

**CITY OF PENSACOLA  
NOTICE OF INTENTION TO DISPOSE (LEASE) OF REAL  
PROPERTY AND ACCEPT SUBMITTALS**

**SUBMITTAL OF OFFER TO LEASE**

**SEPTEMBER 27, 2021**

**SUBMITTAL BY:**



**Gulf Marine Construction, Inc.**

Peter Gaddy, President

1232 N Pace Blvd

Pensacola, FL 32505

O 850-916-7606

C 251-370-4938

Email: [Pete@gulfmarine.biz](mailto:Pete@gulfmarine.biz)

**SUBMISSION INCLUDES:**

- ~ **Letter of Offer To Lease**
- ~ General view of Premises
- ~ Basic Design of Marine Facility
- ~ Florida Sunbiz Listing of GMC
- ~ Current Officer List of GMC
- ~ Gulf Marine Capability Statement
- ~ Public Advertisement

## **Gulf Marine Construction, Inc.**

Peter Gaddy, President  
1232 N Pace Blvd  
Pensacola, FL 32505  
O 850-916-7606  
C 251-370-4938



Property Lease Manager  
Financial Services Department  
City of Pensacola  
222 W Main Street  
Pensacola, FL 32501

September 27, 2021

RE: SUBMISSION OF RESPONSE (OFFER) -  
NOTICE OF INTENTION TO DISPOSE (LEASE) OF REAL PROPERTY  
AND ACCEPT SUBMITTALS

To Whom It May Concern,

I am offering my submission to Lease a parcel of mostly submerged property owned by the City of Pensacola which has been offered in a "NOTICE OF INTENTION TO DISPOSE (LEASE) OF REAL PROPERTY AND ACCEPT SUBMITTALS". The City of Pensacola offering was duly publicized, and which had a deadline of today at 3pm CST for submission. I believe this Offer To Lease is compliant with the advertised request for submittals, and I recognize that the final agreement will be negotiated with the City of Pensacola and the Offeror that the City deems as in it's best interests.

Upon graduation from Auburn University in 2005, I formed Gulf Marine Construction, Inc. "GMC" as a Florida Profit Corporation. I have been an officer and owner of GMC since its inception. Over the past 16 years, GMC has specialized in marine dock, boat storage facilities and dredging in the greater Escambia, Santa Rosa and Baldwin Counties. GMC has designed and built very large and complicated marine construction projects. GMC is a licensed, bonded marine construction company that carries the appropriate US longshoreman's and harbor workers insurance required for development of marina facilities. Marine construction is complicated and takes intricate knowledge of geotechnical, civil and structural engineering in strictly governed and harsh marine environments. Permitting and special operational challenges always exist with marine construction, and GMC is a specialist in necessary compliance and reporting. GMC has completed numerous municipal and government marine construction projects in the past 16 years with great success, including repair projects at the Port of Pensacola and is currently under contract to replace the Ferry Docks for the city which were heavily damaged during Hurricane Sally.

GMC provides services and support for several local marinas and governmental agencies. We have a long list of commercial, government and private marine construction projects which we can furnish upon request by the City. GMC is proud of it's success and history designing and delivering marine construction facilities along the Gulf Coast and looks forward to working with the city on this proposed development.

My team has reviewed the Public Notice and has attempted to confirm the actual Lease premises being offered in this redevelopment opportunity. The exact description and Lease area is unclear, however in the attached very basic drawing we are providing, we have attempted to show the legal description of the premises intended by the City of Pensacola's offering. This site would include some submerged land, some seawall and uplands, and some type of rights to other City owned property providing access. It is our assumption that the City and offeror selected will work together to satisfy the FDEP and other governing bodies for permitting and

oversight. **This submittal is an Offer to Lease.** Issues such as access, permitting, the delivery of utilities, hours, management, and many more detailed questions will be negotiated in good faith with the City if our offer is selected as in the City's best interest.

