

City of Lake Worth

RFP 15-207

Parcel 38-43-44-21-15-176-0140

628 North K Street Lake Worth, FL

Title Page A1

This proposal is for surplus property RFP 15-207 Parcel 38-43-21-15-176-0140.

The proposers are Frederick Lummis and Alicia Heine (legally married couple).

Contact: Alicia Heine

Address: 100 Day Street Granby, CT 06035

Email: aliciaheine@aol.com

Phone: 860-888-1623

Date: November 3, 2015

City of Lake Worth

RFP 15-207

Parcel 38-43-44-21-15-176-0140

628 North K Street Lake Worth, FL

Letter of Transmittal A2

The subject property RFP 15-207 Parcel location 628 North K Street Parcel #38-43-44-21-15-176-0140

Our interest in the property is for residential use and our commitment to the City of Lake Worth is to comply with the requirements of the City, including recognizing the historical significance of the property, as we have done with our home on the adjacent lot on 615 7th Avenue North, and the requirements of this RFP.

If we become the successful proposers, we will commit to the City to rectify any code violations and issues the City of Lake Worth has with this property.

Additionally we will respect the historic significance of the property and maintain in such a way that it contributes to the value of the community and the City of Lake Worth.

EXHIBIT "A"

PROPERTY AVAILABLE FOR PURCHASE

LABEL	ADDRESS	PCN	NOTES	LEGAL DESCRIPTION	2016 VALUE	OFFER
1	313 North M Street	38-43-44-21-15-092-0260	RFP with Historic New Construction Covenant	TOWN OF LAKE WORTH LT 26 BLK 92	\$22,579	
2	622 North H Street	38-43-44-21-15-182-0110	RFP	TOWN OF LAKE WORTH LT 11 BLK 182	\$12,533	
3	601 North E Street	38-43-44-21-15-190-0320	RFP	TOWN OF LAKE WORTH LT 32 BLK 190	\$8,927	
4	639 Washington Avenue	38-43-44-34-01-000-0380	RFP	OSBORNE ADD AMND LT 38	\$9,333	
5	711 North L Street	38-43-44-21-15-218-0140	RFP with Historic New Construction Covenant	TOWN OF LAKE WORTH LT 14 BLK 218	\$33,093	
6	416 3 rd Avenue South 1	38-43-44-21-15-093-0013	RFP with Historic New Construction Covenant	TOWN OF LAKE WORTH E 45 FT OF LTS 1 & 2 BLK 93	\$18,028	
7	1203 18 th Avenue North	38-43-44-16-06-003-0310	RFP with Multiple Parcel Potential	LAKE WORTH HGTS LTS 31, 33 & UNNUMBERED LT IN SE COR OF BLK 3	\$35,640	
8	1506 South J Street	38-43-44-27-01-080-0030	RFP	ADD 1 TO TOWN OF LAKE WORTH LT 3 BLK 80	\$12,073	
9	431 North K Street	38-43-44-21-15-114-0170	RFP with Historic New Construction Covenant	TOWN OF LAKE WORTH LTS 17 & 18 BLK 114	\$42,660	
10	624 Highland Avenue	38-43-44-21-10-001-0140	RFP	HIGHLANDS LT 14 BLK 1	\$17,604	
11	1526 Wingfield Street	38-43-44-34-01-000-0630	RFP	OSBORNE ADD AMND LT 63	\$13,106	
12	1756 14 th Avenue South	38-43-44-33-45-000-0030	RFP	LEPORE ADDN TO CITY OF LAKE WORTH LT 3	\$19,455	
13	1101 South E Street	38-43-44-21-15-295-0080	RFP	TOWN OF LAKE WORTH LT 8 BLK 295	\$22,997	
14	626 Latona Avenue	38-43-44-34-02-000-0070	RFP	AMENDED PL OF LATONA COURT LT 7	\$7,000	
15	628 North K Street	38-43-44-21-15-176-0140	RFP with Historic New Construction Covenant	TOWN OF LAKE WORTH LTS 14 & 15 BLK 176	\$45,158	
16	629 South H Street	38-43-44-21-15-203-0160	RFP	TOWN OF LAKE WORTH LT 16 BLK 203	\$9,612	
17	1527 South Douglas Street	38-43-44-34-01-000-0570	RFP with Multiple Parcel Potential	OSBORNE ADD AMND LTS 57 TO 60 INC	\$27,670	
18	304 South F Street	38-43-44-21-15-123-0130	RFP	TOWN OF LAKE WORTH LTS 13 & 14 & S 10 FT OF LT 15 BLK 123	\$31,258	
19	732 South C Street	38-43-44-21-15-233-0010	RFP with Multiple Parcel Potential	TOWN OF LAKE WORTH LTS 1 & 2 BLK 233	\$13,860	

