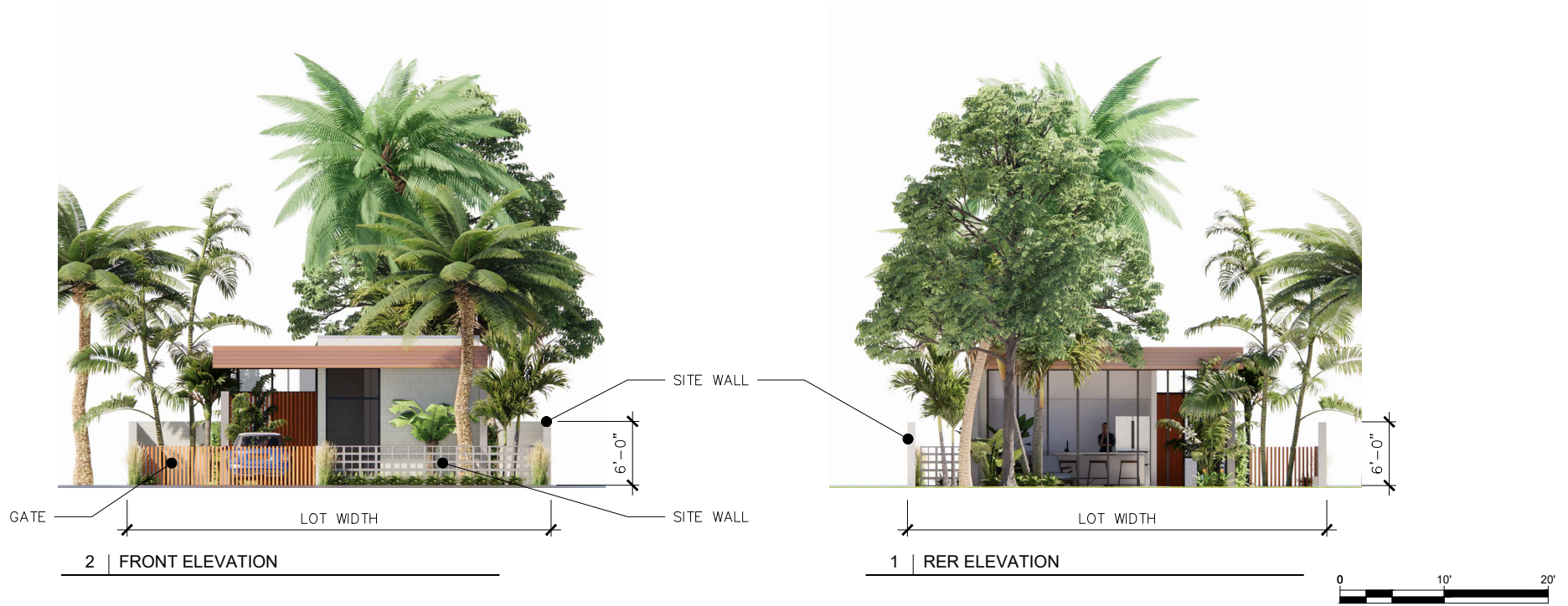


2 | NORTH ELEVATION



1 | SOUTH ELEVATION

ELEVATIONS



ELEVATIONS

SCHEDULE | TIMELINE

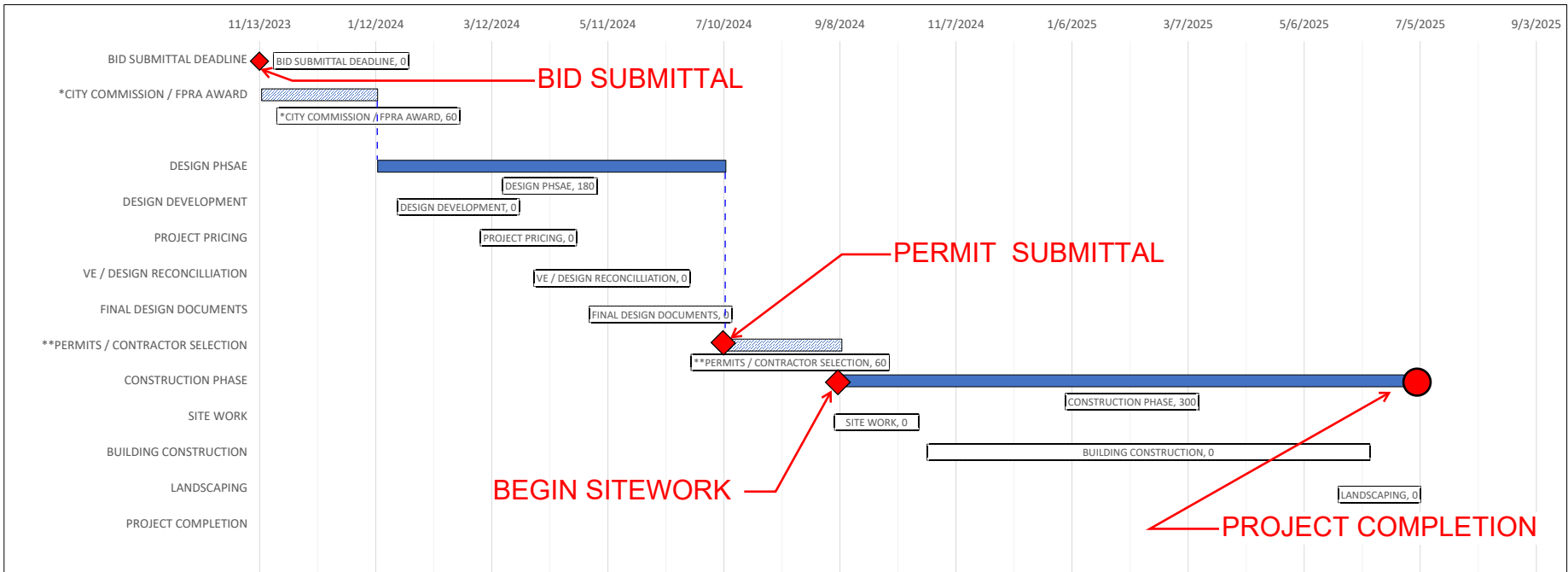
DESIGN AND CONSTRUCTION TIMELINE

The development schedule is based on some preliminary assumptions starting first with the actual approval of the proposed bid offer and closing of City documentation; Second City timeline for permit approval process.

Based on Commission approval we can begin the design and documentation phase to thoroughly develop the design of the project. We anticipate this will take approximately 6-8 months to fully vet the site and do proper due diligence. Once this phase is complete we will solicit contractor bid proposals and reconcile any cost issues to maximize cost efficiencies. After this phase we will finalize the construction documents and submit to City for permit process. Once permits are obtained and contractor is selected we will begin construction, starting with necessary sitework and following with the rest of the building and landscaping. We are being conservative in our timeline to account for the uniqueness and custom nature of the design as this is not a typical build for the area. The following timeline and schedule is a conservative estimate and contingent upon city approvals .

TASK ID	ACTIVITY	DURATION (DAYS)	START	END	DATE	MILESTONE
1	BID SUBMITTAL DEADLINE	0	11/13/2023	11/13/2023	11/13/2023	BID SUBMITTAL DEADLINE