Based on many of these operational discussions, the number of vessel slips may change. Our ultimate goal is to deliver a facility that best suits the City's goals. What we consider to be close to our maximum usage is included in the attached drawing and shows marine slips for 3 larger vessels (60'+), 4 medium sized vessels (40'-60'), and 2 smaller vessels (25'-40'). This slip allocation may be adjusted based on extenuating circumstances. As our drawing confirms, this slip breakdown may be developed and built with minimal finger piers, preserving the beauty of this site. Our current opinion is that floating pier structures will provide the most safety and security for this berthing environment. The layout provided may be adjusted to achieve fewer and bigger boats or may also be spaced out to limit the number of boats in this exclusive berthing location. Ultimately GMC can provide extensive experience in design and construction for this wonderful marine redevelopment location.

The ownership and delivery of this project will be in a to be formed Florida Corporation in which I remain a principal. This will be in an abundance of care to ensure a structure that most protects the City of Pensacola from any liability. With our Offer to Lease, we understand that our commitment includes full insurance, City and State compliance with laws and permits, and marina operational planning and rules that considers public health and safety. Our goal is to include not just marine rules, but also on shore rules, improvements and care that ensures a facility that is always clean, organized, and safe. It is our intent to make this marine vessel storage location a pride of our great City.

**It is Gulf Marine Constructions commitment to a top-quality development and professional management of this valuable City of Pensacola asset. With that commitment comes our Offer to Lease in the amount of \$4,800 per year NNN, for the initial year, and to complete all of the construction and manage operations at the developers cost. This Offer to Lease is proposed for 15 years, with an increase in rents of 1% per year, with Four (4) options to renew for Five (5) year terms each, at Tenant's Option. In total, the Firm Term offer is over \$77,250 and if all of the extensions are exercised, our offer would provide the City with approximately \$200,000 in Lease fees.**

I look forward to confirmation that you have received our Offer to Lease, and confirmation that our offer is compliant with the Request for Submittals. While there may be other offers, I am very confident that there will not be any from offerors with more marine construction experience.

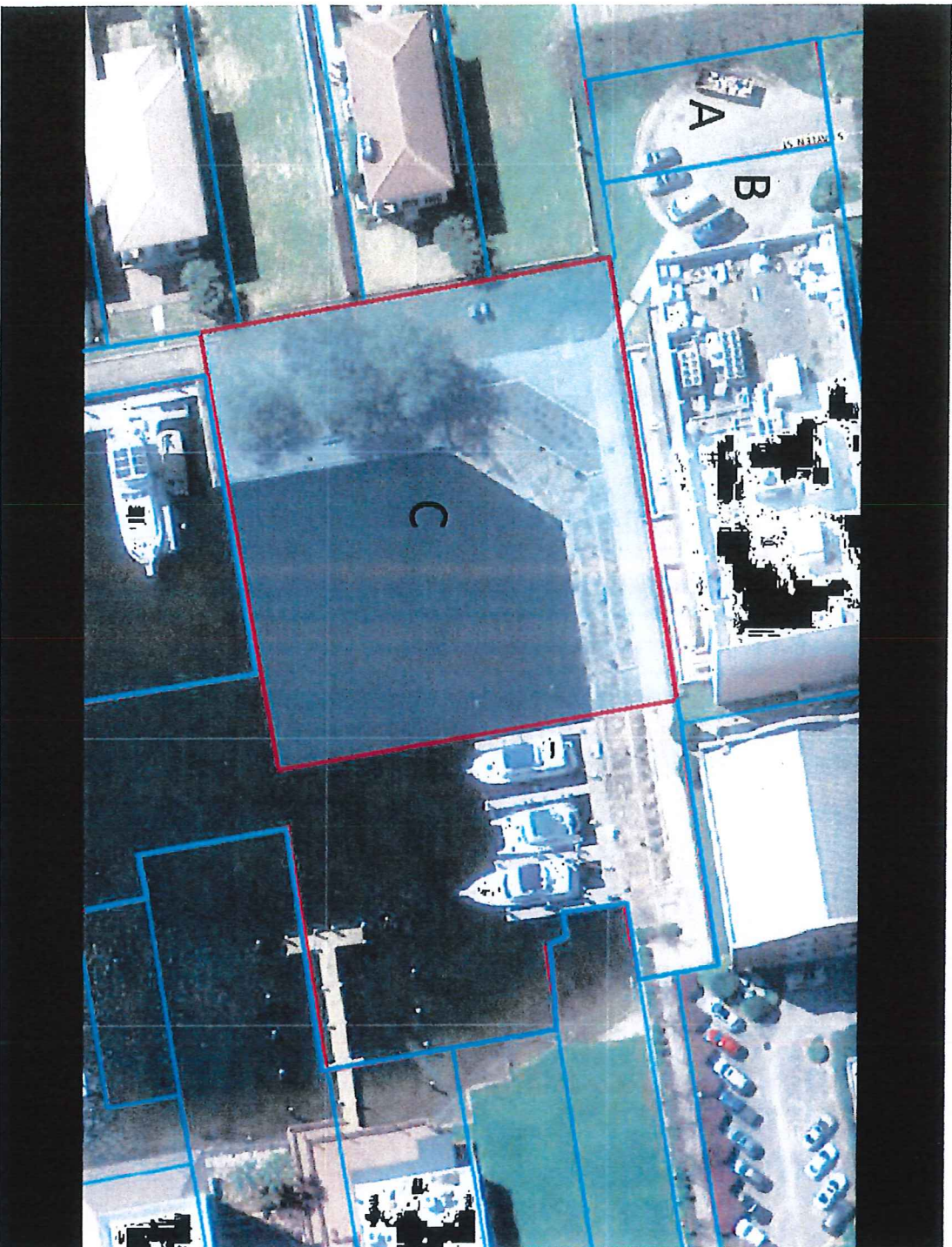
Thank you for your consideration.

