

Project Timeline

My projected timeline on any Lots that is rewarded to me will be 6-18 months construction will be complete.

<p>DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p align="center">CITY OF FORT PIERCE</p>  <p align="center">INVITATION TO BID and BIDDER ACKNOWLEDGMENT</p>
<p>Bid Writer: Latonya Hubbard, 772-467-3102</p>	<p>Bid No: 2021-023</p>
<p>Mandatory Site-Visit: N/A</p>	<p>Bid Title: DISPOSITION OF SURPLUS PROPERTIES</p>
<p>Mandatory Site-Visit Location: N/A</p>	<p>Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>Bid Due Date & Time: 3:00 PM, THURSDAY, APRIL 15, 2021</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Bidder Name: TELCO INVESTMENTS LLC</p> <p>-----</p> <p>Mailing Address: P.O. BOX 742371</p> <p>-----</p> <p>Boynton Beach, Florida</p> <p>-----</p> <p>33474-2371</p> <p>-----</p>	<p><i>I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.</i></p> <p>x <u>Terry Coley</u></p> <p align="center">Authorized Signature (Manual)</p>
<p>City, State, Zip Code:</p>	<p>Typed or Printed Name: Terry Coley</p>
<p>Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship _____ LLC _____</p>	<p>Title: Manager</p>
<p>Incorporated in the State of: NEW MEXICO Year: 2013</p>	<p>Delivery in _____ days, ARO</p>
<p>Phone Number: 786 508-5400</p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number:</p>	<p>FEIN or SS Number: *80-0961875</p>
<p>E-Mail Address: telco_inv@yahoo.com</p>	<p>Local Business: __Y <u>X</u>N MWBE: __Y __N</p>
<p>Bid Security is attached, when required, in the amount of \$ <u>NOT APPLICABLE</u></p> <p align="center">F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason:</p>
<p align="center">THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	



City of Fort Pierce
DISPOSITION OF SURPLUS PROPERTIES
Bid No. 2021-023

Date: March 21, 2021

I/we propose to purchase property located at: (Check the property and if proposing to purchase multiple properties, complete a separate form for each)

- 321 N. 13th Street, A/B
- 1409 Avenue J
- 2002 Avenue M
- Dundas Court – Parcel Id# 2403-711-0001-03
- Dundas Court – Parcel Id# 2410-604-0156-000-7

PROPOSED SUBMITTED BY:

Legal Name (s): Terry Coley

Address: P.O. BOX 742371 Boynton Beach, Florida 33474

Day-time Phone Number: 786 508-5400 Mobile Number: 786 508-5400

Email: telco_inv@yahoo.com

INTENDED USE

I/we propose to use the property for:

Residential Commercial Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? Yes No

If not above, what do you intend to develop the property for: Rental Resale Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

New Construction, Triplex

(Attach pages as needed)

Total value of all proposed improvements to the property: \$ \$535,000.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce \$ 5000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete proposals will be considered.

Yes No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

Yes No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

Yes No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes No Description of **landscape improvements**: plan drawings may be necessary.

Yes No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Terry Coley 03/21/2021
Bidder of Authorized Representative Date

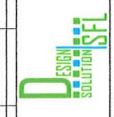
Typed Name
Terry Coley



DEMELLO ARCHITECTURE
 911 GOURMET TR STREET, BOCA RATON, FLORIDA 33466
 WWW.DEMELLO-ARCH.COM 954.224.2932
 AIA20019077

All ideas and designs indicated on drawings are the property of Demello Architecture and shall be used by the client for the project only. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