2	*CITY COMMISSION / FPRA AWARD	60	11/14/2023	1/13/2024	T.B.D.	*CITY COMMISSION / FPRA AWARD
3	DESIGN PHSAE	180	1/13/2024	7/11/2024	T.B.D	***PERMITS
4	DESIGN DEVELOPMENT	0	7/11/2024	7/11/2024		
5	PROJECT PRICING	0	7/11/2024	7/11/2024	9/9/2024	***START SITEWORK
6	VE / DESIGN RECONCILIATION	0	7/11/2024	7/11/2024		
7	FINAL DESIGN DOCUMENTS	0	7/11/2024	7/11/2024	7/6/2025	***PROJECT COMPLETION
8	**PERMITS / CONTRACTOR SELECTION	60	7/11/2024	9/9/2024		
9	CONSTRUCTION PHASE	300	9/9/2024	7/6/2025		
10	SITE WORK	0	9/9/2024	9/9/2024		
11	BUILDING CONSTRUCTION	0	9/9/2024	9/9/2024		
12	LANDSCAPING	0	7/6/2025	7/6/2025		
13	PROJECT COMPLETION	0	1/13/2024	7/6/2025		

- COMMENTS
- * ASSUMES A 60 DAY APPROVAL PROCESS - FINAL NUMBER OF DAYS T.B.D. BY CITY
 - ** ASSUMES A 60 DAY APPROVAL PROCESS - FINAL DURATION T.B.D BY CITY
 - *** FINAL DATES CONTINGENT ON CITY APPROVAL PROCESS



CONSTRUCTION ESTIMATE

CONSTRUCTION ESTIMATE BUDGET

\$225,000 (\$150/sf @ 1,500sf = \$225,000)

A detailed cost estimate has not been prepared for the project at this time. A construction budget baseline for this project has been established at \$150 per sq.ft. For planning purposes. This number is based on market research of comparable projects in the area, discussions with local contractors, and personal professional experience. The construction loan pre-qualification figure is based on this number of \$150/sf @ 1,500sf of building area totaling \$225,000.

