

Fort Pierce Redevelopment Agency RFP No. 2015-027



Oaks at Moore's Creek
Redevelopment Phase II

**STUART & SHELBY DEVELOPMENT
GENERAL CONTRACTORS**



Introduction

Qualifications

- The Stuart & Shelby Team has ...
 - Land Development Experience
 - City/CRA & Grant Experience
 - Construction Experience
 - Homebuyer Experience

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Introduction

History

- Formed in 2006
- Collectively over 100 years experience
- Business of The Year 2013/2014
- Business person of the Year 2010/2011
- Community Service Awards

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Qualifications – HBCRA Phase I & II



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Qualifications – NSP2 Lake Worth

After



Before



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Qualifications – Delray CLT



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Qualifications – The Team

Chuck Halberg

- Over 40 years in construction
- Licensed since 1986
- 2500 Single-Family homes
- 3500 apartment units
- Project Manager - All Field Activities



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Qualifications – The Team

Bill Neville

- Over 30 years in construction
- Purchasing over \$20,000,000 annually
- Budget Management
- Value Engineering
- Quality Control
- Purchasing & Contract Administration



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Qualifications – The Team

Chuck McGovern

- Over 30 years in construction
- Construction Manager for over 400 units since 2004
- Job Coordinator
- Value Engineering
- Quality Control & Customer Satisfaction
- Oversee All Field Activities



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Qualifications – The Team

Corey O’Gorman

- 30 years experience in Community Development, Former CRA Director
- CDBG, NSP, Section 202 HUD Grants
- Affordable Housing Project Management
- Development Agreement - Permitting



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Qualifications – The Team

Chester Bishop

- Homebuyer education and counseling
- HUD Certified Budget & Credit Counseling
- Homebuyer recruitment
- First Mortgage Financing
- Home Closings



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Approach

Public-Private Partnership

- Stuart & Shelby – design, permitting, construction, homebuyer recruitment, assistance to secure funding; work directly with local lenders and Realtors
- City/CRA – contribute land, fund construction of infrastructure and homes, sell homes

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Approach - Proposed Schedule

Months 1-6

- Finalize financing
- Homebuyer outreach – pool of buyers
- Local vendor/supplier outreach
- Design, permitting of infrastructure
- Platting

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Approach - Proposed Schedule

Months 7-10

- Construct Utilities, Roads/Storm drainage
- Homebuyer qualification and counseling
- Final Design, permitting home building
- Homebuyers sign purchase contracts

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Approach - Proposed Schedule

Months 11-18

- Construct Homes
- Permit, inspection and CO of Homes
- Buyers obtain first mortgage financing
- Close on sale to income-qualified buyers

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Approach - Financing

Estimated Project Costs/Revenues

- Infrastructure - \$525,000
- Homes - \$3,250,000
- Total Costs - \$3,775,000
- Estimated Revenues - \$2,250,000
- Estimated Shortfall - \$1,525,000

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Approach - Financing

- Land and Infrastructure
 - Land contributed to project, held by City
 - Design, permitting and construction funded through City, CRA and other sources such as CDBG

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Approach - Financing

- Homes
 - First Mortgage Conventional Financing
 - Possible Soft-Second Mortgage
 - Down-payment Assistance

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Approach – The Project

Oaks at Moore's Creek Phase II

- Fifteen proposed single-family lots
- Six (6) models, high quality specifications
- Sidewalks, Street lighting, Landscaping
- Utilities and Storm drainage
- Connection to Park

