

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



**REQUEST FOR PROPOSAL
and
PROPOSER ACKNOWLEDGMENT**

Bid Writer: Gelencia Carter, (772) 467-3749

RFP No: 2024-013

Mandatory Site-Visit:

N/A

RFP Title: DISPOSITION OF CITY SURPLUS
PROPERTIES – N. 25TH STREET LOT 1 & LOT
2

Mandatory Site-Visit Location:

N/A

Proposal/Bid Opening Location:
Purchasing Division Conference Room, Room 101
100 North U.S. #1, 1st Floor
Ft. Pierce, Florida 34950

Proposal Due Date & Time

2:00PM, MONDAY, NOVEMBER 13, 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.

Proposer Name:

Progression Properties LLC

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.

Mailing Address:

2415 Lake Ibis Lane SW

X
Authorized Signature (Manual)

City, State, Zip Code:

Vero Beach, FL 32962

Typed or Printed Name:

Pamela C. Wright

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

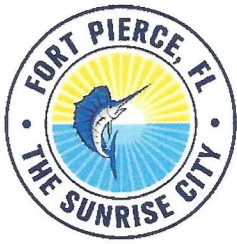
Local Business: Y N **MWBE:** Y N

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 PROPOSAL



CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
RFP No. 2024-013

I/we propose to purchase property located at: N. 25TH Street – 2408-501-0066-00-6 and N. 25th Street – 2408-501-0067-000-3

PROPOSED SUBMITTED BY:

Legal Name (s): Progression Properties LLC
Address: 2415 Lake Ibis 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:

Construct a two-story mixed-use building, first floor leased for retail/commercial office space and second floor apartments

Will this property be your prime 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 of a two-story mixed-use building, to be leased for retail and/or office space on the first floor and apartment rentals on the second floor. See details in the intended use section of the proposal on page 2 of cover letter.

(Attach pages as needed)

Total value of all proposed improvements to the property: \$ 280,000⁻

PROPOSED/BID AMOUNT

I/we off to pay the City of Fort Pierce: \$ 12,600⁻ 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**

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.

P. C. Wright
Bidder of Authorized Representative

Pamela C. Wright
Typed Name

11/12/2023
Date

November 6, 2023



CITY FORT PIERCE

DISPOSITION OF CITY SURPLUS PROPERTIES N. 25TH STREET, LOT 1 & LOT 2
RFP NO. 2024-013

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:  Manual

Signature: Pamela C. Wright Typed or Printed

Company Name: Progression Properties LLC

Address: 2415 Lake Ibis Lane SW
Vero Beach, FL 32962

Date: 11/12/2023

/lh

Attachment: **Sample Surplus Property Sale Agreement**



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
www.progressionproperties.net

11/12/2023

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 25th Street Lot 1 & 2, Parcel Identification 2408-501-0066-000-6 and 2408-501-0067-000-3, 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 black ink, appearing to read "P. Carithers", written over a horizontal line.

Pamela E. Carithers
Managing Partner

Intended Use of Property

Develop a two-story building with first floor leased for commercial retail and/or office space of a financial institution. The second floor used apartment rental. This project will further the economic mobility of the Lincoln Park community with access to not only finances but the potential for lending and borrowing opportunities. Besides, there currently exist no financial institution north of Orange Avenue, which makes not only economic sense but practical and marketing sense as well; considering the number of churches in the area per density. A branch bank concept serves as a great opportunity to uplift a community through parishioners committing to monthly deposits.