Sincerely,



Peter Gaddy, President

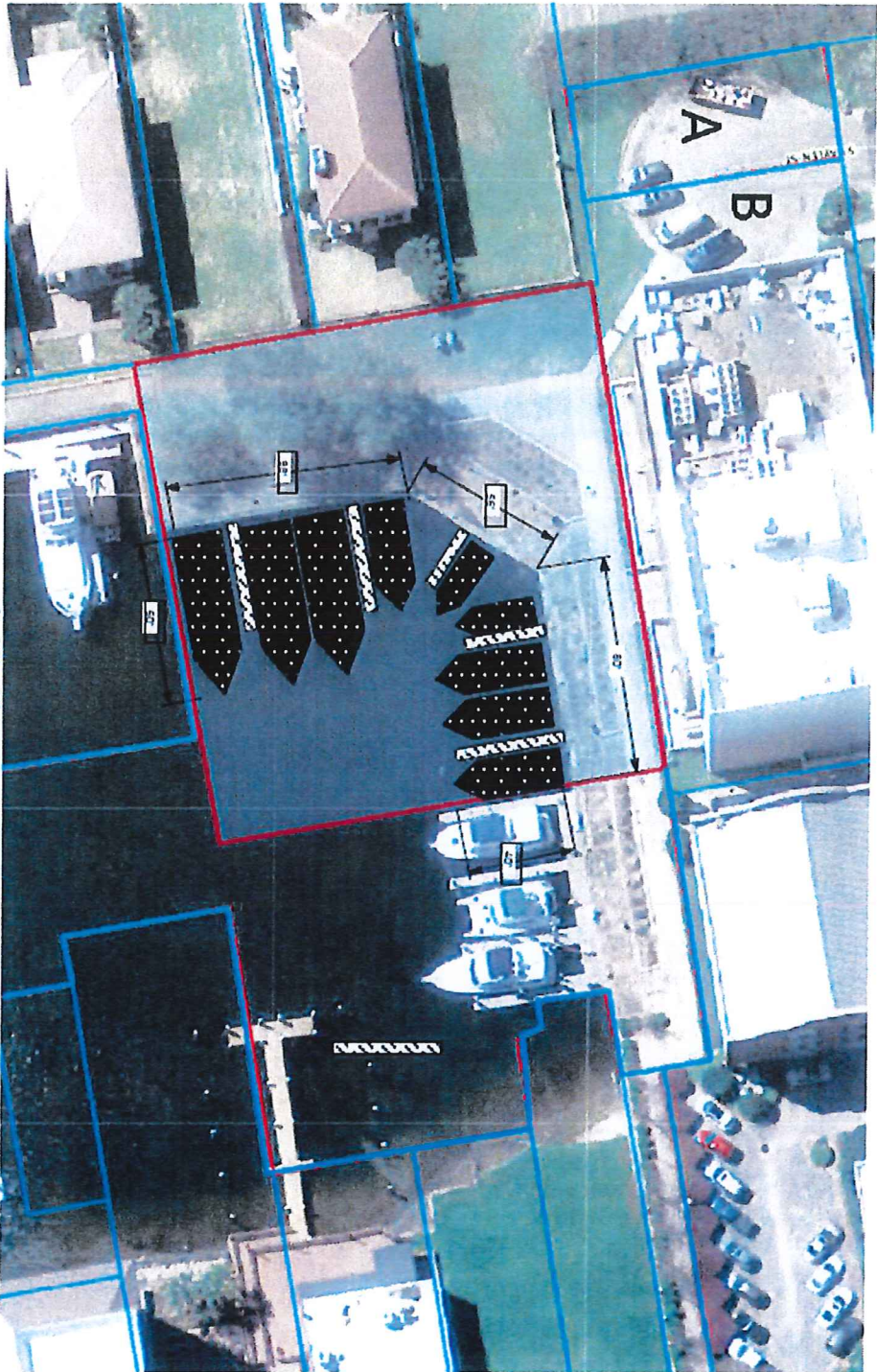
Enclosures / Attachments: Sunbiz - Site drawing