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Approach – The Project



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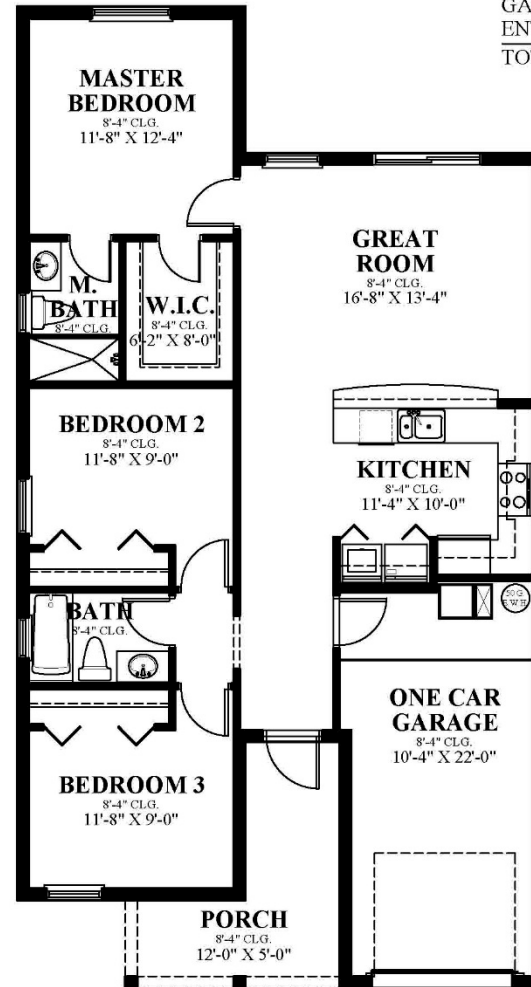


Approach - The Homes El Presidente



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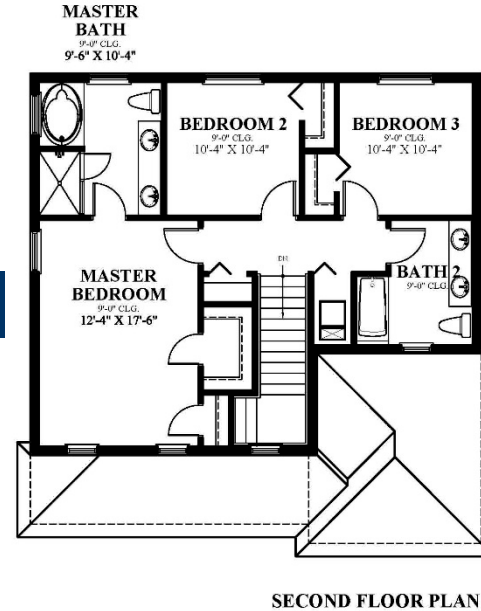
AREA CALCULATIONS:	
A/C LIVING AREA:	1,127 SQ. FT.
GARAGE:	267 SQ. FT.
ENTRY:	109 SQ. FT.
TOTAL:	1,503 SQ. FT.



Approach The Homes - The Heron

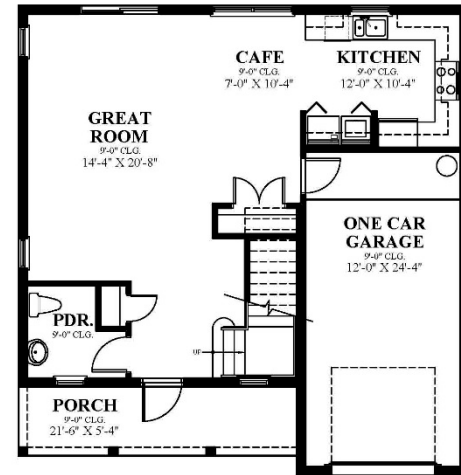


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SECOND FLOOR PLAN

AREA CALCULATIONS:	
FIRST FLOOR A/C AREA:	797 SQ. FT.
SECOND FLOOR A/C AREA:	859 SQ. FT.
TOTAL A/C LIVING AREA:	1,656 SQ. FT.
GARAGE:	321 SQ. FT.
PORCH:	115 SQ. FT.
TOTAL:	2,092 SQ. FT.



