

ATTACHMENT

A

PROPOSAL

FOR THE DEVELOPMENT OF A COMERCIAL BUILDING
LOCATED AT 824 5TH STREET WEST
PALMETTO, FLORIDA

SUBMITTED TO THE CITY OF PALMETTO
COMMUNITY REDEVELOPMENT AGENCY

Karen Raimer/Mark Alkire
1112 Riverside Drive
Palmetto, Florida 34221
(813)600-0445 FAX (813)258-4533

Karen Raimer/Mark Alkire
Proposal for the Development of a Commercial Property
924 5th Street West, Palmetto, Florida

Submitted to the City of Palmetto Community Redevelopment Agency
October 15, 2009

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Attachments

Preliminary Site Plan
Exterior Elevations

Project Summary – page 1

Karen Raimer and Mark Alkire will form a single purpose entity (the Developer) to purchase, permit, develop and lease the property located at 924 5th Street West, Palmetto, Florida (the "Property") now owned by the City of Palmetto Redevelopment Agency (the "CRA")

The Developer will be a Florida Limited Liability Company to be formed.

The Property will be improved by an extensive renovation to the existing 12,000 SF building

The Developer propose to purchase the Property for \$100,000, payable as follows: \$20,000 as a refundable deposit, upon completion of testing and structural analyses and Purchase Agreement such amount to become nonrefundable upon Developer obtaining necessary zoning, site plan approval and general development approval of the project as well as documentation that no hazardous contaminants precluding development of medical offices on the site. Balance of \$60,000 to be paid in cash at closing. Developer will convey the portion of the site used for perpendicular parking on 5th Street West and 9th Avenue West to the City for public use as well as an interlocal agreement for public use of the balance of the parking on weekends and evenings.

Upon signing a definitive agreement with the CRA the Developer will immediately complete a site plan for the project and submit it to the City for approval. The Developer will also complete the construction documents for the project on a timely basis and submit them to the City for the issuance of a building permit. Upon approval of the site plan the Developer will begin site improvements and upon the issuance of a building permit the Developer will start construction. It is estimated the Phase 1, Exterior façade work and completion of a 2000 SF medical office will take approximately six months.

Project Description-page 2

A new brick veneer façade with stucco accents will present an opportunity to use a fifteen foot module to “break up” the existing large building into leasible portions. The exterior work will allow this building to connect with the Old Main Street structures and reinforce the circa 1920s small town ambience.

Approximately 3600 SF will be developed as office space with the first phase being a 2000 SF medical office. The balance of the space will be completed for tenants that fit the artisan/craftsman profile but do not require the level of finish that the professional space will have. Examples of the tenants will be art gallery, antique shop, restoration of vintage or classic vehicles or a builder of wooden boats.

Landscaping and brick paver trim will compliment the structure with entry drives from 5th Street West and 9th Avenue West.

Proposed site plan and exterior elevations are attached.

Development Team-page 3

Karen Raimer and Mark Alkire are practicing physicians and reside at 1112 Riverside Drive in the Lamb House. They purchased this house and began an extensive renovation project which has resulted in one of the best known Palmetto landmarks. The goal is to continue this quality of project to the proposed commercial development located at 924 5th Street West.

The architect for the project is Mary Marsh Lasseter. Some projects completed in Palmetto are listed below:

Relocation/renovation of the historic Harrison Barn at the Manatee Fairground
Relocation/Repair of the Post Office in the Historical park
Relocation/Repair of the one-room school in the Historical park
Elevator/Restroom addition/renovation/repair of the Carnegie Library
New Chapel in the Historical Park
Remodel existing building for the Agriculture Museum
Renovation/addition to the Olympia Theater
Renovation/addition to the Lamb house for Karen Ramier and Mark Alkire

The New Exhibition Hall at the Manatee Fairground is a current project

Leasing and Marketing for the project has not yet been assigned.

The general contractor has not been named but will be licensed in Florida and qualified to do business in Manatee County and Palmetto.