**A & B – City  
owned parcels  
providing  
access to  
LEASED  
PREMESIS**

**C – approximate  
LEASED  
PREMESIS**

Proposed Site Plan



- 3- 60' + Slips
- 4- 40'-50' Slips
- 2- 30' Slips



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## Detail by Officer/Registered Agent Name

Florida Profit Corporation

GULF MARINE CONSTRUCTION, INC.

### Filing Information

**Document Number** P05000102101  
**FEI/EIN Number** 20-3253821  
**Date Filed** 07/20/2005  
**Effective Date** 07/19/2005  
**State** FL  
**Status** ACTIVE

### Principal Address

1232 N PACE BLVD  
 PENSACOLA, FL 32505

Changed: 04/13/2009

### Mailing Address

1232 N PACE BLVD  
 PENSACOLA, FL 32505

Changed: 04/13/2010

### Registered Agent Name & Address

GADDY, PETER  
 1232 N PACE BLVD  
 PENSACOLA, FL 32505

Name Changed: 03/16/2011

Address Changed: 04/21/2014

### Officer/Director Detail

#### **Name & Address**

Title President

GADDY, PETER P, III  
 1232 N PACE BLVD  
 PENSACOLA, FL 32505

Title Secretary, Treasurer

Gaddy, Lauren  
1232 N PACE BLVD  
PENSACOLA, FL 32503

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2019               | 04/22/2019        |
| 2020               | 01/22/2020        |
| 2021               | 01/29/2021        |

**Document Images**

|   |  |
|---|--|
| <a href="#">01/29/2021 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">01/22/2020 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/22/2019 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/03/2018 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/17/2017 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">03/16/2016 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/14/2015 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2014 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/28/2013 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/21/2012 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">03/16/2011 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
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| <a href="#">04/14/2008 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/26/2007 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">07/13/2006 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">07/20/2005 -- Domestic Profit</a> | <a href="#">View image in PDF format</a> |

**2021 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P05000102101

**Entity Name:** GULF MARINE CONSTRUCTION, INC.

**Current Principal Place of Business:**

1232 N PACE BLVD  
PENSACOLA, FL 32505

**Current Mailing Address:**

1232 N PACE BLVD  
PENSACOLA, FL 32505

**FEI Number:** 20-3253821

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

GADDY, PETER  
1232 N PACE BLVD  
PENSACOLA, FL 32505 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

|                 |                    |                 |                      |
|-----------------|--------------------|-----------------|----------------------|
| Title           | PRESIDENT          | Title           | SECRETARY, TREASURER |
| Name            | GADDY, PETER P III | Name            | GADDY, LAUREN        |
| Address         | 1232 N PACE BLVD   | Address         | 1232 N PACE BLVD     |
| City-State-Zip: | PENSACOLA FL 32505 | City-State-Zip: | PENSACOLA FL 32503   |

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** PETER GADDY

**PRESIDENT**

**01/29/2021**

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date





1232 N Pace Blvd, Pensacola, FL 32505

Gulf Marine Construction, Inc., established 2005, performs a variety of marine construction including residential, commercial, municipal and government projects. Our company owns and operates barges and other heavy construction equipment to support our skilled tradesman in the field. From permitting through completion, we show pride in our work.