FIRST FLOOR PLAN

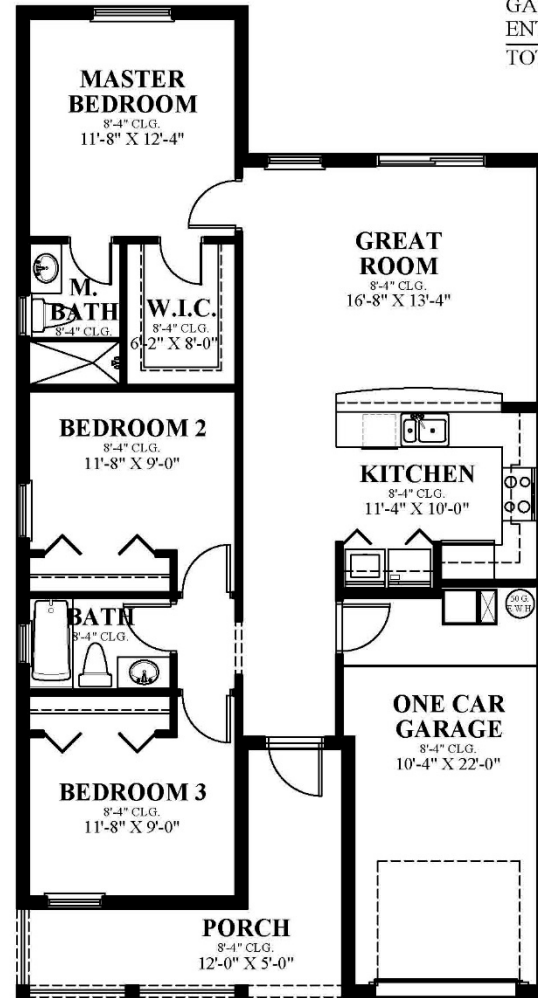


Approach - The Homes The Ibis



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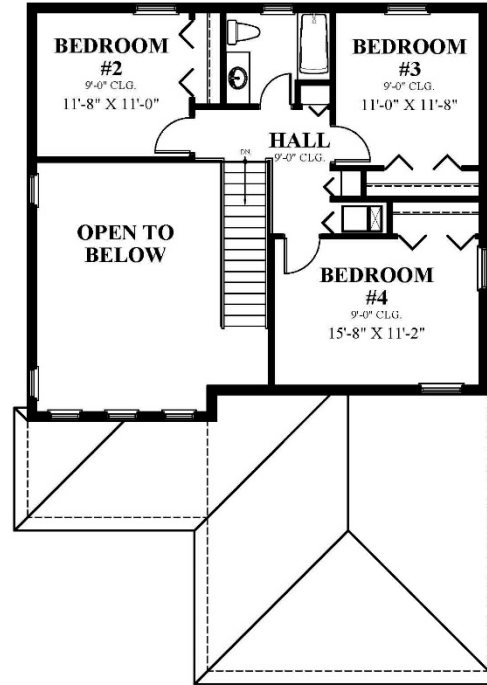
AREA CALCULATIONS:	
A/C LIVING AREA:	1,127 SQ. FT.
GARAGE:	267 SQ. FT.
ENTRY:	140 SQ. FT.
TOTAL:	1,534 SQ. FT.



Approach The Homes-The Majesty



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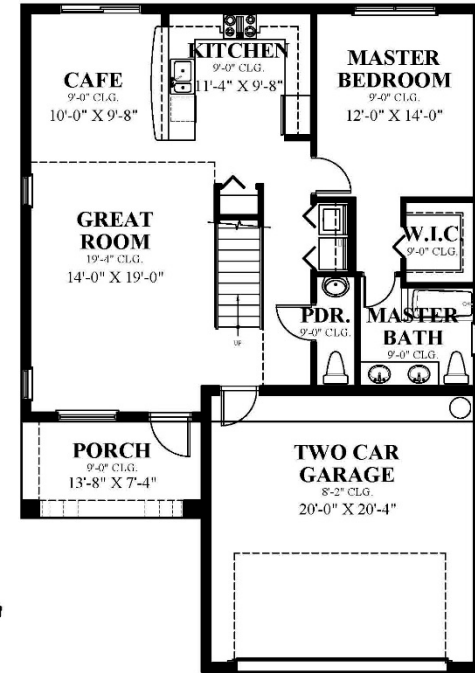


SECOND FLOOR PLAN



AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	1,067 SQ. FT.
SECOND FLOOR A/C AREA:	714 SQ. FT.
TOTAL A/C LIVING AREA:	1,781 SQ. FT.
GARAGE:	447 SQ. FT.
PORCH:	100 SQ. FT.
TOTAL:	2,328 SQ. FT.