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 \$280,000.00. *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 3,500 square foot mixed-use development. 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

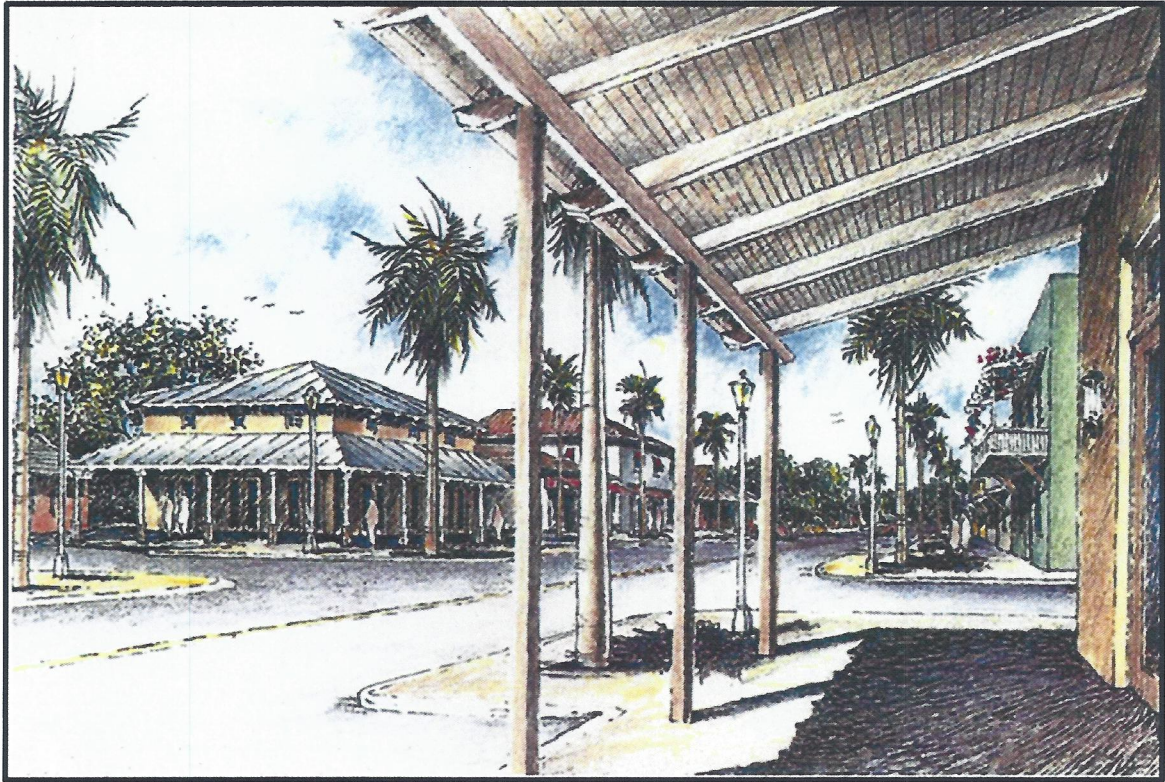
Andros Construction and Andros Roofing, is a general contractor and roofing contractor with more than 18 years of experience in the construction. Andros Construction specializes in commercial and residential roofing and foundations. The company started in 2000. And while they perform all types of building 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*.

ATTACHMENTS

**ATTACHMENT A
VALUE OF IMPROVEMENTS/COSTS**



**ATTACHMENT B
PROOF OF FINANCIAL ABILITY**

BADER'S FINANCIAL CENTER INC.

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

November 10, 2023

Buyer: 25th Street 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: \$ 12,600.00 and The Purchase of:

Property: 25th Street, Lot 1 & 2, Fort Pierce, Fl. 34950

Legal description: Parcel ID # 2408-501-0066-000-6 and 2408-501-0067-000-3 Legal Description:
EMANCIPATION PARK BLK 5 LOT 1 - LESS E 10 FT and EMANCIPATION PARK BLK 5 LOT 2
- LESS E 10 - FT

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 11/10/2023)

