

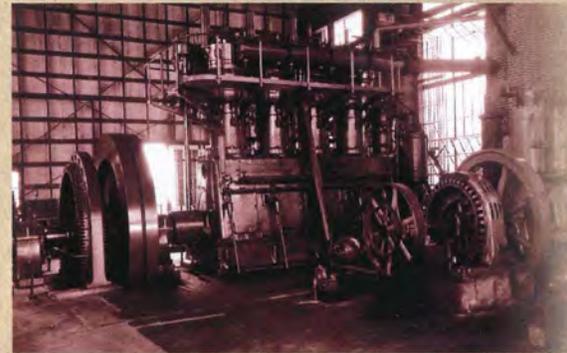
REQUEST FOR PROPOSAL

COPY

CITY OF VERO BEACH, FLORIDA

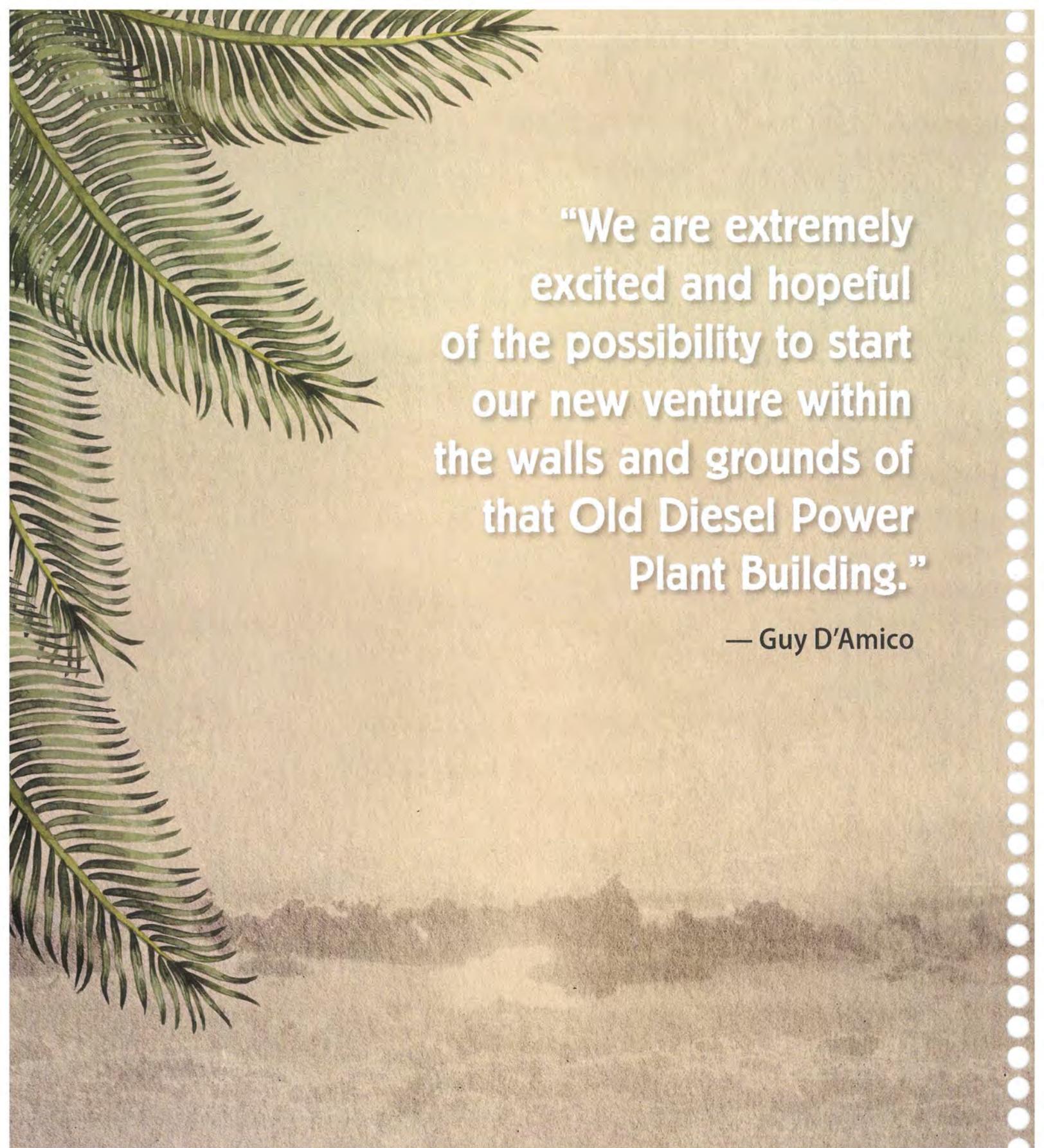
Purchase of Old Diesel Power Plant

RFP No. 380-15-JO



Treasure Coast Distilling Co.

Guy D'Amico - President | 407-383-9800 | guydamico@aol.com
1831 Eagle Trace Boulevard West | Coral Springs, Florida 33071



“We are extremely
excited and hopeful
of the possibility to start
our new venture within
the walls and grounds of
that Old Diesel Power
Plant Building.”

— Guy D’Amico



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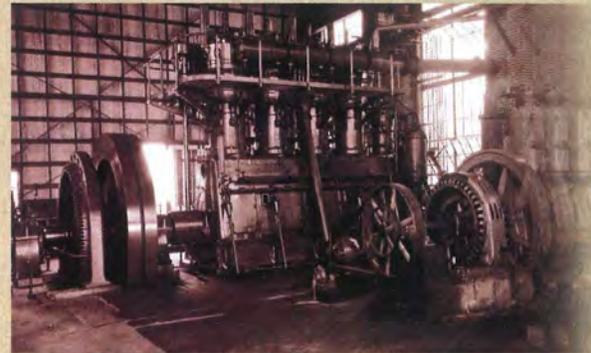
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Contact Information



Treasure Coast Distilling Co.

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1831 Eagle Trace Boulevard West | Coral Springs, Florida 33071

Contacts

Corporate Name
Treasure Coast Distilling Company, Inc.

Corporate Address
1831 Eagle Trace Blvd. West
Coral Springs, FL 33071

Corporate Phone
407-383-9800

Primary Contact Person
Guy D'Amico, President

Primary Contact Address
1831 Eagle Trace Blvd. West
Coral Springs, FL 33071

Primary Contact Phone
407-383-9800

Purchaser Legal Entity