SEE SEPARATE ATTACHMENT - EXHIBIT 'A' - City Owned Property RFP Property Sheets

EXHIBIT "B"

PURCHASE OF CITY OF LAKE WORTH SURPLUS PROPERTIES

RFP # 15-207

REGISTRATION FORM

Proposers should complete and return this form to the Finance Office prior **2:00 P.M. EST, Tuesday, October 13, 2015** in order to receive any addenda(s) issued for this RFP.

It is the responsibility of the Proposer to ensure its receipt of all addenda.

Name of Company: Alicia J. Heine + Frederick P. Lummis

Contact Person: Alicia J. Heine Title: _____

Street: 100 Day Street

City: Granby State: CT Zip: 06035

Telephone (860) 888-1623 Fax () _____

E-Mail Address: aliciaheine@aol.com

Preferred Method of Receipt: ☐ Fax ☒ E-Mail

City of Lake Worth

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628 North K Street Lake Worth, FL

Exhibit "C" – Purchase Price, Use and Schedule

C1. Proposed use of the property

The property is presently zoned to allow two lots, where each lot will support one single family residential dwelling. We will construct a single family dwelling on each lot that will conform to all code requirements while respecting the historical significance of the neighborhood. The architect will have a proven track record for historical design capabilities while utilizing first quality construction materials as a part of the plans for construction approval. One of these homes will be for our personal use, the other for an acquaintance who plans shortly to retire to Lake Worth.

C2. Proposal schedule:

Initially we will rectify any and all code issues immediately. The grounds will be maintained including mowing, removal of any debris, etc.

1st Q2016 – Execute a purchase and sale agreement that is mutually agreeable to buyer and seller.

2nd Q2016 – Close on the property.

3rd Q2016 – Develop and finalize all architectural drawings and working drawings necessary for design review by the City of Lake Worth and the Historic Resources Preservation Board.

4th Q2016 – Implement all design modifications required by the City of Lake Worth to obtain a permit to build.

1st Q2017 – Distribute Requests for Proposal to construction contractor for development of a construction budget.

2nd Q2017 – Select sub- contractors and award contractors for construction.

3rd Q2017 – Commence site work after receiving all necessary permits from the City of Lake Worth for construction.

4th Q2017 – Proposed occupancy date for each unit when a certificate of occupancy is issued by the City of Lake Worth.

Financial ability to purchase and improve:

The purchasers are a married couple for over (10) ten years with single ownership interest of the adjacent property with substantial reserves presently invested at Edward Jones and UBS Financial Services. (letters of reference included).

Several local lenders have already expressed an interest in offering of an equity loan on the adjacent property as part of a plan to develop.

C3. Owner Occupied: We will be residing on the property.

C4. Lake Worth Property Owner: Yes, we own the historic home built in 1924 on the adjacent lot, 615 7th Avenue North, Lake Worth.

EXHIBIT "C"

PURCHASE OF CITY OF LAKE WORTH SURPLUS PROPERTIES

RFP # 15-207

PROPOSED OFFER FORM

Proposer name: Frederick P. Lummis & Alicia J. Heine
628 N.K Street

Surplus property seeking to purchase: Parcel 38-43-44-21-15-176-0140

Purchase amount for surplus property: \$ 50,010.00

The undersigned proposer agrees to comply with all requirements of the RFP and all other things necessary for the successful purchase of the property and any improvements (if necessary).