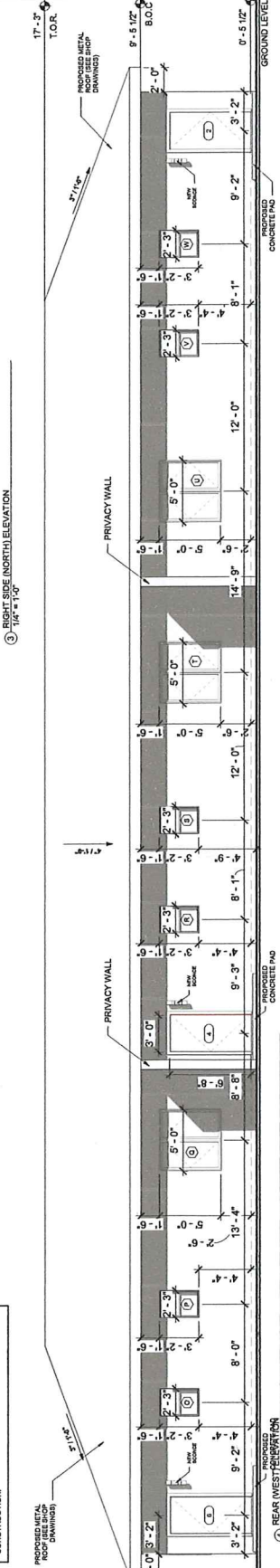
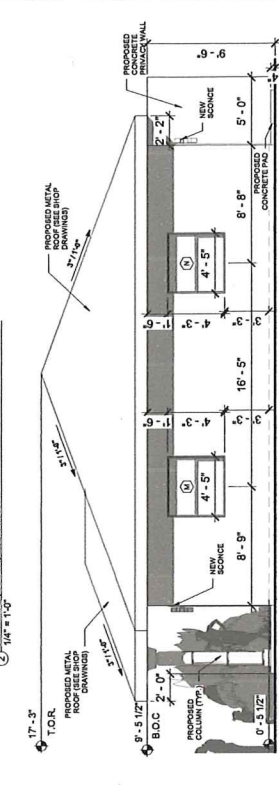
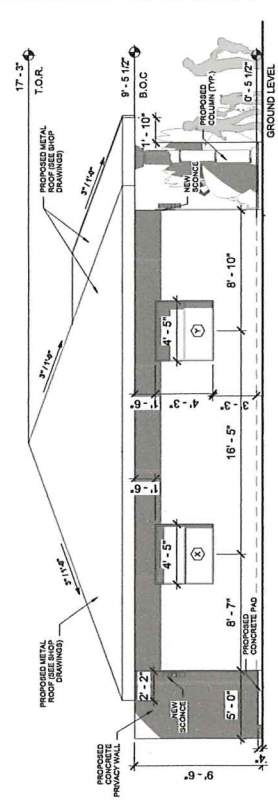
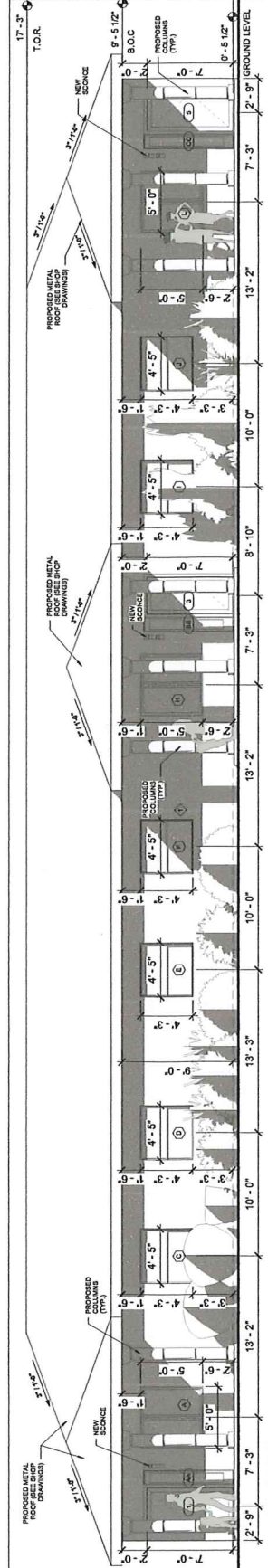
TRIPLE X
 513 N. 9th STREET
 FT. PIERCE, FL 34950



Drawing: 107-Exterior-Trim-1907
 Date: 10/20/2019
 Designer: [Name]
 Architect/Engineer: [Name]
 Project Number: 14-003

