

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: 2023-024

Mandatory Site-Visit:
 N/A

Bid Title: DISPOSITION OF FPRA SURPLUS
 PROPERTIES – 1204 AVENUE E

Mandatory Site-Visit Location:
 N/A

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

Bid Due Date & Time
 3:30PM, THURSDAY, FEBRUARY 27, 2023

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 proposer.

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

x Terry Coley
 Authorized Signature (Manual)

City, State, Zip Code:

Typed or Printed Name:
 Terry Coley

Type of Entity (Select one):
 Corporation LLC
 Partnership _____
 Proprietorship _____

Title: Manager

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

Delivery in _____ **days, After Receipt Order**

Phone Number: 786 508-5400

Payment Terms:

Fax Number:

FEIN or SS Number: 80-0961875

E-Mail Address: telco_inv@yahoo.com

Local Business: ___Y X N **MWBE:** X Y ___N

Bid Security is attached, when required, in the amount of \$ _____
 F.O.B. DESTINATION

If returning as a "No Bid" state reason:

THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID

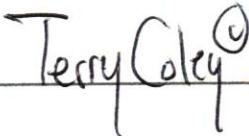
CITY OF FORT PIERCE BIDDER'S CHECKLIST

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 the Bidder's Narrative/Summary included?	X _____	_____
Is the proof of Financial Ability/Letter from financial institution included?	X _____	_____
Is the Development Plan included:	X _____	_____
Preliminary building plans included	X _____	_____
Timeline to complete the construction project	X _____	_____
Construction cost estimates included	X _____	_____
Landscaping plans	X _____	_____
Property development utilization	_____	_____
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	X _____	_____
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	X _____	_____
Bid envelope is marked accordingly.	X _____	_____

PLEASE SIGN AND RETURN WITH BID:



indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered.

Yes No **Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.

Yes No **Timeline to complete construction project**

Yes No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.

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 **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

Yes No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

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 Bidder, 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 bid is not met according to an agreed upon timeline.

Terry Coley

Bidder of Authorized Representative

Terry Coley

Typed Name

02/20/2023

Date

TIMELINE TO COMPLETE

6 - 9 MONTHS

PROPERTY UTILIZATION/INTENDED USE

RENTAL PROPERTY

CHDO BY SUNRISE CITY, INC.

5115 NORTH DIXIE HIGHWAY
Pompano Beach, Florida 33069
(561)702-6557 Cell
sunrisechdo@gmail.com

Residence

Toby T. Philpart -President
License# CRC1332466

Bid Proposal:

Date: February 20, 2023
Estimate: 2023-82
Expiration Date: September 20, 2023

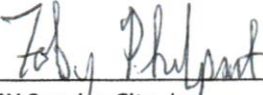
Owner: **Telco Investments LLC**
Address: 1204 Avenue E
City/State: Fort Pierce, FL 34950
Project: **New Duplex**

Scope of Work:

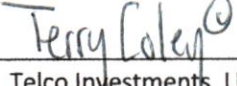
Plans, Architect, Engineer	\$22,717.00 Permits	
	\$24,000.00	
Site Prep, Clearing, Grading, Demolition		\$15,000.00
Foundation/Structural, Concrete, Walls		\$40,000.00
Framing, Trusses, Sheathing		\$33,000.00
Roof		\$25,000.00
Exterior Windows & Doors		\$16,787.00
Plumbing Rough-In		\$18,000.00
Electrical Rough-In		\$20,000.00
HVAC Rough-In		\$18,000.00
Exterior Finish (Sliding, Veneer, Paint)		\$16,000.00
Insulation (Walls & Ceiling)		\$ 6,000.00
Interior Walls & Ceiling (Includes wall tile)		\$14,000.00
Cabinets/Vanities (Countertops)		\$20,000.00
Interior Trim, Doors, Mirrors		\$ 9,000.00
Interior Paint		\$ 8,000.00
HVAC: Finish (Furnace, condenser)		\$ 6,500.00
Floor covering (carpet, vinyl, wood, tile)		\$12,000.00
Plumbing: Fixture		\$ 7,500.00
Electrical: Fixture		\$ 5,000.00
Appliances		\$10,000.00