Treasure Coast Distilling Company, Inc.

Purchaser Address
1831 Eagle Trace Blvd. West
Coral Springs, FL 33071

Purchaser Phone
407-383-9800



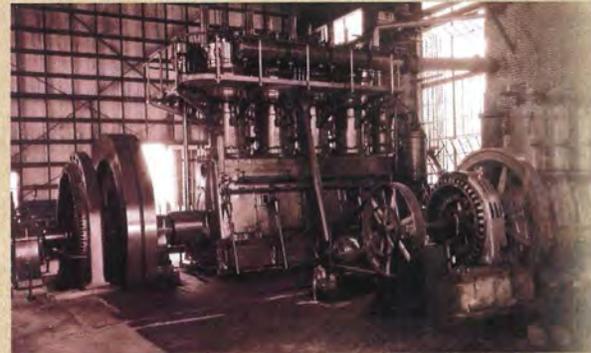
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Executive Summary



Treasure Coast Distilling Co.

Guy D'Amico - President | 407-383-9800 | guydamico@aol.com
1831 Eagle Trace Boulevard West | Coral Springs, Florida 33071

Treasure Coast Distilling Company: Energizing Vero Beach's Future

Dear Mayor Jay Kramer, City Manager James O'Connor
and the distinguished members of the City Council

The Treasure Coast Distilling Company's concept for the Old Diesel Power Plant Building was developed with one fundamental goal: to re-purpose the once prominent and proud centerpiece of the city with a "planned destination" that conforms to and dovetails within the efforts of the Cultural Arts District vision.

Our project will contribute to the vitality of Vero Beach and bring our community together in a revolutionary way.

We will create a unique destination that both serves and entertains our community. Just as important, this world-class amenity will draw new visitors to the City of Vero Beach.