ELEVATIONS & WINDOW SCHEDULE

Project Number: 14-003
A-03



WINDOW SCHEDULE

TYPE	SIZE (WxH)	SILL HEIGHT	FRAME MATERIAL	COMMENTS	LOCATION
A	67" x 80" (A)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #1)
B	53" x 50" (B)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #1)
C	53" x 50" (C)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
D	53" x 50" (D)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #2)
E	53" x 50" (E)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #2)
F	80" x 60" (F)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #2)
G	53" x 50" (G)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #3)
H	53" x 50" (H)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #3)
I	67" x 80" (I)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #3)
J	53" x 50" (J)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #4)
K	67" x 80" (K)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #4)
L	53" x 50" (L)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #4)
M	53" x 50" (M)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #4)
N	53" x 50" (N)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #5)
O	20" x 30" (O)	4'-9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #3)
P	20" x 30" (P)	4'-9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #4)
Q	60" x 80" (Q)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #3)
R	60" x 80" (R)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #4)
S	20" x 30" (S)	4'-9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #2)
T	60" x 80" (T)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #2)
U	60" x 80" (U)	2'-11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #1)
V	20" x 30" (V)	4'-9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #1)
W	20" x 30" (W)	4'-9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #1)
X	53" x 50" (X)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM (UNIT #1)
Y	53" x 50" (Y)	3'-8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #1)