Preliminary Schedule – page 4

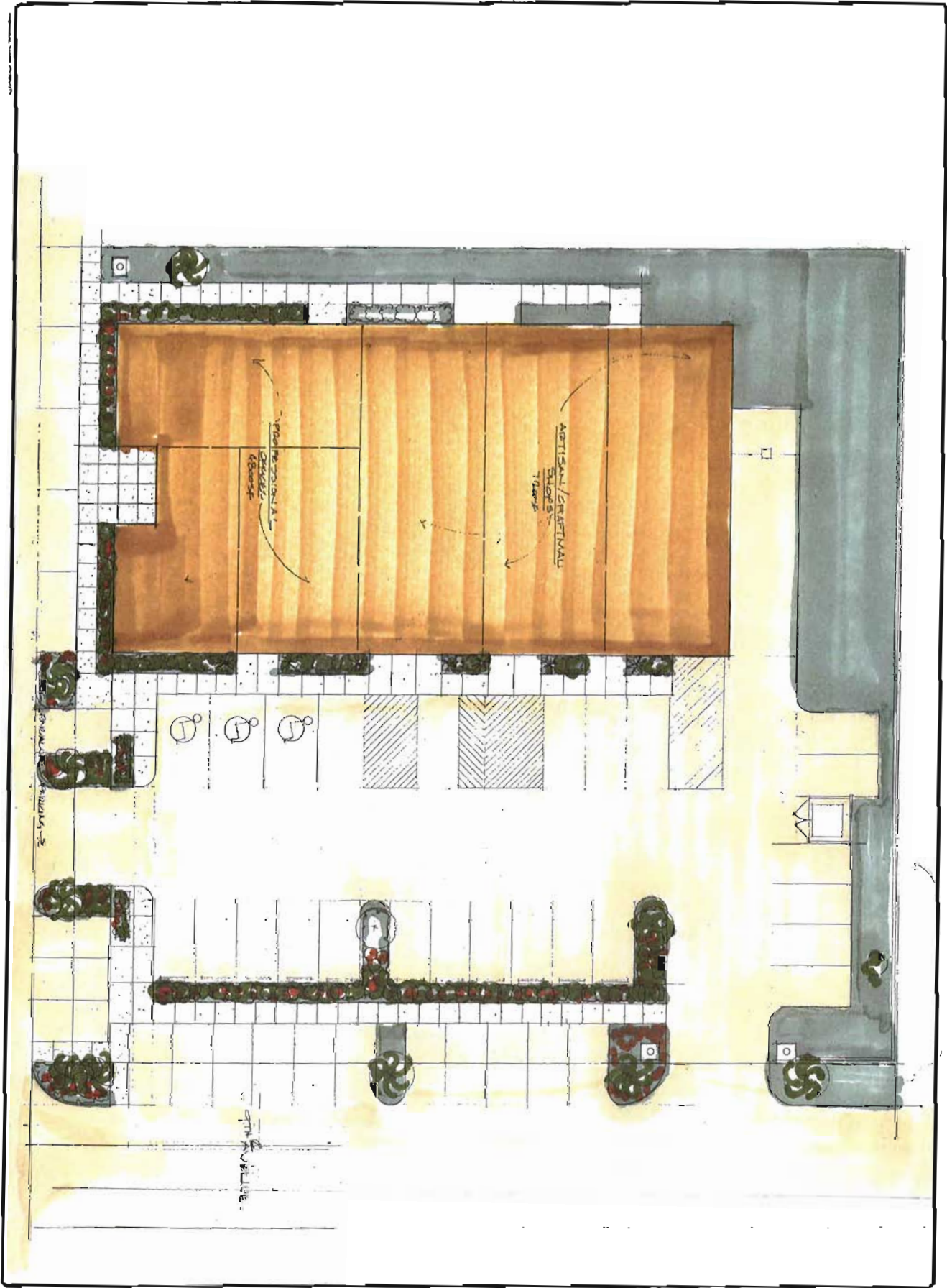
Description	Period	Total
Award		
Complete testing, contract for purchase	30 days	30 days
Zoning and Site Plan Approval	120 days	150 days
Closing	30 days	180 days
Complete construction documents	30 days	210 days
Building permits issued	30 days	240 days
Construction of the project	180 days	420 days
Project complete		420 days

Preliminary Budget - page 5

Karen Raimer/Mark Alkire
Proposal for the Development of a
Commercial Property
924 5th Street West
Palmetto, Florida 34221
October 15, 2009