Our concept is simple: to renovate the Old Vero Beach Municipal Diesel Power Plant with a brand new, on-site, state-of-the-art "Craft" (boutique) Distillery.

The purpose of our concept is to distill world-class spirits and to sell our products on-site to the thousands of visitors who come to our city each year. We are anticipating a robust interest from spirits' aficionados who will want to tour our state-of-the-art facility and visit our quaint tasting room.

We plan to grow our business from a local offering to a nationally recognized brand that will shower positive attention on the Treasure Coast and bring visitors to both our Distillery business and to the City of Vero Beach and all it has to offer.

The Treasure Coast Distilling Company, will be the first of its kind: the first legal and licensed operating Distillery in Indian River, St. Lucie and Martin counties.

Craft Spirits have become a new type of attraction throughout the country, specifically in downtown city environments that attract tourists from around the world



A sizable "showpiece" distilling system located behind glass at the West end of the Old Diesel Power Plant building will allow locals and tourists to experience the fine art of the making of a batch of their favorite Craft Spirits.





Preserving The Old Diesel Power Plant

The architectural renderings and plans presented in our proposal prove that we are prepared and excited to become the new caretakers of the Old Diesel Power Plant. We intend to re-purpose and rejuvenate this historical landmark into a sustainable business concept that has been proven to be 100 percent "recession proof."

The Old Power Plant is a prized asset to our city and community. It deserves a new owner who will once again "make something" inside its walls.



The Distillery Experience

Our Distillery will produce a “memory-making” experience through a combination of creative family-friendly gathering and event opportunities that we will design in collaboration with local city officials, businesses and residents of the City of Vero Beach.

When a visitor opens the doors to the Treasure Coast Distilling Company, their eyes will get wide while taking in our tasting bar with clear views of our copper and stainless steel distilling equipment housed behind a wall of glass. They will breathe in sweet aromas. Their curiosities will be aroused.

Friendly Vero Beach residents and visitors sit at the tasting bar counter waiting to sample “one more” of their favorite locally created spirits or a bite to eat that was delivered through our restaurant partnership program while the conversation bounces from last month’s vacation adventure to next month’s planned trip.

Perched on the counter, a slew of spirit offerings along with an array of non-alcoholic mixers catches their eye. As they stride further into the heart of the Old Diesel Power Plant, they will be immersed in the one-of-a-kind Power Plant Event Space that creates the sense of home and connectivity with the Vero Beach community.

The City of Vero Beach currently provides so much to so many; yet the people who hope and dream and breathe vitality into Vero need a place to feel welcome. We will provide that place.

The Distillery interior will reflect the ideas conveyed by these pictures.



Timeline

PHASE 1 Build out of our Craft "Boutique" Distillery

We estimate the PHASE 1 property development plan will take between one and one 1/2 years from the closing date of the property with the City to the opening of the Distillery doors to the general public. Upon real estate closing, we will immediately begin to implement our current "stand-by" plans that we've been developing with our architect and engineer, and we will begin the permitting process. As soon as all required permits are secured, we will begin construction including the building's mechanical, electrical and plumbing scopes to prepare the building for its interior makeover and build out of the tasting room, office space and storage areas.

The Artesian Distillery equipment will be installed upon final approval of permits from Federal and State Alcohol authorities. We will finalize the property development with the exterior landscaping and lighting plan as soon as we are within 45 days of opening. At that time, we will begin our hiring process for our Distillery staff members, which we plan to procure from the local community. Throughout this process we will follow the strict guidelines and requirements of the National Historical Society that reflect traditional development patterns and align with the prior elevations and facade of the Old Diesel Power Plant original design.