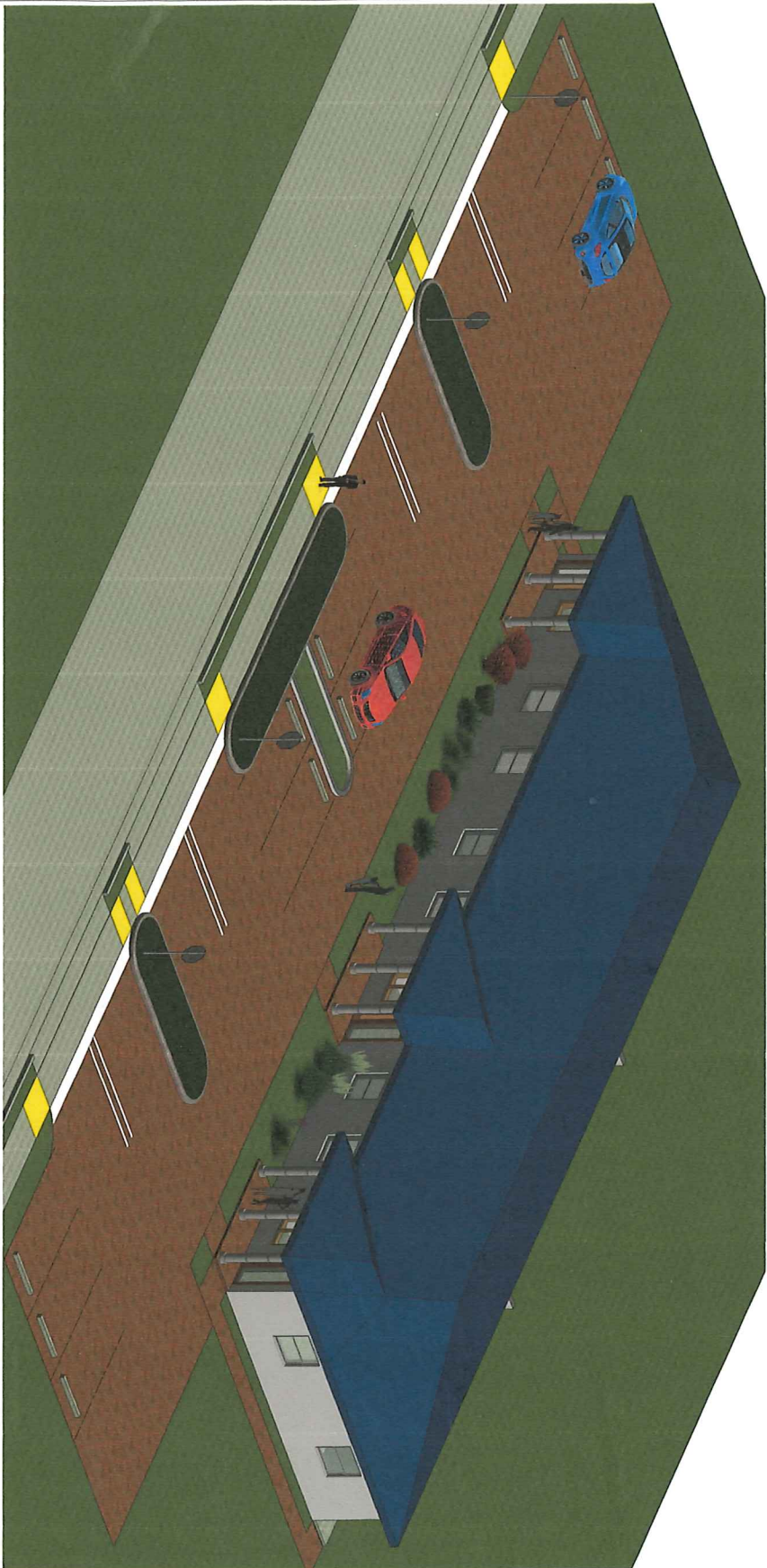
WINDOW NOTE IN BATHROOM

WINDOW ALLOWING VENTILATION SHALL BE INSTALLED IN ALL BATHROOMS. THE WINDOW SHALL BE CATEGORY "I" SAFETY GLAZING - FIBC (BATHROOM WINDOW SHALL BE OF CATEGORY "II" SAFETY GLAZING).

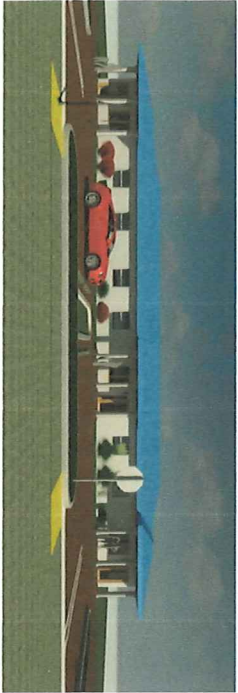
CONTRACTOR NOTE

-CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS. ALL STRUCTURAL COLUMNS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL EXTERIOR WINDOW OR DOOR INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

-ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL EXTERIOR WINDOW OR DOOR INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.



1-3-D



2-FRONT VIEW
1/2" = 1'-0"



4-RIGHT SIDE VIEW
1/2" = 1'-0"



3-LEFT SIDE VIEW
1/2" = 1'-0"

NO.	DESCRIPTION	DATE

TRIPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

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DeMELLO
ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952

REGISTERED
MEMBER OF
AMERICAN
INSTITUTE OF
ARCHITECTS
AA26091907



Design:
Author: T. J. Demello, Thesis #1007,
Member of the Design Solutions SFL
Firm, 144003
Project: 144003
Date: 03/15/2021
Architect of Record: Designer
Client: Author
Drawn by: Author

3-D PERSPECTIVE

Project Number: 144003

A-04

TELCO INVESTMENTS LLC

Specializing in Income Diversification

PROFESSIONAL EXPERIENCE

I started my career in real estate in 1984 with Associates Realty Better Homes & Gardens in Miami. In 1986, I started my own company; Telco Investment Realty Inc specializing in residential real estate sales. In 1988, I opened Telco Capital Management which included all aspects of property management and real estate mortgage financing. Academically, I possess a Bachelor of Business Administration Degree from Florida International University.

I'm an accomplished, proactive Certified Property Manager and Accredited Residential Manager with 37 years of experience in real estate operations for residential sales, residential development, property management and investment properties. My experiences as a highly successful Real estate broker and Investor has provided well for me financially. In 2015, I partner with LandAmerica Holding & Investment Group and we develop a 44 units townhomes development call Casa del sol in West Palm Beach. I also was the Senior Project Manager for that project.

Currently I am building two residential duplexes in Fort Pierce at 513 N 9th Street. Combining years of experience in real estate with a hands on approach with strong communications skills. I have earned a reputable reputation as an individual that gets the job done.