Concrete (garage, driveway, walks)	\$ 16,000.00
Water/Sewer (includes well, septic and city): Connections Rough-in	\$ 8,000.00
Deck/Patio/Pool/Other Exterior Structures	\$ 3,000.00
Landscaping	\$ 7,000.00
Property Budget	\$ 385,502.00
Contractors Fee	\$ 38,550.00
Contingency Fee	\$ 38,550.00
Total	\$ 462,602.00

All proposals are guaranteed to be specified. All work to be completed in workmanlike manner according to standard practices. Any alteration or deviation from above specifications 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 submitted or it is void thereafter at the option of the Undersigned.

Authorized Signature: 
 CHDO BY Sunrise City, Inc.

Date: Feb 20, 2023

Accepted Signature: 
 Telco Investments, LLC

Date: 02/22/23



FINANCE of AMERICA
– COMMERCIAL –

Finance of America Commercial
6230 Fairview Road
Suite 300
Charlotte, NC 28210

February 23, 2023

RE: Line of Credit Approval

To Whom It May Concern,

Telco Investments LLC ("Borrower") is approved for an Exposure Limit with Finance of America Commercial LLC ("FACo"), up to the amount of \$2,000,000 for the acquisition of residential real estate for investment purposes. The maximum property funding request is \$2,000,000. This approval expires on 06/21/2023 and is subject to the following:

- The amount of available credit to the Borrower may vary at any given time depending on outstanding property loan balances.
- Each property funding is subject to FACo's complete review of the transaction, collateral, and Borrower's liquidity.
- FACo reserves the right to amend or add any requirements or loan conditions in its sole discretion.

Please call me at 301-466-8091 if you have any questions about this approval.