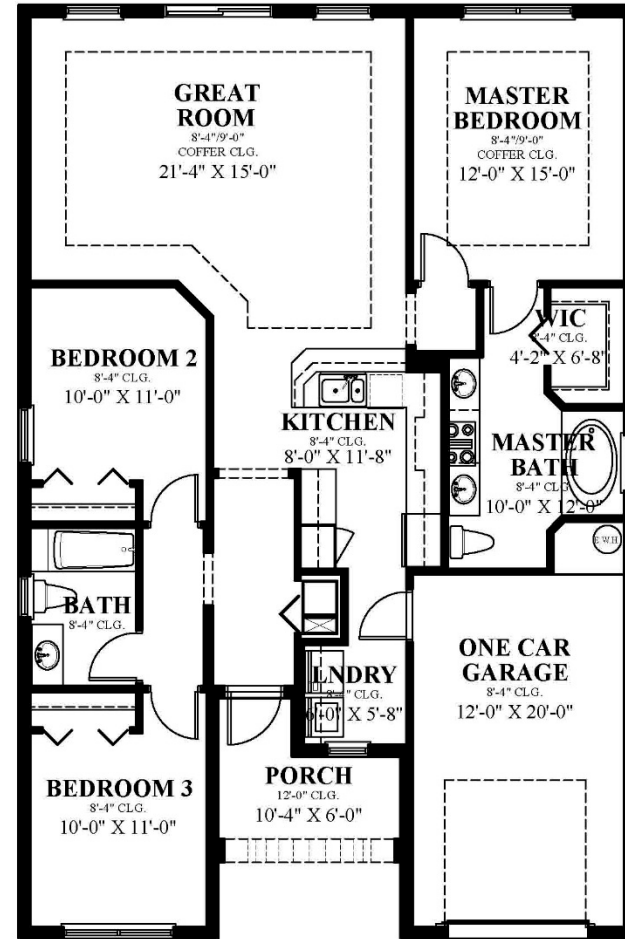
FIRST FLOOR PLAN

Approach - The Homes The Regency



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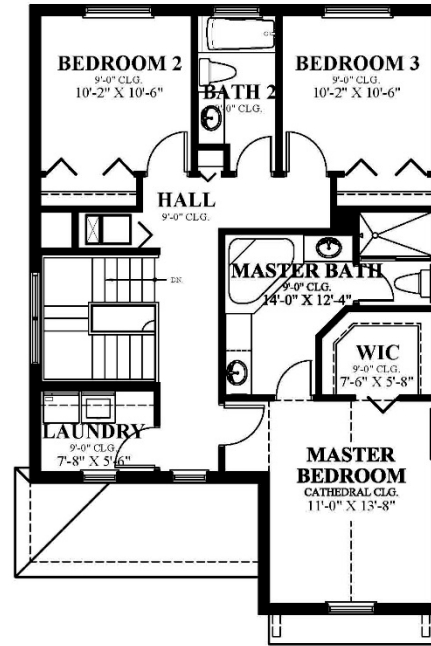
AREA CALCULATIONS:	
A/C LIVING AREA:	1,453 SQ.
GARAGE:	282 SQ.
ENTRY:	76 SQ.
TOTAL:	1,811 SQ.



Approach - The Homes The Seabreeze



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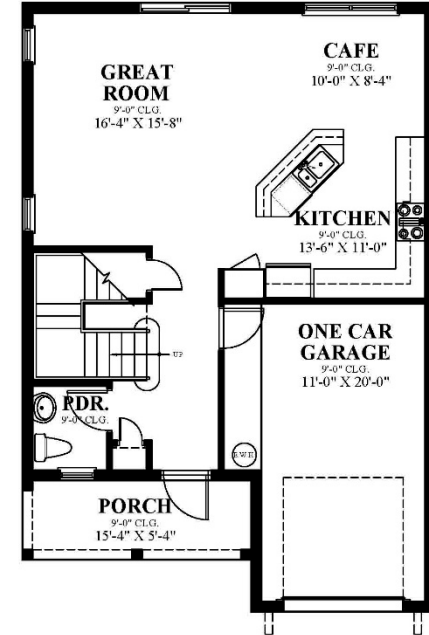


SECOND FLOOR PLAN



AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	82 SQ. FT.
TOTAL:	2,000 SQ. FT.



FIRST FLOOR PLAN

Approach – Homebuyer Program

- Recruitment
- Education and counseling
- First Mortgages
- Closing
- Follow-up

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Reasons to Work with Stuart & Shelby

- Extensive Homebuilding Experience
- Local Vendor Recruitment
- City/CRA Affordable Housing Experience
- Homebuyer recruitment, training / counseling

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Oaks at Moore's Creek Phase II

Questions?

Thank

you!

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