

**DELIVER TO:**

City of Fort Pierce, Purchasing Division  
 Room 101  
 100 North U.S. #1  
 Fort Pierce, FL 34950

**MAIL TO:**

City of Fort Pierce Purchasing Division,  
 Room 101  
 P.O. Box 1480  
 Fort Pierce, FL 34954-1480

**CITY OF FORT PIERCE**

**INVITATION TO BID  
 and  
 BIDDER ACKNOWLEDGMENT**

**Bid Writer:** Latonya Hubbard, 772-467-3102

**Bid No:** 2021-023

**Mandatory Site-Visit:**

N/A

**Bid Title:** DISPOSITION OF SURPLUS PROPERTIES

**Mandatory Site-Visit Location:**

N/A

**Bid Opening Location:**  
 City of Ft. Pierce Purchasing Division  
 Room 101  
 100 North U.S. #1, 1st Floor  
 Ft. Pierce, Florida 34950

**Bid Due Date & Time:**

3:00 PM, THURSDAY, APRIL 15, 2021

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.

**Bidder Name:**

TELCO INVESTMENTS LLC

*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.*

**Mailing Address:**

P.O. BOX 742371

Boynton Beach, Florida

33474-2371

X \_\_\_\_\_

**Authorized Signature (Manual)**

**City, State, Zip Code:**

**Typed or Printed Name:**

Terry Coley

**Type of Entity (Select one):**

Corporation \_\_\_\_\_

Partnership \_\_\_\_\_

Proprietorship \_\_\_\_\_

LLC \_\_\_\_\_

**Title:** Manager

**Incorporated in the State of:** NEW MEXICO **Year:** 2013

**Delivery in** \_\_\_\_\_ **days, ARO**

**Phone Number:** 786 508-5400

**Payment Terms:** Net 30 Days

**Fax Number:**

**FEIN or SS Number:** \*80-0961875

**E-Mail Address:** telco\_inv@yahoo.com

**Local Business:** \_\_Y\_\_X\_\_N **MWBE:** \_\_Y\_\_N

**Bid Security is attached, when required, in the amount of \$**           **NOT APPLICABLE**          

**F.O.B. DESTINATION**

**If returning as a "No Bid" state reason:**

**THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID**



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

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(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.

\_\_\_\_\_  
Typed Name

Terry Coley

03/21/2021

\_\_\_\_\_  
Bidder of Authorized Representative      Date

# 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** \_\_\_\_\_



**DEMELLO ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33466  
 www.demello-arch.com 954.224.2952

All areas and designs indicated  
 or permitted by the showing  
 are the property of  
 DEMELLO ARCHITECTURE  
 and shall remain the  
 property of the architect  
 unless otherwise stated  
 or directed to any person  
 or design to any other  
 person for any purpose  
 without the written  
 permission of the office.

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

No.	Description	Date

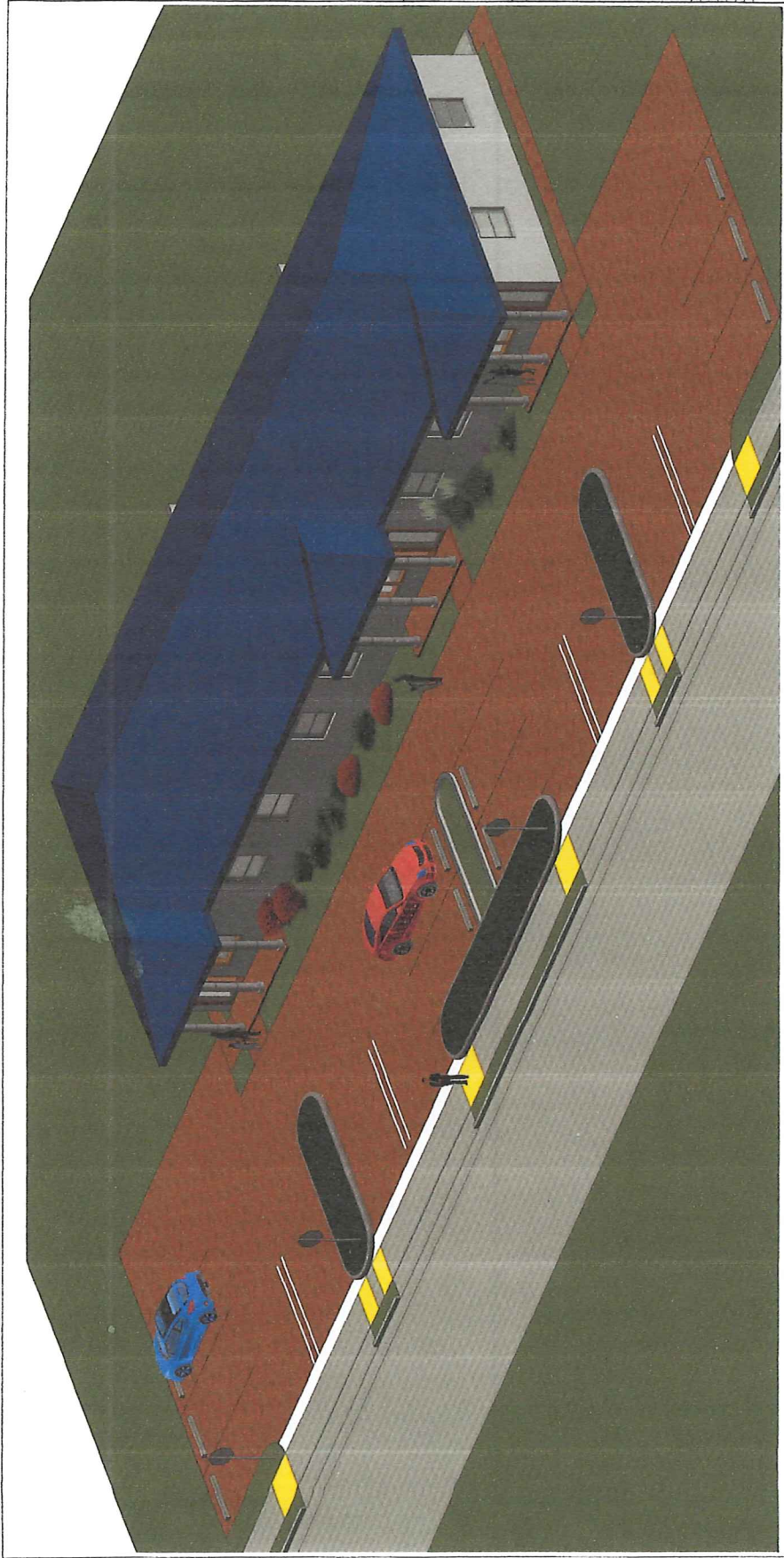
**DESIGN SOLUTIONS**  
 1117 E. Central Avenue, Suite 1027,  
 Ft. Pierce, FL 34950  
 Phone: 888-222-2245  
 Email: info@designsolutions.com