#### Core Competencies

- Pile driving
  - Timber, fiberglass, steel and concrete piles
  - Vinyl, composite, and steel sheet pile walls
  - Driven and helical anchors
  - Temporary and permanent shoring
  - Cofferdams
- Bridges
  - Structural steel repair & welding
  - Fender systems
  - Concrete spall repair
  - Structural Pile Jackets
  - Guardrail
  - Deck rehabilitation
  - Striping
- Heavy Timber Construction
  - Retaining walls
  - Vehicle and pedestrian bridges
- Stormwater and Erosion Control
  - Erosion Control BMP's
  - Geotextiles
  - Rip-Rap Revetments
  - Dredging
  - Retention/Detention ponds

#### Company Data

- Florida Licensed Marine Contractor MS2009
- DUNS 612386891
- CAGE Code: 8JJ54
- NAICS Codes: 237990, 237310

#### Recent Clients

- National Park Service
  - Derelict Vessel Removal
- Escambia County Florida
  - Waterway Signage
  - Ferry Landing Repair
  - Derelict Vessel Removal
  - Bridge Repair
  - Pedestrian Bridge Construction
- Florida Department of Agriculture
  - Florida Forest Service Bridge Repair
- York-Brawley
  - NAS Wharf Bravo Repairs
- Marinemax Pensacola
  - Hurricane Sally Marina Repair

## NOTICE OF INTENTION TO DISPOSE (LEASE) OF REAL PROPERTY AND ACCEPT SUBMITTALS

The City of Pensacola, Florida (the "City") hereby gives notice required by Section 163.380, Florida Statutes, of its intention to dispose of real property as generally described below (the "Site") via lease and to accept submittals for redevelopment of the Site.

The Site is a parcel of submerged real property located in the inland waterway commonly known as Baylen Slips and abuts the promenade/seawall directly south of the Harbourview on the Bay office building located at 25 W. Cedar St. in downtown Pensacola. The Site is approx. 0.33 acres and could accommodate 4-8 vessels, depending upon type, configuration, and slip size. The Site is the northwest portion of the larger, meandering Parcel ID No. 000S009100001034 and is more particularly described as follows:

COMMENCE AT THE NORTHWEST CORNER OF THE AREA DESCRIBED IN DB 2083 AT PG 368, PUBLIC RECORDS, ESCAMBIA COUNTY FL.; THENCE N79°23'15"E, 43.2' TO THE EAST EDGE OF SEAWALL AND THE POINT OF BEGINNING; THENCE N10°36'45"W, 92.4' ALONG SAID SEAWALL; THENCE N30°25'01"E, 55.2' ALONG SAID SEAWALL; THENCE N79°23'15"E, 77.8' ALONG SAID SEAWALL TO THE WEST LINE OF THE BOAT SLIP EASEMENT DESCRIBED IN DB 1716 AT PG 797, SAID PUBLIC RECORDS; THENCE S10°36'45"E, 134.0'; THENCE S79°23'15"W, 114.0' TO THE POINT OF BEGINNING, CONTAINING 0.333± ACRES.

The accompanying map further illustrates the proposed lease area. Any further information regarding the Site or the submission of submittals may be obtained by contacting the City in writing at the address below or via email to [destallworth@cityofpensacola.com](mailto:destallworth@cityofpensacola.com). Submittals must be received by the City **no later than 3:00 p.m. CST on Monday, September 27, 2021**. Proposals must be delivered to the City at the following address:

Property Lease Manager - Financial Services Dept  
City of Pensacola  
222 W. Main Street  
Pensacola, Florida 32501

Submittals delivered to a different address or received after the deadline date and time listed above will not be accepted.

The City reserves the right to select and subsequently negotiate definitive documents to implement a submittal which, in its sole discretion, it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes, or alternatively, to reject all submittals or solicit the same or different submittals for consideration. Interested persons shall be solely responsible for the cost of preparing and submitting submittals. Submittals shall become the physical and intellectual property of the City.