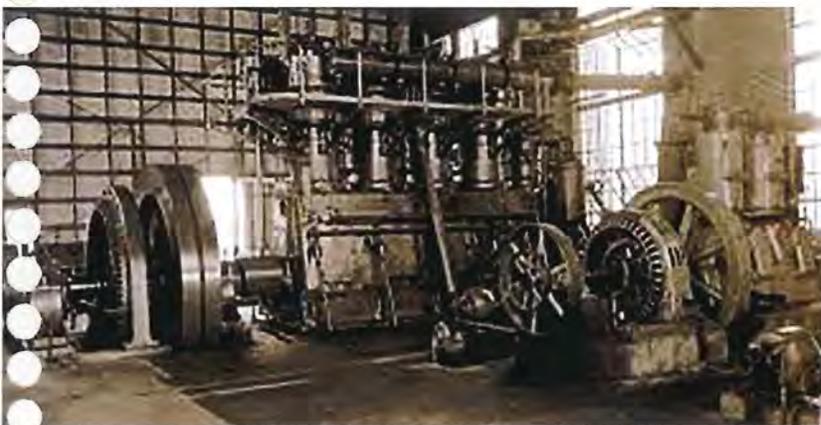
Our ultimate goal is to keep the diesel generator (Unit 3) in its current location and build our plans around it. However, if that is not possible we have a

secondary plan to relocate the generator to the abandoned concrete pad at the West outside wall for exterior display.

Our vision for the building's interior wall architecture will be derived from the same era the building was

erected: the Prohibition Era, and the building will be finished in 1920s-1930s style warehouse finishes with industrial lighting, including state-of-the-art LED bulbs. We plan to gain approval for roof-top solar panels to assist in reducing our carbon footprint. Our fixtures and furnishings will be reclaimed wood, steel and glass.

The history of the Old Diesel Power Plant and sole remaining Iron Giant generator will be preserved and celebrated. We plan to either lightly sand away any remaining burs or paint flaking, and clear coat the entire unit to enhance its aged patina or to completely sandblast the unit to its bare metal core and apply a clear coat that will allow its raw metal to shine when the sunlight hits it.



to five years to develop, we will carefully and strategically seek a unique concept for the West section of the property. We will seek a build-to-suit partner to develop a new building that reflects traditional development patterns and aligns with historic buildings at the street edge. A north-facing pocket park between the Distillery and the new building is a possible alley link to the retail component of the Distillery.

Our vision for the new building(s) architecture grows from the pedestrian nature of the downtown area and the existing historic building just next door. The facility, as a whole, evokes a sense of history influenced by Old Vero Beach as well as the industrial nature of the Distillery grounds, the railroad tracks and other buildings/sites being redeveloped. New build out would create an "open-air village" vibe and gathering place.

The exterior materials for PHASE 2 include brick with stone trim, metal panels, soft awnings, storefront and industrial type windows to match the profiles of the Old Diesel Power Plant, or mimic the 1920s-1930s style of architecture visible throughout the city. The building facade may include a rooftop water tower, or a lighthouse type structure to help define the nature of the building's design era in mind.

History of the Craft Spirits Industry

Once called Micro-Distilleries, Craft or "Boutique" Distilleries have become increasingly popular across the country. In 2005 there were about 50 micro-distilleries legally operating in the United States. A decade later there are 10 times that number.

According to the Distilled Spirits Council Industry Review of 2014, there are more than 700 micro-distilleries in the U.S. There are currently only 20 licensed to operate in Florida, with another five under development.

In 2013, a Florida bill passed that allowed micro-distilleries to sell a limited amount on-site; two bottles total per person per distillery. In 2015, Florida House Bill 263 was passed to amend the original bill with an allowance of two individual containers of each branded product; or three individual containers of a single-branded product and up to one individual container of a second-branded product; or four individual containers of a single-branded product.

Florida law defines a "Craft Distillery" as a licensed distillery that produces 75,000 or fewer gallons per calendar year of distilled spirits on its premises. A Craft Distillery licensed under this section may sell to consumers, at its souvenir gift shop, branded products distilled on its premises in factory-sealed containers that are filled at the distillery for off-premises consumption.

Florida law also allows that upon the request of a state licensed Craft Distillery, the Department of Transportation shall install directional signs for the Craft Distillery at the Craft Distillery's expense, on the rights-of-way of interstate highways and primary and secondary roads in accordance with Florida's Highway Guide Sign Program as provided in chapter 14-51, Florida Administrative Code. This would increase enhanced state and county-wide attention to downtown Vero Beach, drawing visitors to the Distillery and surrounding businesses alike.