Expenses/Construction Cost

Land	\$100,000
Architecture/Engineering	30,000
Testing/Demolition, Cleanup	15,000
460 Linear Feet of Façade	130,000
2000 SF Office Build-out @ \$100/SF	200,000
1600 SF Vanilla Box @ \$65/SF	104,000
8400 SF Open Space Ready for Tenant Build-out @\$15/SF	126,000
Sitework	85,000
Total	\$790,000



DATE	12/15/11
BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	12/15/11
PROJECT NO.	11-001
CLIENT	ADAPTIVE RE-USE OF EXISTING BUILDING
ADDRESS	924 5TH STREET WEST, PALM BEACH, FLORIDA

ADAPTIVE RE-USE OF EXISTING BUILDING
 924 5TH STREET WEST
 PALM BEACH, FLORIDA

A GARCIA-BURKH LASSITER, ARCHITECT
 801 21 ST STREET WEST
 BEACHTON, FLORIDA 34208
 A/R 009702
 (781) 746-4560 FAX (941) 7461589
 burkh@arc-l.com

NO.	DATE	DESCRIPTION
1	12/15/11	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROPOSERS CERTIFICATION

STATE OF Florida

COUNTY OF MANATEE

I, Mark Allen, mca
Karen Rainier, mca of VINTAGE PALMETTO 924 (name of company),
proposing to furnish the following described materials, equipment, and/or services to the PALMETTO
COMMUNITY REDEVELOPMENT AGENCY (the "CRA")

HEREBY CERTIFIES THAT:

- 1. Bidder/Proposer has thoroughly inspected the specifications or request for proposal and understands the terms and conditions thereof and they are incorporated by reference in the bid or proposal for said goods or services, and have verified measurements.
- 2. The bid or proposal is firm and binding and shall be valid for not less than sixty (60) days from the date of bid opening. A longer time may be set out in the bid, the proposal, or as negotiated between the Bidder/Proposer and the CRA.
- 3. The bid or proposal is made by a person authorized to bind the Bidder/Proposer.
- 4. The bid or proposal is made without unlawful collusion between another Bidder/Proposer or potential Bidder/Proposer, or with any officer or employee of the CRA.
- 5. The bid or proposal is in full compliance with the Copeland Anti-kickback statute.
- 6. The bidder does not discriminate on the basis of race, color, national origin, sex, religion, age, or handicapped status in employment or in the provision of services.

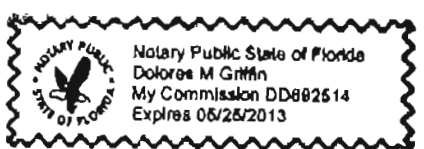
STATE OF Florida
COUNTY OF Manatee

Print Name: Mark Allen, mca
KAREN RAINIER, mca

The foregoing instrument was acknowledged before me this 18th day of October, 2009 by
Mark Allen, Karen Rainier, as Representatives (title) of Vintage
Palmetto 924 (name of company), on behalf of Corporation (type of entity).

who is personally known to me,
 who produced _____ as identification, who did take an oath, and who
acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



Dolores M. Griffin
Signature
Dolores M. Griffin

Print Name
NOTARY PUBLIC-STATE OF _____
My Commission Expires: _____
Commission No. _____

NO LOBBYING AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MANATEE

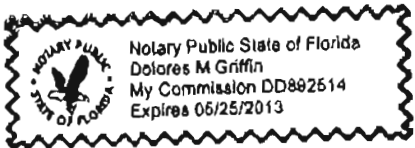
This, 18th of October, 2009, Mark Alvine + Karen Raimen being first duly sworn, deposes and says that he or she is the authorized representative of _____ (Name of the authorized contractor, firm or individual), maker of the attached request for proposal released by the City of Palmetto, and that the proposer and any of its agents agrees to abide by the City of Palmetto's no lobbying restrictions in regards to this solicitation.

Mark Alvine + Karen Raimen
Affiant

The foregoing instrument was acknowledged before me this 18th day of October, 2009, by Mark Alvine Plus Karen Raimen (name of person, officer, or agent, title of officer or agent), of Vintage Palmetto (name of corporation or partnership), a corporation (state of incorporation or partnership, if applicable).