SECTION 3 BID FORMS

BID FORMS

BIDDER CHECKLIST

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**

PROPOSER'S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer's qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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 proposal is not met according to an agreed upon timeline.


 Bidder of Authorized Representative

JOEJOHN MCVEY

 Typed Name

 11/13/2023

 Date

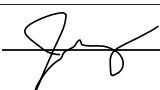


This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Invitation to Bid in its entirety.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

Check "Yes" or "No" to each of the following:	YES	NO
Is the Proposer Narrative/Summary included?	X	
Is the proof of Financial Ability/Letter from financial institution included?	X	
Does the Development Plan included:		
Preliminary building plans included	X	
Timeline to complete the construction project	X	
Construction cost estimates included	X	
Landscaping plans	X	
Property development utilization	X	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	X	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	X	
Proposal envelope is marked accordingly	X	

PLEASE SIGN AND RETURN WITH PROPOSAL:

 _____



**CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-010**

I/we propose to purchase property located at: **604 S. 6th Street**

PROPOSED SUBMITTED BY:

Legal Name (s): JOEJOHN MCVEY

Address: 12425 1/2 SHORT AVE, LOS ANGELES, CA 90066

Day time Phone Number: 310-895-5590 Mobile Number: 310-895-5590

Email: JMCVEY@MCVEYSTUDIO.COM

INTENDED USE:

I/we propose to use the property for:

I INTEND TO DEVELOP THE PROPERTY FOR RE-SALE WITH THE POTENTIAL TO USE AS A PRIMARY RESIDENCE. IT IS NOT INTENDED TO BE A RENTAL.

Will this property be your prime residence? Yes X No

If not above, what do you intend to develop the property for: Rental Resale X
 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):

I AM PROPOSING TO DEVELOP A NEW SINGLE-FAMILY RESIDENCE TO INCLUDE SITE LANDSCAPING AND ADDED FEATURES INCLUDING WATER CAPTURE AND ELECTRIC VEHICLE CHARGING.

REFER TO DEVELOPMENT BID PACKAGE

 (Attach pages as needed)

Total value of all proposed improvements to the property: \$ \$225,000 - \$250,000


PROPOSED/BID AMOUNT

I/we off to pay the City of Fort Pierce: \$ \$15,000 for the property.

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Offer/Proposal Response Form

RFP No. 2024-010

<p>DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p>CITY OF FORT PIERCE</p>  <p>REQUEST FOR PROPOSAL and PROPOSER ACKNOWLEDGMENT</p>
<p>Bid Writer: Gelencia Carter, (772) 467-3749</p>	<p>RFP No: 2024-010</p>
<p>Mandatory Site-Visit: N/A</p>	<p>RFP Title: DISPOSITION OF CITY SURPLUS PROPERTY – 604 SOUTH 6th STREET</p>
<p>Mandatory Site-Visit Location: N/A</p>	<p>Proposal/Bid Opening Location: Purchasing Division Conference Room, Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>Proposal Due Date & Time 1:30PM, MONDAY, NOVEMBER 13, 2023</p>	<p>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.</p>
<p>Proposer Name: JOEJOHN MCVEY</p> <p>Mailing Address: 12425.5 SHORT AVE</p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal 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 proposal and certify that I am authorized to sign this bid for the proposer.</i></p> <p>X _____ Authorized Signature (Manual)</p>
<p>City, State, Zip Code: LOS ANGELES, CA 90066</p>	<p>Typed or Printed Name: JOEJOHN MCVEY</p>
<p>Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship <input checked="" type="checkbox"/></p>	<p>Title:</p>
<p>Incorporated in the State of: _____ Year: _____</p>	<p>Delivery in _____ days, After Receipt Order</p>
<p>Phone Number: 310-895-55909</p>	<p>Payment Terms:</p>
<p>Fax Number:</p>	<p>FEIN or SS Number: XXX-XX-8035</p>
<p>E-Mail Address:JMCVEY@MCVEYSTUDIO.COM</p>	<p>Local Business: <input type="checkbox"/> Y <input type="checkbox"/> N MWBE: <input type="checkbox"/> Y <input type="checkbox"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ _____ F.O.B. DESTINATION _____</p>	<p>If returning as a “No Bid” state reason:</p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL</p>	