CHCC
C Horne Construction Comp.
20830 Northwest 34th Avenue
Miami Gardens, Florida 33056
(305) 336-1102
Chorne.const@yahoo.com

Ceasor Horne Jr.-President
License #CGC1518208

Bid Proposal:

Date: March 21, 2021
Estimate: 2021-009
Expiration Date: September 21, 2021

Owner: **Telco Investments LLC**
Address: 513 N. 9th Street
City/State: Fort Pierce, FL. 34950
Project: **Triplex**

Scope Of Work:

Plans, Permit, Architect, Engineer	N.I.C.
Site Prep, Clearing, Grading, Demolition	\$22,500.00
Foundation/Structural, Concrete, Walls	\$30,000.00
Framing, Trusses, Sheathing	\$53,750.00
Roof	\$23,000.00
Exterior Windows & Doors	\$31,250.00
Plumbing Rough-In	\$40,000.00
Electrical Rough-In	\$45,000.00
HVAC Rough-In	\$35,000.00
Exterior Finish (Sliding, Veneer, Paint)	\$16,250.00
Insulation (Walls & Ceiling)	\$18,750.00
Interior Walls & Ceiling (Includes wall tile)	\$47,500.00
Cabinets/Vanities (Countertops)	\$45,000.00
Interior trim, Doors, Mirrors	\$18,750.00
Interior Paint	\$10,000.00
HVAC: Finish (Furnace, condenser)	\$15,000.00
Floor covering (carpet, vinyl, wood, tile)	\$10,000.00
Plumbing: Fixtures	\$6,500.00
Electrical: Fixtures	\$10,000.00
Appliances	\$12,250.00
Concrete (Garage, driveway, walls)	\$15,000.00
Landscaping, Outdoors Structures	\$15,000.00
Miscellaneous (deck, chimney, septic, well)	\$25,000.00
Total	\$535,500.00

All proposals are guaranteed to be as specified. All work to be completed in workmanlike Manner according to standard practices. Any alteration or deviation from above Specification involving extra costs will be executed only upon written orders, and will Become an extra charge over and above the proposal. All agreement contingent upon Strikes, accidents, or delays beyond our control. This proposal will need to be accepted no Later than (5) calendar days after bid submittal or it is void thereafter at the option of the Undersigned.

Authorized Signature:  Date: 3/21/2021
C.Horne Construction Company, Inc.

Accepted Signature:  Date: 3/21/2021
Telco Investments LLC



Congratulations! Your Exposure Limit has received credit approval, please confirm the terms are accurate and provide documentation to satisfy any outstanding conditions attached. The Exposure Limit does not expire and is continuous until either FACo within their discretion closes it or the borrower fails to update diligence documentation based upon applicable guidelines.

Date: 03/25/2021	Conditional Approval ¹ : 03/23/2021
Loan Number: 190199430-901	Final Approval: 03/25/2021
Borrower/Business Name: TELCO INVESTMENTS, LLC	Expiration Date: 03/24/2022
Number of Guarantors: 2	Credit Report Expiration: 07/01/2021
Entity Approval Status: Approved	Background Expiration: 03/03/2022

Exposure Limit
Exposure Limit Current Amount: \$538,000.00

Schedule of Guarantors	
Guarantor 1: Terry Coley	Guarantor 5:
Guarantor 2: Moniker Neal	Guarantor 6:
Guarantor 3:	Guarantor 7:
Guarantor 4:	Guarantor 8:

What You Provided to FACo
Requested Exposure Limit: \$
Total Experience:
New Construction Experience:
Net Worth: \$4900000

What FACo Validated
Approved Exposure Limit: \$538,000.00
Total Experience: 13
New Construction Experience:
Net Worth: \$5,700,609.00
FICO Score: 722

FACo Contacts	
Sales Rep: Ken Stoner	Phone: 704-672-4187
Email: kstoner@financeofamerica.com	
Client Relations Specialist: Ashley Vittorini	Phone: 331-998-4349
Email: ashley.vittorini@financeofamerica.com	

Business Partner
Contact: Lisa Fishbein
Phone: 718-431-0440
Email: chris@jmrrecapital.com
Lender Paid Compensation*: 2.000
<i>*Already included in pricing above</i>

¹ Until a Final Approval date is entered, this is a conditional approval and is not a commitment or promise to lend. You must comply with all Underwriting Conditions listed below and timely provide requested documentation and information. All information is subject to underwriting review and FACo makes no promise or guarantee that compliance with its Underwriting Conditions will result in a final approval for the Property Approval.

TELCO INVESTMENTS LLC

Specializing in Income Diversification

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Landscape Improvements

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