Sincerely,

Michael Royal
Field Market Specialist
NMLS #

TELCO INVESTMENTS LLC
Specializing in Income Diversification

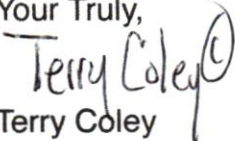
February 20, 2023

SUMMARY

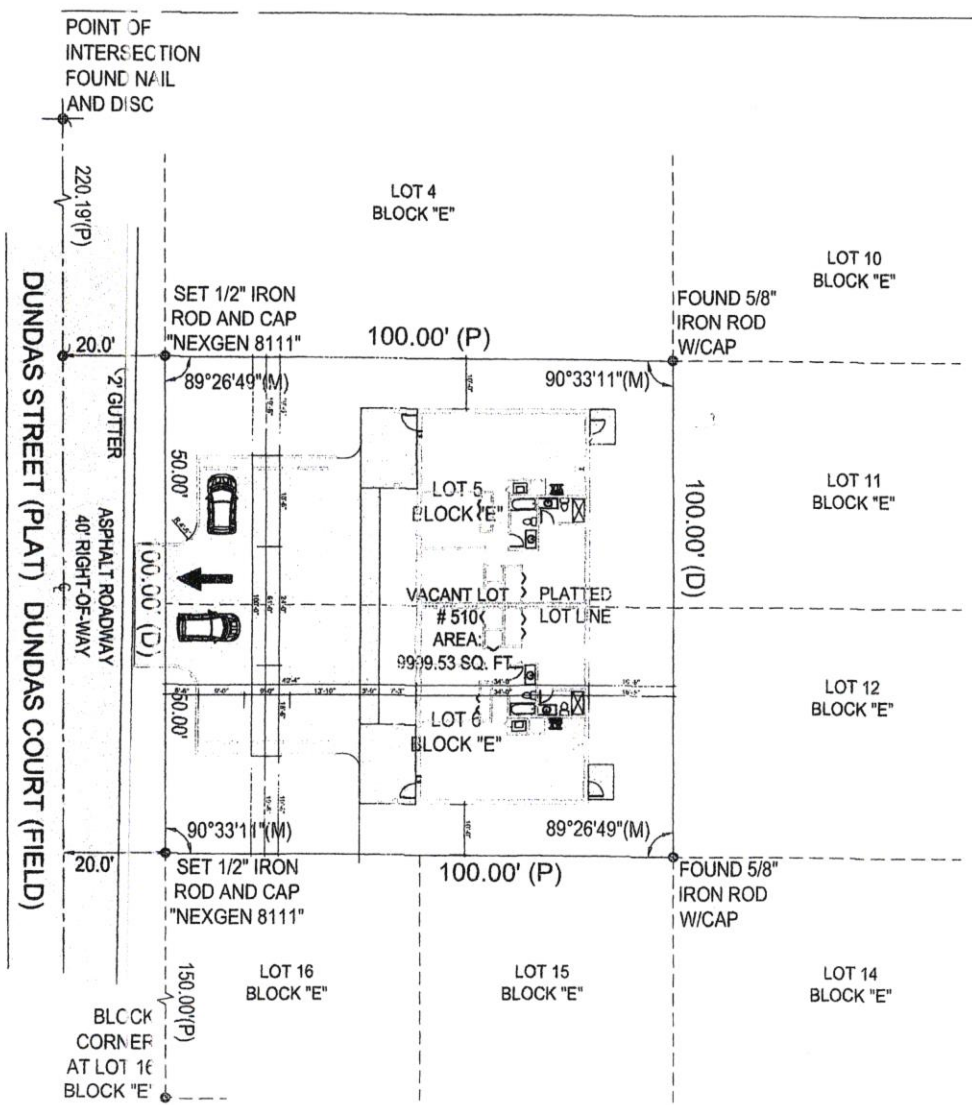
I Terry Coley is a license real estate broker I have been in the real estate business for close to 40 years now as a broker and investor I have been buying rehab and renting properties in Miami, Fort Lauderdale and I was a member of a partnership that build 48 units townhomes in West Palm Beach my daughter move to Fort Pierce in 2016 I visit and was riding around the area and I saw a lot of boarded up properties and vacant lots.

After doing my research most of the vacant lots and building was own by The City of Fort Pierce I met with City Manager and the Head of the CRA and told them what my plans were and ask for what kind of Incentive that the city could give me if I build new Construction and they agreed to waive all City Impact Fees. I completed two duplexes in January 2022 511 & 513 N 9th street that was the first new construction in that area in 20 years. I recently broke ground on 510 Dundas Court. I own 8 other lots in that area and in the process of acquiring more lots.

I'm going to build Duplexes, Triplexes & Fourplex on those lots we are creating value in this area.

Your Truly,

Terry Coley

C:\Users\jra\OneDrive\Documents\Projects\510 Dundas Court\510 Dundas Court.dwg 11/20/2022 10:55:10 AM