President NMLS 393590

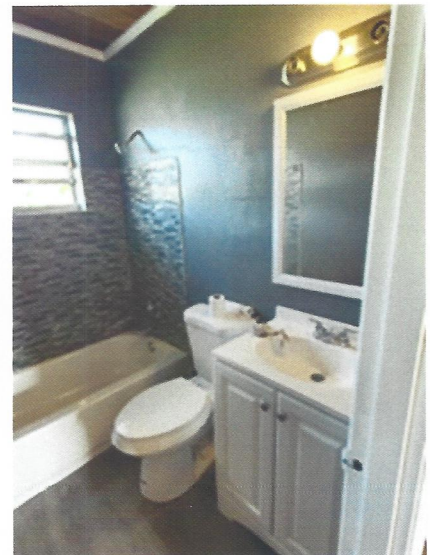
Bader's Financial Center Inc.

prequael 25th Street. docx

ATTACHMENT C
PHOTOS OF PAST PROJECTS (PROGRESSION PROPERTIES)

1908 Avenue G, Fort Pierce

Before and After Pics

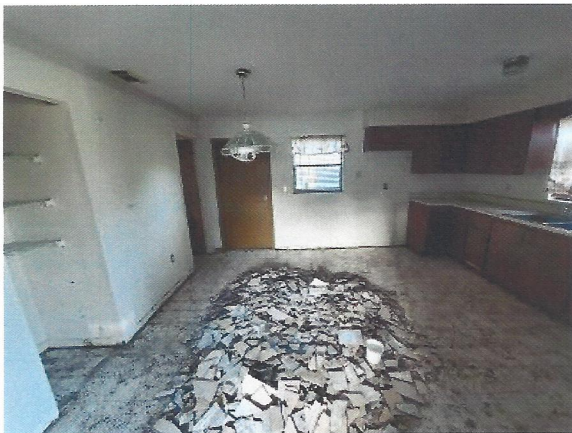


1902 N. 16th Street, Fort Pierce

Before and After



2903 Avenue R, Fort Pierce



**ATTACHMENT D
CONTRACTORS LICENSE & INSURANCE**

Licensee Details

Licensee Information

Name: **CONSTANT, LLOYD MITCHELL (Primary Name)**
ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)

Main Address: **2706 ATLANTIC AVE**
FORT PIERCE Florida 34947

County: **ST. LUCIE**

License Mailing: **2706 ATLANTIC AV**
FORT PIERCE FL 34947

County: **ST. LUCIE**

LicenseLocation:

License Information

License Type: **Certified General Contractor**

Rank: **Cert General**

License Number: **CGC1516095**

Status: **Current,Active**

Licensure Date: **09/08/2008**

Expires: **08/31/2022**

Special Qualifications **Qualification Effective**
Construction Business **09/08/2008**

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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Licensee Details

Licensee Information

Name: **CONSTANT, LLOYD MITCHELL (Primary Name)**
ANDROS ROOFING*CONSTRUCTION LLC (DBA Name)

Main Address: **2706 ATLANTIC AVE**
FORT PIERCE Florida 34947

County: **ST. LUCIE**

License Mailing:

License Location:

License Information

License Type: **Certified Roofing Contractor**

Rank: **Cert Roofing**

License Number: **CCC1327225**

Status: **Current,Active**

Licensure Date: **03/28/2006**

Expires: **08/31/2022**

Special Qualifications **Qualification Effective**
Construction Business **03/28/2006**

Alternate Names

[View Related License Information](#)

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Licensee Details

**This is a business tracking record only.
[Click here for information on how to verify that this business is properly licensed.](#)**

Licensee Information

Name: **ANDROS ROOFING*CONSTRUCTION LLC (Primary Name)**
Main Address: **2706 ATLANTIC AVE
FORT PIERCE Florida 34947**
County: **ST. LUCIE**

License Mailing:

LicenseLocation:

License Information

License Type: **Construction Business Information**
Rank: **Business Info**
License Number:
Status: **Current**
Licensure Date: **03/28/2006**
Expires:

Special Qualifications Qualification Effective

Alternate Names

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**ATTACHMENT E
PROJECT SCHEDULE/TIMELINE**