Designer: **AJF/DF**  
 Date: **11/11/2017**  
 Drawn by: **AJF/DF**  
 Checked by: **AJF/DF**  
 Approved by: **AJF/DF**

**3-D PERSPECTIVE**

Project Number: **14-003**

**A-04**



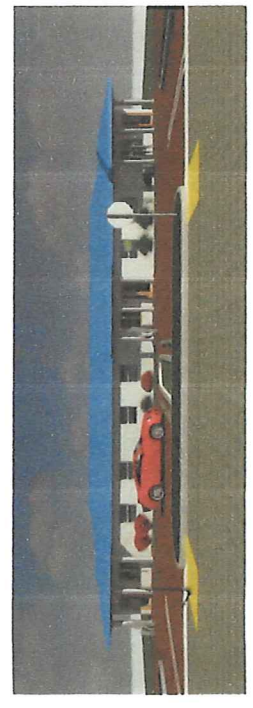
① P.D.



③ LEFT SIDE VIEW  
1/2" = 1'-0"



④ RIGHT SIDE VIEW  
1/2" = 1'-0"



② FRONT VIEW  
1/2" = 1'-0"



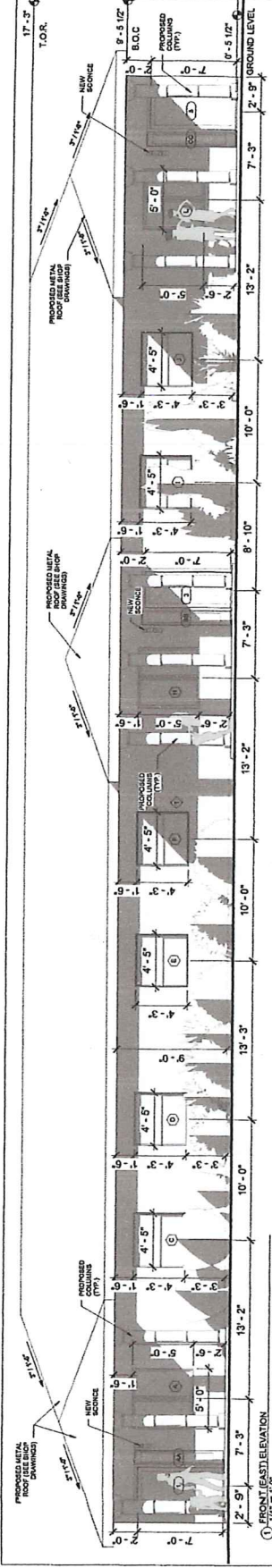
**DEMELLO ARCHITECTURE**  
 911 Southwest 18 Street, Boca Raton, Florida 33466  
 954.224.2952  
 www.demello-arch.com