Craft Distilleries promote local business, and when tourists visit the state, they go home and can "bring the spirit of Florida" with them – no pun intended.



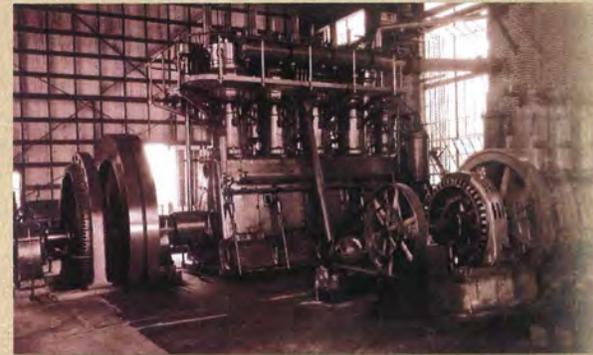
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Business History



Treasure Coast Distilling Co.

Guy D'Amico - President | 407-383-9800 | guydamico@aol.com
1831 Eagle Trace Boulevard West | Coral Springs, Florida 33071

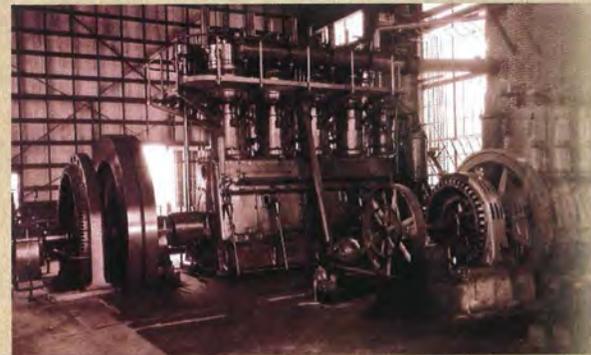
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Purchase Price



Treasure Coast Distilling Co.

Guy D'Amico - President | 407-383-9800 | guydamico@aol.com
1831 Eagle Trace Boulevard West | Coral Springs, Florida 33071

Our Experienced, Local Team

The Treasure Coast Distilling Company, led by President and Owner Guy D'Amico, has assembled a first class team to develop the Old Diesel Power Plant building.

Guy has a broad spectrum of knowledge gained through years of experience in real estate development (both residential and commercial) and construction (permitting process, OSHA regulations and compliance, building codes, and project cost calculating and construction oversight).

We feel confident that the property planning and development team members that we have assembled – all recruited from the local area – will provide great support and guidance to making our vision for the property a reality. We believe we will exceed the expectation of the City of Vero Beach.

He has a well-developed track record of successful interactions with Federal, State and local municipal governmental entities. Guy has years of experience in retail sales operations and management, hospitality/restaurant operations and management, a strong background in the development and auditing of operational P&Ls and business accounting. Guy's business knowledge of franchise law derived from the creation and implementation of a "first of its kind" franchise offering with a major oil company; "Commission Marketing".

Currently, Guy is an Operations Manager with overall responsibility and oversight of both new build outs, and renovation construction and maintenance repair project work for a major oil petroleum terminal in Fort Lauderdale. He has project cost oversight in excess of \$4M & P&L operational cost oversight responsibility for \$6M annually.

Guy holds several certifications: OSHA certified; ISO-14001 certified (an internationally accepted standard that outlines how to put an effective environmental management system in place); authorization as user of US Department of Homeland Office of Infrastructure Protection records for Security Chemical Terrorism Vulnerability Information; US Department of Homeland Security FEMA Emergency Management certified for ICS-100 / IS-00100.B / IS-0200.B / ICS-320 / IS-00700.A and IS-00800.b for Incident Command and Crisis Level Management and response from Local to Federal disasters, as well as several other Federal & State certified programs requiring numerous hours of training and testing to meet and re-certify annually.

