

To: **The City of Fort Pierce**

From: Lucian Lewis Authorized Agent for Larry Lee Jr and Family LLC


Date: February 22, 2023

Dear, Evaluators,

My intent for this correspondence, is to bring light to what is considered a game changer for the City of Fort Pierce and the Lincoln Park community. The above entity, has embraced giving back to a community that is once again starting to thrive. The concept to memorialize those who have come before us, is commendable and a great investment back into the community.

On behalf of the Larry Lee Jr and family LLC, I ask that you view this proposal as a vehicle to capture Ft Pierce as a city full of history and do whatever is in your power, to help **"RESTORE THE VILLAGE"** by restoring the memories.

Thank you for your consideration and time in advance.



Lucian (Luke) Lewis III

Authorized Agent



CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
 Bid No. 2023-017

Date: 2/19/2023

I/we propose to purchase property located at: **612 NORTH 25TH STREET.**

PROPOSED SUBMITTED BY:

Legal Name (s): LUCIAN LEWIS III
 Address: 475 NW DOVER COURT, PORT SAINT LUCIE, FL 34983
 Day-time Phone Number: 772-577-1166 Mobile Number: SAME AS DAYTIME
 Email: LUCIANLEWIS1000@GMAIL.COM

INTENDED USE

I/we propose to use the property for:

MEMORIAL PARK FOR USE BY THE PUBLIC THAT
WILL BE FUNDED WITH PRIVATE MONEY

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 PROPERTY WILL BE USED AS A BOTANICAL GARDEN
FOR USE BY THE PUBLIC TO DISPLAY COMMUNITY HISTORY
ITEMS TO ACCOMPLISH THIS FEAT, WILL BE MADE POSSIBLE
THROUGH BRONZE PLAQUES AND ENGRAVED BRICK PAVERS,
NAMING CITY PIONEERS AND THEIR TIMELINES. AN ADJOINING
PROPERTY HAS BEEN DONATED BY THE NEIGHBORING OWNER
TO INCREASE THE FOOTPRINT AS WELL (Attach pages as needed)

Total value of all proposed improvements to the property: \$ 60,000 DOLLARS

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce \$ 5000 DOLLARS 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

LUCIAN LEWIS III

Typed Name

2/19/2023

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

PLEASE SIGN AND RETURN WITH BID:



LANDSCAPE PLANS

A copy of the attached rendering outlines a visual of the landscape conceptional drawing for the proposed project. As an overview, the landscape will exceed the city's requirement for trees and scrubs, as the intended use for this project is a garden like environment.

The front view of the project will be lined with hedges in accordance with the city's requirement and be bordered on both sides with like kind scrubs. The rear of the property will host royal palms, while the interior of the garden will embrace ixora plants, crotons and annual flowering planted around benches, to ensure colors year round.

Additional trees will be planted throughout the property to provide shade for visitors.





LANDSCAPE PROPOSAL

To Larry Lee Jr and Family LLC

Date: 2/7/2022

The below submittal consists of work to be performed at 612 North 25th Street and the adjoining property of which both, are described below

Parcel 1- Parcel ID 2404-710-0067-000-3

Parcel 2- Parcel ID 2404-710-0066-000-6

Combined, the total estimate for work at the properties are noted below. Total area is 0.28 acres

- Site survey for the property
- Obtain necessary permitting
- Mobilize equipment needs for the job
- Off-site fueling charge
- Deploy dump trucks for removal of yard waste
- Estimated dump fees
- Grade and level property for preparation
- Bring in fill to meet city elevation requirements
- Prepare landscape with irrigation
- Install irrigation pumps
- Prepare and layout walkway for pavers
- Install/fill/seal pavers
- Landscape property with plantings
- Transport and lay sod

Clear/grade/removal charges- \$14000 dollars

Paver cost/Installation \$16000 Dollars

Irrigation system and lines \$5200 Dollars

Flowers/Sod including labor \$12,500 Dollars

Palm trees donated. Labor only 12 palms \$3000 Dollars

LANDSCAPE ESTIMATE: \$50,700.00

612 NORTH 25th STREET TIMELINE

- Submit bid by 2/22/23
- Await city review and approval of acceptance
- 30 Days-Upon award review drawings with the city for changes/edits
- 60 Days- respond back with items noted for review corrections
- 75 Days- Apply for any permits needed to move forward
- 90 Days – Start project
- 90-120 days- Engage city during build for recommendations
- 150 Days- complete project/ final approvals
- 180 days or less- Ribbon cutting ceremony with the city and media



February 21, 2023

RE: Lucian Lewis III
Account #xxxx5751

Dear Sirs:

This letter is giving as per our customer's authorization.

