





**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. 13<sup>th</sup> 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

# CITY OF FORT PIERCE BIDDER'S CHECKLIST

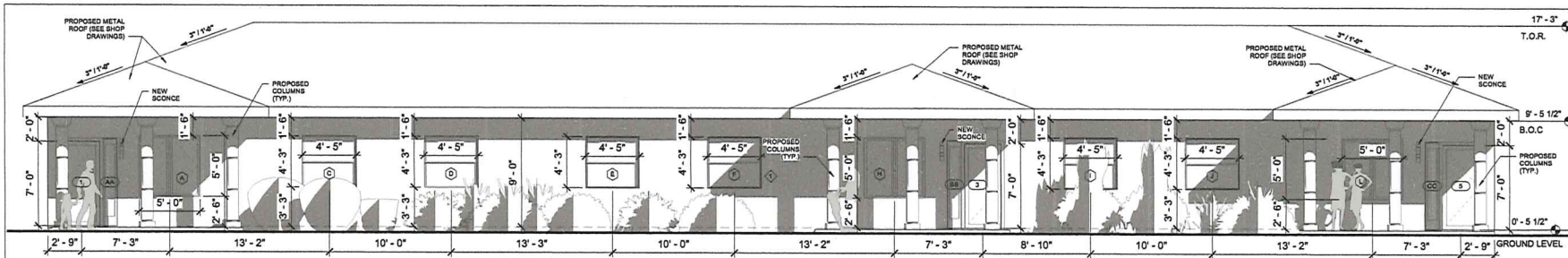


This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	_____
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	_____
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	_____
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	_____
Include proof of proper licensing as stated in proposal documents. <b>(NOT APPLICABLE).</b>	_____	_____
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents <b>(NOT APPLICABLE).</b>	_____	_____
Bid envelope is marked accordingly.	X	_____
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	_____
Is each Addendum (when issued) signed and included?	_____	_____

**PLEASE SIGN AND RETURN WITH PROPOSAL** \_\_\_\_\_

*Terry Cole*

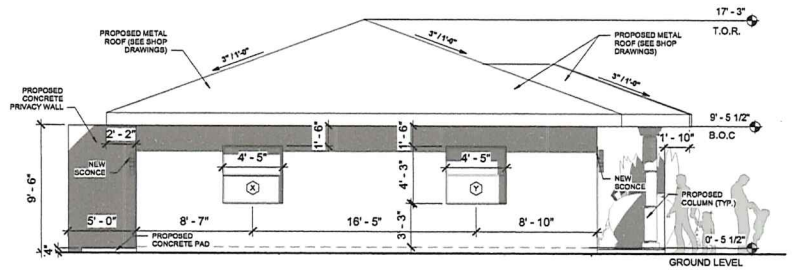


1 FRONT (EAST) ELEVATION  
1/4" = 1'-0"

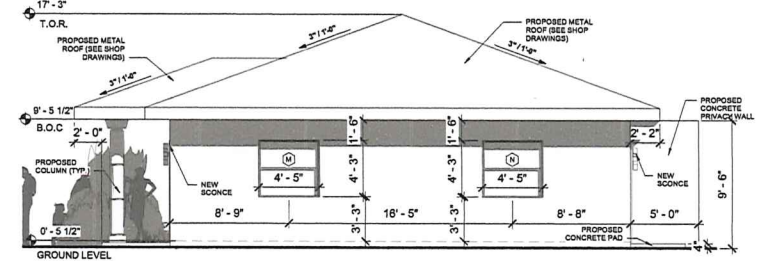
WINDOW SCHEDULE					
TYPE	SIZE (W/H)	SILL HEIGHT	FRAME MATERIAL	COMMENTS	LOCATION
A	60" x 60" (A)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #1)
C	53"x50" (C)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #1)
D	53"x50" (D)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
E	53"x50" (E)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #2)
F	53"x50" (F)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #2)
H	60" x 60" (H)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #2)
I	53"x50" (I)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #3)
J	53"x50" (J)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #3)
L	60" x 60" (L)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #3)
M	53"x50" (M)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #3)
N	53"x50" (N)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	SINGLE HUNG IN KITCHEN (UNIT #3)
O	26"X38" (O)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #3)
P	26"X38" (P)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BEDROOM (UNIT #3)
Q	60" x 60" (Q)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #3)
R	26"X38" (R)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #2)
S	26"X38" (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 60" (T)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #2)
U	60" x 60" (U)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #1)
V	26"X38" (V)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #1)
W	26"X38" (W)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #1)
X	53"x50" (X)	3' - 8 1/2"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #1)
Y	53"x50" (Y)	3' - 8 1/2"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #1)

**WINDOW NOTE IN BATHROOM**  
 WINDOW GLAZING IN WET SURFACES WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F. SHALL BE CATEGORY I SAFETY GLAZING - FBC R08.4.5 & TABLE R08.3.1 (1). WINDOW "P" (BATHROOM WINDOW) SHALL BE OF CATEGORY "I" SAFETY GLAZING.