Guy has assisted with and overseen development of a number of residential and commercial properties, that include, but not limited to:

- Co-Development from ground up construction of a major brand retail gasoline station located in the city of Sunrise. Final project cost \$4.6M.
- Co-Development from ground up construction of a gasoline station, car wash and fast food offerings located in the city of Lake Worth. Final Project cost \$5.25M
- Co-Development from ground up construction of a major brand retail gasoline station located in the city of Davenport, Iowa. Final Project cost \$900K
- Co-Development from ground up construction of a major brand retail gasoline station located in the city of Davenport, Iowa. Final Project cost \$1.2M



David Pickerell - *Mentor / Consultant*

David, of Louisville, Kentucky, is a former VP of Operations for Maker's Mark, and is a 30-year veteran of the Distilled Spirits Industry. He has consulted in the start-up of more than 20 successful Craft distilleries throughout the United States and a number of worldwide spirits projects. David serves as the Master Distiller for George Washington's Historic Distillery at Mount Vernon, where he oversees the commercial production of George Washington's Rye Whiskey, including the first batch made since 1814. He also was the lead consultant for the development of the recently opened St. Augustine Distillery that is housed in the historic FP&L Ice Plant, which was built in 1907 as part of St. Augustine's first power and ice complex.

Nicole Austin - *Consultant*

Nicole holds a BS in Chemical Engineering from Manhattan College and has worked for six years in the environmental engineering industry. Self-taught in the area of spirits production, Nicole is now directly responsible for ADI 2012 bronze medal winning Kings County Bourbon. She is president of the newly formed New York State Distillers Guild, and continues to make the development of the Craft spirits industry a priority Nicole. Lives in Brooklyn and spends most of her time "cultivating her

bourbon tasting skills."

Ryan Malkin - *Attorney*

Ryan is an attorney based in Miami whose firm focuses on alcohol beverage law. He is a graduate of Brooklyn Law School and the University of Michigan. He is a member of the bar in Florida, New Jersey and New York. Ryan previously worked as an attorney for Pernod Ricard USA, and he is a former assistant district attorney in Manhattan, New York.



Purchase Price of Property

We are prepared and extremely pleased to offer the City of Vero Beach the amount of \$660,000.00 for the subject property, "The Vero Beach Municipal Diesel Power Plant" located at 1133 19th Place, Vero Beach, FL. 32960. This offer is a full "CASH" offer, with no financial contingencies or outside financing requirements.

Offer price subject to the common standard practices outlined and contained within Florida Commercial Real Estate transactions, including but not limited to, clear and satisfactory survey and title, written approval from the City of Vero Beach that insures acceptance as to the intended use of the subject property; specifically concerning zoning, and allowance for a mutually agreed upon inspection and feasibility timeline (Diligence Period), and an acceptable level of current environmental conditions for the grounds that fully encompass the subject property. i.e. "a clean bill of health", or provide an acceptable plan or program to insure any current known issues are cured post sale.



**January 15, 2016
RFP #NO. 380-15
ADDENDUM #1**

The following addendum is hereby made a part of the specifications and shall be considered a part thereof for all purposes, superseding and replacing anything to the contrary in the original specifications.

CLARIFICATION:

During and following the pre-bid meeting on January 4, 2016 the following questions were asked regarding the Old Diesel Plant Attached is a copy of the renovation plans which are being provided as a public record and the City makes no guarantees to the extent which renovations may or may not have been completed.

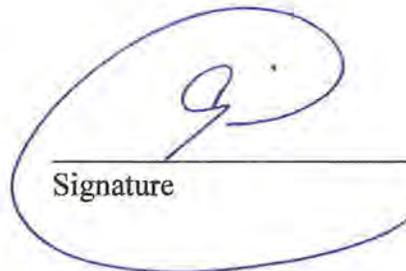
Attached is a copy of a Site Assessment Report (SAR) which may assist in answering questions #1-6.