The undersigned proposer hereby further declares that:

1. This proposal is made in good faith, without collusion or fraud and is fair and competitive in all respects.
2. The proposer has carefully examined the RFP, all requirements and all issued addenda (if any).
3. The proposer has made a full examination of the property and is familiar with the site conditions that may impact its purchase and/or improvement.
4. The proposer agrees that, in case of failure on his/her part to execute a purchase and sale agreement and provide all required documents necessary to close the transaction within ten (10) business days of the City's request to close, the City's offer to close may be immediately withdrawn.
5. The proposer understands that the "City" as used in the RFP includes City staff, management and/or the City Commission unless specifically stated otherwise.
6. The following officer, director or agent of the proposer is also an employee of the City of Lake Worth.

Name

Address

N/A

7. The following employee(s) of the City of Lake Worth, either directly or indirectly, an interest of 10% or more of proposer as a legal entity or its affiliates or subsidiaries:

Name

Address

N/A

8. If selected, the successful proposer and all its affiliates, suppliers, subcontractor or consultants have not been placed on the public entity crimes convicted vendor list maintained by the State of Florida within the 36 months immediately preceding the date of this bid.

9. Proposer acknowledges that ADDENDA NO(S). 1 have been RECEIVED and are ATTACHED HERETO and are signed by the proposer or a duly authorized officer of proposer.

10. By signing and submitting this bid, bidder represents that all bid forms are fully complete and accurate.

11. Proposer acknowledges that the bid may be rejected if all bid forms are not fully complete, not accurate or if forms are not signed by properly authorized signatures where required.

Proposer's Address: 100 Day ST Granby CT 06035

Phone: (860) 888-1623 Email: AliciaHeine@aol.com

FEIN: N/A State of Incorporation: N/A

SIGNATURE: Alicia Heine Frederick Lummis Date: 11/2/15

Print Name: Alicia Heine Frederick Lummis

Title: Proposer

Failure to fully complete and sign this form may result in rejection of the proposal.

CAPABILITIES REFERENCE

For Jeffrey K. Sikes

Exhibit 4

Jeffrey K. Sikes, will act as a Real Estate Advisor to Fred Lummis and Alicia Heine relative to their proposed purchase and future development of Town of Lake Worth LTS 14 and 15 BLK 178 with an address of 628 North K Street.

Jeffrey K. Sikes has been a successful Real Estate Broker for 35 years and he has assisted Fred Lummis with numerous Real Estate decisions since 1984.

Jeff has aligned himself with O,R&L Commercial, LLC since November of 2000. O,R&L is a full service Real Estate firm with Brokerage, Management and Construction Divisions. O,R&L has regional offices in Branford and Rocky Hill, Connecticut as well as Orlando, Florida.

Attached is a biography for Jeffrey K. Sikes that describes his 35 years of Real Estate experience.

Also attached is information about the O,R&L company and their Real Estate Expertise over the last 25 years.

EXHIBIT "D"

CONFIRMATION OF DRUG-FREE WORKPLACE

In accordance with Section 287.087, Florida Statutes, whenever two or more proposals are equal with respect to price, quality, and service which are received by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

(1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

(2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

(3) Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in subsection (1).

(4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than 5 days after such conviction.

(5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.

(6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement on behalf of Aliaia Heine Frederick Lumis certify that we will complies fully with the above requirements.

Frederick Lumis Aliaia Heine 11-2-2015
Authorized Representative's Signature Date

Frederick Lumis Aliaia Heine PROPOSER
Name: Position:

EXHIBIT "E"
REFERENCES

List below or on an attached sheet references per RFP requirements. THIS FORM MAY BE COPIED.

#1 REFERENCE

Name: Tim Patterson
 Address: 885 Hopmeadow St. Simsbury CT 06070
 Phone No.: (860) 651-1750 Fax: (860) 823-6654
 Contact Person Name: Tim Patterson Title: CFP
 Description of relationship to proposer: Financial Advisor at
Edward Jones

#2 REFERENCE

Name: Peter Alexopoulos CFP
 Address: One Monarch Plaza Springfield MA. 01144
 Phone No.: (413) 785-4965 Fax: (413) 785-1058
 Contact Person Name: Peter Alexopoulos Title: CFP Senior VP
 Description of relationship to proposer: Financial Advisor at UBS
Financial Services