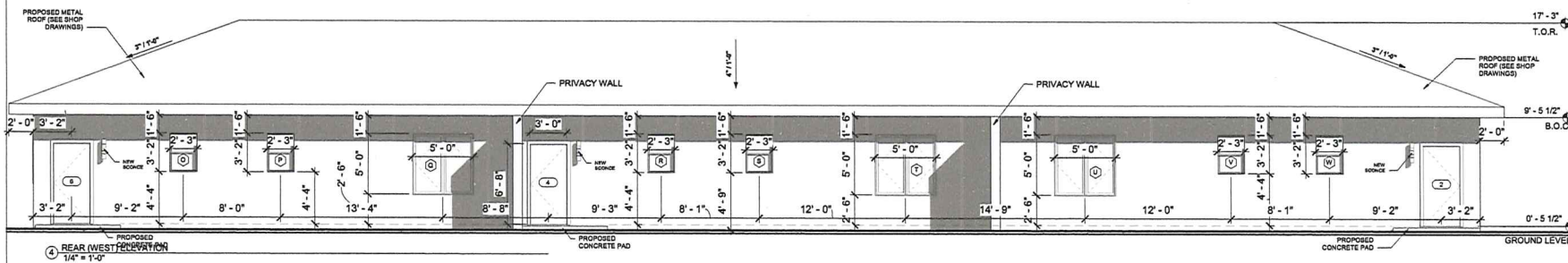
**CONTRACTOR NOTE**  
 -CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR.  
 -ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL REQUIRED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.



2 LEFT SIDE (SOUTH) ELEVATION  
1/4" = 1'-0"



3 RIGHT SIDE (NORTH) ELEVATION  
1/4" = 1'-0"



4 REAR (WEST) ELEVATION  
1/4" = 1'-0"



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

All Plans and Design including but not limited to this drawing were created and prepared by Daniel DeMello, Registered Professional Engineer, License No. 12329, State of Florida. The design and drawings are the property of DeMello Architecture and shall be used only for the project and location for which they were prepared. No part of this drawing shall be reproduced or transmitted in any form or by any means without the written permission of the office.