- who is personally known to me,
- who produced _____ as identification, who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



~~Mark~~
Dolores M. Griffin
Signature
Dolores M. Griffin
Print Name
NOTARY PUBLIC-STATE OF _____
My Commission Expires: _____
Commission No. _____

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), FLORIDA STATUTES, means any natural person or entity organized under the laws of any state of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement (indicate which statement applies).

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one (1) or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Date: 10/18/09

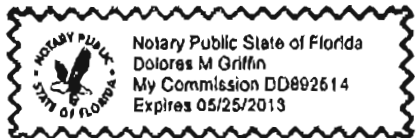
Signature: [Handwritten Signature]

STATE OF Florida
COUNTY OF Palmetto Manatee

The foregoing instrument was acknowledged before me this 18th day of October, 2009, by Mark Albee & Neven Rames, as Representatives of Vintage Palmetto 924, on behalf of corporation.

who is personally known to me, or who produced _____ as identification, who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



Signature: [Handwritten Signature]

Print Name: Dolores M. Griffin

NOTARY PUBLIC-STATE OF _____

My Commission Expires: _____

Commission No. _____

DRUG FREE WORK PLACE CERTIFICATION

SWORN STATEMENT PURSUANT TO ORDINANCE NO. 505, AMENDING CHAPTER 2, SECTION 2-57, PALMETTO CODE OF ORDINANCES, ON DRUG FREE WORK PLACES.

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the Palmetto Community Redevelopment Agency (the "CRA"), by:

Mark Aune & Kristin Aune
(Print individuals name and title)

For: _____
(Print name of entity submitting sworn statement)

Whose business is: VIVA CE Palmetto Inc
and (if applicable) its Federal Employer Identification Number (FEIN) is _____. (If the entity has no FEIN, include the social security number of the individual signing this sworn statement: _____)

I understand that no person or entity shall be awarded or receive a CRA contract for public improvements, procurement of goods or services (including professional services) or a CRA lease, franchise, concession or management agreement, or shall receive a grant of CRA monies unless such person or entity has submitted a written certification to the CRA that it will provide a drug free work place by:

1. Providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), Florida Statutes, as the same may be amended from time to time, in the person's or entity's work place is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:
 - I. The dangers of drug abuse in the work place;
 - II. the person's or entity's policy of maintaining a drug free environment at all its work places, including, but not limited to, all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
 - III. any available drug counseling, rehabilitation, and employee assistance programs; and
 - IV. the penalties that may be imposed upon employees for drug abuse violations.
2. Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advise as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post, in a prominent place at all of its work places, a written statement of its policy containing the foregoing elements I through IV.
3. Notifying the employee in the statement required by subsection 1 that this is a condition of employment the employee will:
 - I. Abide by the terms of the statement; and

- II. Notify the employer of any criminal drug statute conviction for a violation occurring in the work place no later than five (5) days after such a conviction.
- 4. Notifying the CRA within ten (10) days after receiving notice under subsection 3 from an employee or otherwise receiving actual notice of such conviction.
- 5. Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal,, state, or local health, law enforcement, or other appropriate agency.
- 6. Making a good faith effort to continue to maintain a drug free work place through implementation of sections 1 through 5 stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PRVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CONTRACTING OFFICER OF THE PALMETTO CITY CLERK DETERMINES THAT:

- 1. Such person or entity has made false certification;
- 2. such person or entity violates such certification by failing to carry out the requirements of sections 1, 2, 3, 4, 5 or 6 or Ordinance No. 505, amending Chapter 2, Section 2-57, Palmetto Code of Ordinances, or
- 3. such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place as required by Ordinance No. 505.

STATE OF Florida
 COUNTY OF Manatee

Mark A. [Signature]
 (Signature)
[Signature]

The foregoing instrument was acknowledged before me this 18th day of October, 2009, by Mark Colkin + Hana Baines, as Representatives of Vintage Palmetto 924, on behalf of Corporation, who is personally known to me, or who produced _____ as identification, who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)

Dolores M. Griffin
 Signature
Dolores M. Griffin
 Print Name
 NOTARY PUBLIC-STATE OF FLORIDA
 My Commission Expires: _____
 Commission No. _____