#3 REFERENCE

Name: Ann Levie
 Address: 332 North L Street, Lake Worth 33460
 Phone No.: (866) 816-3107 Fax: () N/A
 Contact Person Name: Ann Levie Title: Lake Worth Property Owner
 Description of relationship to proposer: Business associate of over 20 years
Owned Condo Units in the same complex in CT
When I was a Board Member for the Association
(Alicia)

Edward Jones

October 27, 2015

RE: Verification of Deposit for:

FREDERICK P LUMMIS
100 DAY STREET
GRANBY, CT 06035

To Whom It May Concern:

This letter is in response to your recent request for Verification of Deposit for the above customer. The assets in this account are available to the owner at any time for liquidation.

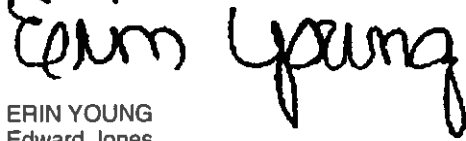
Account Type: Portfolio

Edward Jones is not able to provide specifics on any penalties that may apply upon liquidation of assets.

We can confirm the balance in this account was in excess of \$100,000 as of the close of business on 10/26/2015. These funds are available to be used at the client's discretion, but may require liquidation if invested in securities.

This information is personal and confidential and shall only be used with the permission of the account holder(s).

Sincerely,



ERIN YOUNG
Edward Jones
201 Progress Parkway
St. Louis, MO 63043
314-515-6090

Although you may have provided a standardized template with your request, because of the high number of requests received, the information you requested is being provided on Edward Jones letterhead or through a copy of our client statement. Please note that securities held at Edward Jones are subject to normal market fluctuations, fees and early redemption penalties that may impact the overall value of the assets held in the account. Additionally, securities may be transferred, sold, or liquidated at the discretion of the account owners(s) without prior notice to any third party. If this is a retirement account it may be subject to IRS rules limiting the withdrawal and use of IRA assets. The value of any assets reflected on a client statement as 'Held Outside Edward Jones' must be confirmed with the issuer directly, not through Edward Jones.

If estimated earnings are included, they are based on the assets currently held in the account and are not guaranteed payments. Edward Jones does not provide detailed historical or projected returns on individual securities. Edward Jones will not accept the assignment of any of the rights of an account owner to anyone other than the account owner. Edward Jones will not, under any circumstance, maintain the account of an account owner for the benefit or protection of any party other than the account owner. Accounts are maintained only for the account owner and cannot be pledged or held as collateral for any third party obligation.



UBS Financial Services Inc.
One Monarch Place, Suite 1400
Springfield, MA 01144
Tel. 413-785-4900
Fax 413-785-1058
Toll Free 800-628-9406

www.ubs.com

11/04/2015

Mr. Hirut Darge
Purchasing Agent
Financial Office
7 N. Dixie Highway
Lake Worth, FL 33461

Confirmation: Information regarding the account of Mrs. Alicia J. Heine

Acct: VZxx651

The following client has requested UBS Financial Services Inc. to provide you with a letter of reference to confirm her banking relationship with our firm.

- **Alicia J. Heine**
100 Day St
Granby, CT 06035-1724
- Mrs. Alicia J. Heine has been a valued client of ours since 11/14/2008. As of the close of business on 10/30/2015, the available assets are in excess of \$100,000.

Please be aware this account is a securities account not a "bank" account. Securities, mutual funds and other non-deposit investment products are not FDIC-insured or bank guaranteed and are subject to market fluctuation. The assets in the account, including cash balances, may also be subject to the risks of withdrawal and transfer. The above-referenced account value may reflect assets not held at UBS.

Questions

If you have any questions about this information, please contact Peter Alexopoulos at (413) 785-4965 or Stephanie Dusseault at (413) 785-4916.

UBS Financial Services is a member firm of the Securities Investor Protection Corporation (SIPC).

Sincerely,

Peter J. Alexopoulos, CFP®
Senior Vice President – Wealth Management
Senior Portfolio Manager
Ph: 413-785-4965
Fx: 855-251-0460
peter.alexopoulos@ubs.com

cc: Mrs. Alicia J. Heine
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