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



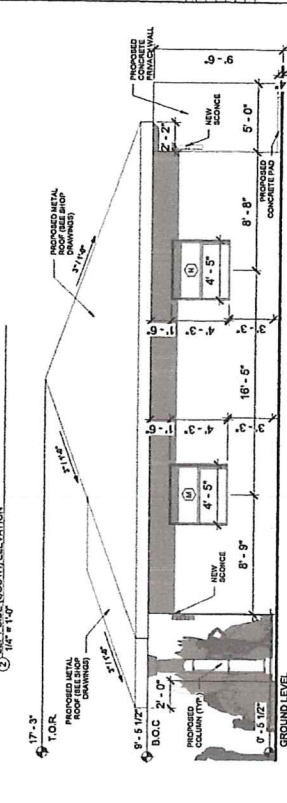
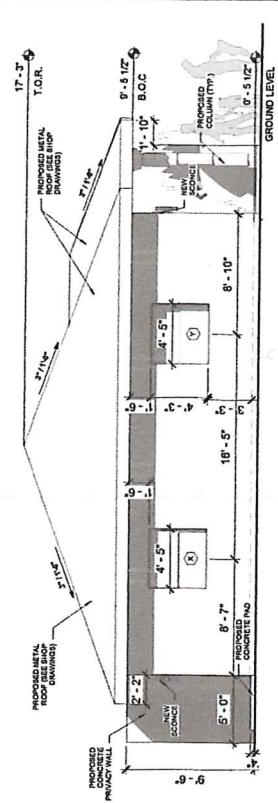
Design:  
 Date:  
 Drawn by:  
 Checked by:  
 Project Number: 14-003

**ELEVATIONS & WINDOW SCHEDULE**



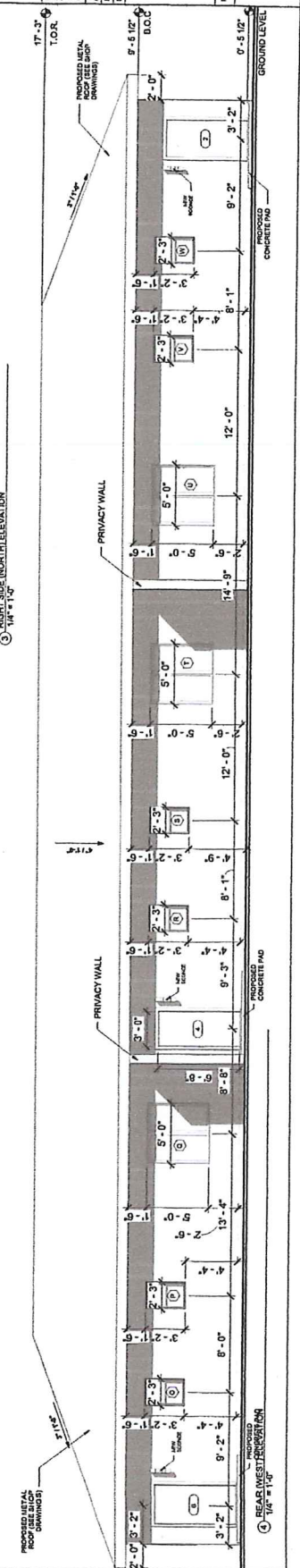
**WINDOW SCHEDULE**

TYPE	SIZE (WxH)	SEAL	FINISH	COMMENTS	LOCATION
A	60" x 60" (A)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR PANEL HORIZONTAL SLIDING WINDOW (UNIT #1)
B	53" x 50" (B)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
C	53" x 50" (C)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
D	53" x 50" (D)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
E	53" x 50" (E)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
F	53" x 50" (F)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
G	53" x 50" (G)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
H	60" x 60" (H)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #2)
I	53" x 50" (I)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #2)
J	53" x 50" (J)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #2)
K	60" x 60" (K)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #3)
L	60" x 60" (L)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #3)
M	53" x 50" (M)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #4)
N	53" x 50" (N)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #4)
O	20" x 20" (O)	4-9/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #5)
P	20" x 20" (P)	4-9/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #5)
Q	60" x 60" (Q)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #5)
R	60" x 60" (R)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #5)
S	20" x 20" (S)	4-9/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #6)
T	20" x 20" (T)	4-9/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #6)
U	60" x 60" (U)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #7)
V	60" x 60" (V)	2-11/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #7)
W	20" x 20" (W)	4-9/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #8)
X	20" x 20" (X)	4-9/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #8)
Y	53" x 50" (Y)	3-8/16"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL APPROVAL # FL233582	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #9)



**WINDOW NOTE IN BATHROOM**  
 WINDOW SHALL BE WITH WITHIN 48" OF ANY AND ALL EXTERIOR WINDOW OR DOOR (BATHROOM WINDOW SHALL BE OF CATEGORY "I" SAFETY GLAZING.

**CONTRACTOR NOTE**  
 CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND ALL EXTERIOR WINDOW OR DOOR (BATHROOM WINDOW SHALL BE OF CATEGORY "I" SAFETY GLAZING) REQUIRED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.



**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:

  
C.Horne Construction Company, Inc.

Date:

3/21/2021

Accepted Signature:

  
Telco Investments LLC

Date:

3/21/2021

# **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: <b>\$</b>
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.

## **Project Timeline**

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

## **Landscape Improvements**

The landscape plan for this project will meet the requirements of SEC 123-36.