Mr. Lewis has a balance in excess of \$70,000.00 in available funds in our bank.

Do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Margarita Ponte', written over a light blue horizontal line.

Margarita Ponte
AVP & Assistant Branch Manager
Ph: 772-293-0635

Property Utilization Summary

The Lincoln Park neighborhood is one of the oldest communities in Fort Pierce. As the city expanded beyond the original Fort established in the 1800's, a settlement called Edgartown emerged and over time, the community developed a bustling commercial district.

During its heyday in the 1950s and 1960s, Avenue D was the main corridor in the Village of Lincoln Park – it was St. Lucie County's bustling center for African American-owned shops, restaurants, businesses and a theater.

As the county began to grow, the 25th STREET corridor was also propelled into the limelight when residents traveling from Port Saint Lucie to Vero Beach, quickly realized it provided easy congestion free travel from Port St Lucie to the north end of the county.

Today, the Lincoln Park area is experiencing revitalization, celebrating its rich cultural history and making progress to again become the center of pride for the community.

It is with a mindset to preserve its historical value, the need for a memorial garden to recognize pioneers and their contributions was born. Our vision is to have a place where their struggles and work can be memorialized and visited for generations to come.

The Larry Lee Jr and Family LLC, is spearheading this project through private contributions to create a memorial garden lined with pavers and bronze markers, in recognition of pioneers and their timelines. It will also provide a place of reflection where time will stand still in a forever evolving community and city.

It is with the above summary, that I ask the City of Fort Pierce to consider this bid for the property located at 612 NORTH 25th STREET.

Best Regards.

Larry Lee Jr and Family LLC

7. SELECTION PROCESS/EVALUATION CRITERIA

The City of Fort Pierce shall select the best responsive proposer/bid based upon the evaluation criteria, see below.

Bids will be evaluated by the City of Fort Pierce who shall be the sole judge of its own best interests, the bid itself, the qualifications of the applicant and the resulting final negotiated agreement. The city's decisions in these matters shall be final and binding.

The City's evaluation will include, but not limited to, consideration of the following:

SCORING/EVALUATION CRITERIA FOR ACCEPTANCE OF SUBMITTALS	POSSIBLE POINTS
Development Plan	MAX 20
Preliminary building plans including elevations, floor plans, facades, landscaping plan	20
Sketches of plans to be developed	15
Detailed description with no drawings	5
Timeline to complete the construction project	MAX 20
Within one year	20
Between 1 to 2 years	15
More than 2 years but less than 3 years	5
Construction Cost Estimates	MAX 10
Detailed cost estimate from licensed contractor	10
Proposer estimated cost with no 3 rd party backup	5
Proof of Financial Ability/Letter from Financial Institution (proof of financial ability to purchase the lot and construct)	MAX 15
Property Utilization Developed for Residential Use	MAX 20
Owner Occupied	20
Develop for Resale	15
Neighboring property owner	10
Develop as Rental Property	5
Narrative/Summary of development	MAX 15
Total Project Score	100

8. AWARD PROCESS



COPY

To: **The City of Fort Pierce**

From: Lucian Lewis Authorized Agent for Larry Lee Jr and Family LLC

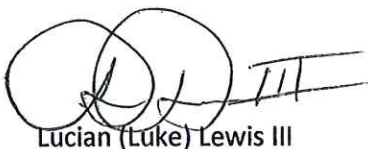
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Thank you for your consideration and time in advance.

A handwritten signature in black ink, consisting of a large, stylized 'L' followed by 'L' and 'III' with a horizontal line extending to the right.

Lucian (Luke) Lewis III

Authorized Agent