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

No.	Description	Date

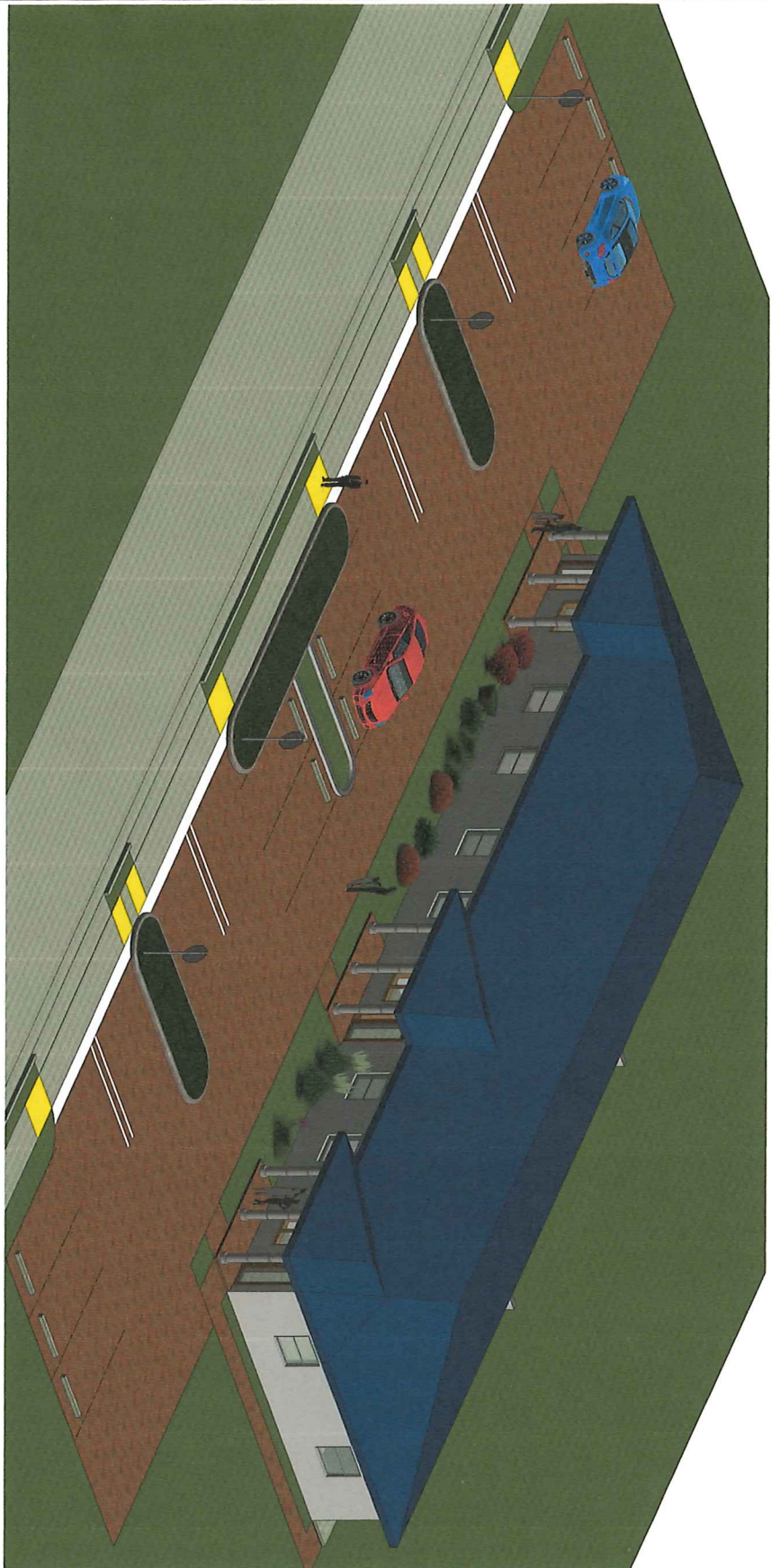


Drafting: 1107 Parkside Trace #1007, Weston, FL 33326, Phone: 954-200-2258, e-mail: tech@demello.com  
 Architect of Record: Designer  
 Date: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Author

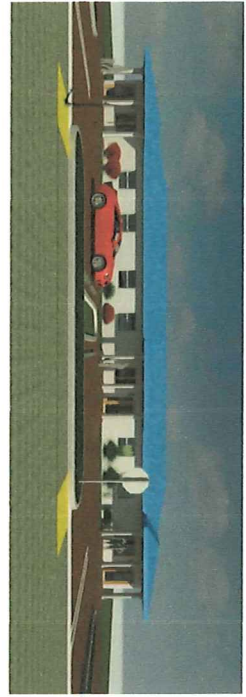
**ELEVATIONS & WINDOW SCHEDULE**

Project Number: 14-003

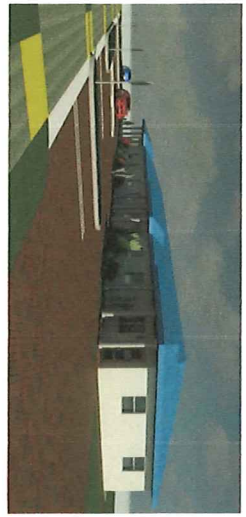
**A-03**



1 1/8"



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



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



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

NO.	DESCRIPTION	DATE

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

All ideas and designs indicated or represented by this drawing are the property of DeMELLO ARCHITECTURE and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

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



DESIGN SOLUTIONS  
 Drawing: 1107 Dupont, Ft. Pierce, FL 34950  
 Worksheet: 1107 Dupont, Ft. Pierce, FL 34950  
 Address of Record: 1107 Dupont, Ft. Pierce, FL 34950  
 Designer: [Name]  
 Client: [Name]  
 Date: [Date]  
 Author: [Name]  
 Project Number: 14-003  
**A-04**

# 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: Dundas ct

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)	<u>\$25,000.00</u>
<b>Total</b>	<b>\$535,500.00</b>

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

# **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.



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

Exposure Limit
Exposure Limit Current Amount: <b>\$538,000.00</b>

Schedule of Guarantors	
Guarantor 1: <b>Terry Coley</b>	Guarantor 5:
Guarantor 2: <b>Moniker Neal</b>	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: <b>\$4900000</b>

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

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

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

<sup>1</sup> 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.