1. Pit next to the generator is full of liquid (appears to be water and oil) is there an assessment of the level of cleaning on the pit?
2. Is there an assessment of the pits where the previous generators were located?
3. Is there an assessment of the area under the generator?
4. Has all the lead paint been removed from the generator?
5. What is the condition the roof?
6. What is the status of the piping under the building?
7. What company provided windows for Power Plant? **Don't know the company that provided the windows.**
8. Do we have a point of contact of the contractor that removed the old generators and cost? **No**
9. Do we have any drawings of the interior? **Yes see attached**
10. On the west side of the building there is a separate platform of concrete approximately 3' high. Can the platform be removed and what was its previous use? **Yes it can be removed.**
11. How many square feet is the building? **8,918 sqft.**
12. How many acres is the entire property? **1.64 acres**
13. Can the generator be removed? **Yes**
14. How long will the buyer have to perform due diligence? **If required, the City will negotiate with the prospective buyer the period of time required to conduct their own inspections.**

All addenda must be signed by the bidder and included with the bidding documents, in order for bid to be considered.

Treasure Coast Distilling Company, Inc.

Company Name



Signature

PROPOSAL PAGE

The undersigned representative submits this proposal, certifies that they are an authorized representative of the Proposer who may legally bind the Proposer and has carefully examined the RFP.

NAME (print): Guy D'Amico
SIGNATURE: 
TITLE: President
ADDRESS: 1831 Eagle Trace Blvd. West
Coral Springs, FL 33071

DATE: Jan. 20, 2016

CONFLICT/NON-CONFLICT OF INTEREST STATEMENT

(CHECK ONE)

To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other clients, contracts, or property interest for this project.

OR

The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients, contracts, or property interest for this project.

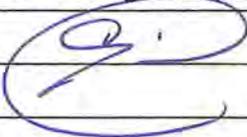
LITIGATION STATEMENT

(CHECK ONE)

The undersigned firm has had no litigation and/or judgments entered against it by any local, state or federal entity and has had no litigation and/or judgments entered against such entities during the past ten (10) years.

OR

The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation and/or judgments entered by or against any local, state or federal entity, by any state or federal court, during the past ten (10) years.

Company Name	Treasure Coast Distilling Company, Inc.
Authorized Signature	
Name (Print or Type)	Guy D'Amico
Title	President

Failure to check the appropriate blocks above may result in disqualification of your proposal. Likewise, failure to provide documentation of a possible conflict of interest, or a summary of past litigation and/or judgments, may result in disqualification of your proposal.

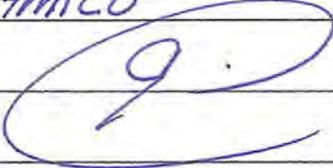
FIRM CERTIFICATION

The City of Vero Beach requires, as a matter of policy, that any Firm receiving a contract or award resulting from the Request for Proposals issued by the City of Vero Beach shall make certification as below. Receipt of such certification, under oath, shall be a prerequisite to the award of contract and payment thereof.

I (we) hereby certify that if the contract is awarded to me, our firm, partnership or corporation, that no members of the elected governing body of the City of Vero Beach nor any professional management, administrative official or employee of the City, nor members of his or her immediate family including spouse, parents or children, nor any person representing or purporting to represent any member or members of the elected governing body or other official, has solicited, has received or has been promised, directly or indirectly, any financial benefit including but not limited to a fee, commission, finder's fee, political contribution, goods or services in return for favorable review of any Proposal submitted in response to the Request for Proposals or in return for execution of a contract for performance or provision of services for which Proposals are herein sought.

Handwritten Signature of Authorized Principal(s):

NAME (print): Guy D'Amico

SIGNATURE: 

TITLE: President

NAME OF FIRM/PARTNERSHIP/CORPORATION:

Treasure Coast Distilling Company, Inc.

1831 Eagle Trace Blvd. West

Coral Springs, FL 33071

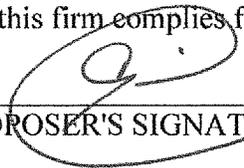
DATE: Jan 20, 2016

DRUG-FREE WORKPLACE COMPLIANCE FORM

IDENTICAL TIE BIDS

Preference shall be given to business with drug-free workplace programs. Whenever two or more Bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or Contractual services, a Bid received from a business that certifies that it has implemented a drug-free Work place program shall be given preference in the award process. Established procedures for processing tie Bids will be followed if none of the tied vendors has a drug-free Workplace program. 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 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 Bid 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 Bid, 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 five (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 employer's community by, any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through the implementation of this section. As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



PROPOSER'S SIGNATURE