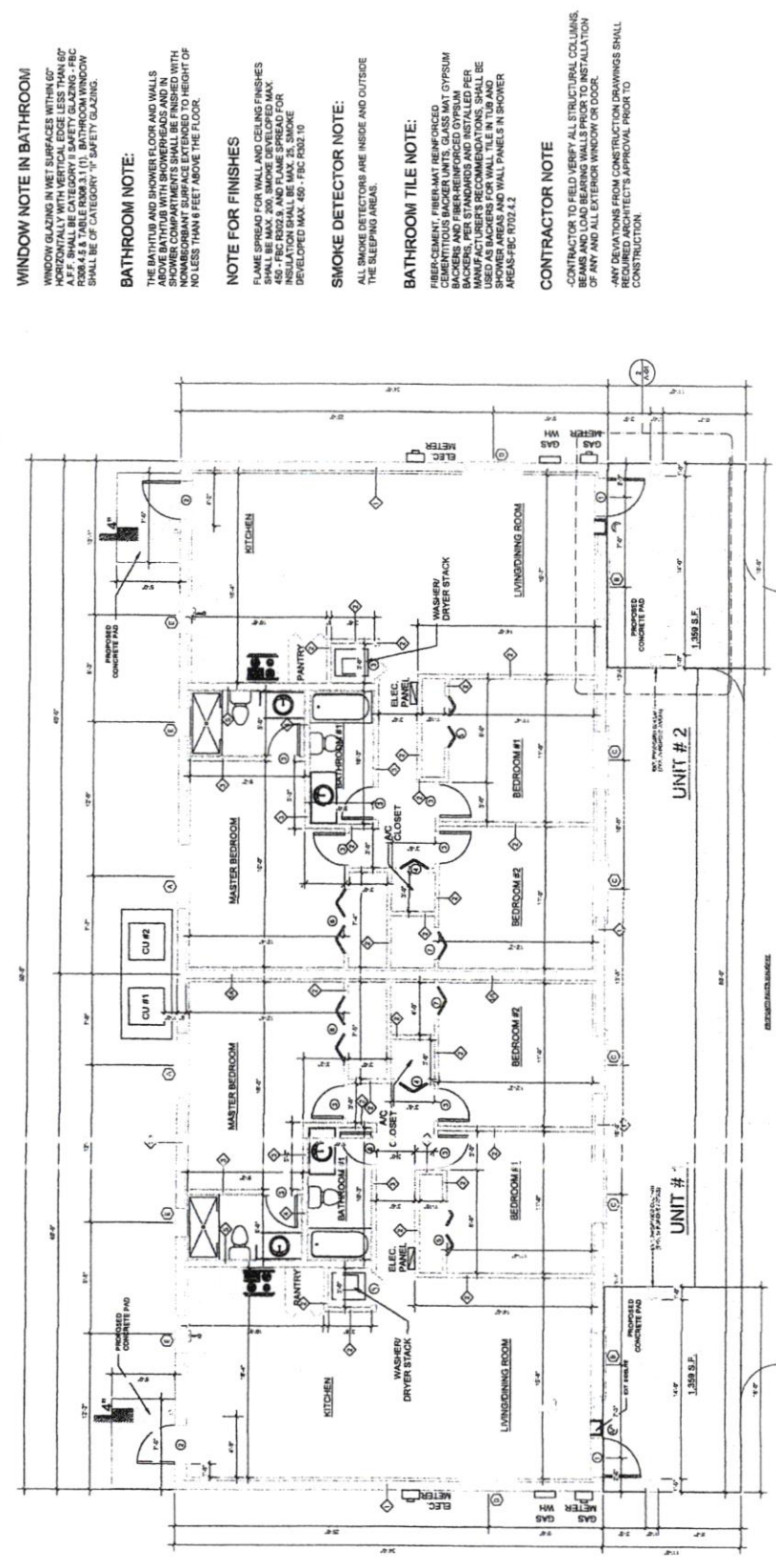
1 PROPOSED SITE PLAN
 3/32" = 1'-0"

NOTE: LANDSCAPING SHOWN
 IS CONCEPTUAL IN NATURE
 ONLY. CONSULT WITH
 OWNER FOR FINAL
 LANDSCAPING DECISION.

DATE	
DESIGNER	
DRAWN BY	
PLAN REVIEW	
DATE	06-27-2022
DESIGNER	EAR
DRAWN BY	CP
PLAN REVIEW	
This drawing is property of ARA ENGINEERING and is not to be reproduced or copied, in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project.	
PROPOSED SITE PLAN	
A-02	

DUPLEX
 510 DUNDAS COURT
 FT. PIERCE, FL 34951

ARA ENGINEERING, INC.
 7446 NW 118TH TERRACE
 Parkland, Florida 33076
 Telephone: 954-373-6427 Fax: 954-373-0412
 Email: info@aramaine.com
 CA 39623



1 1st FLOOR PLAN
 1/4" = 1'-0"

DATE: 01-27-2022
DRAWN BY: EAV
CHECKED BY: C

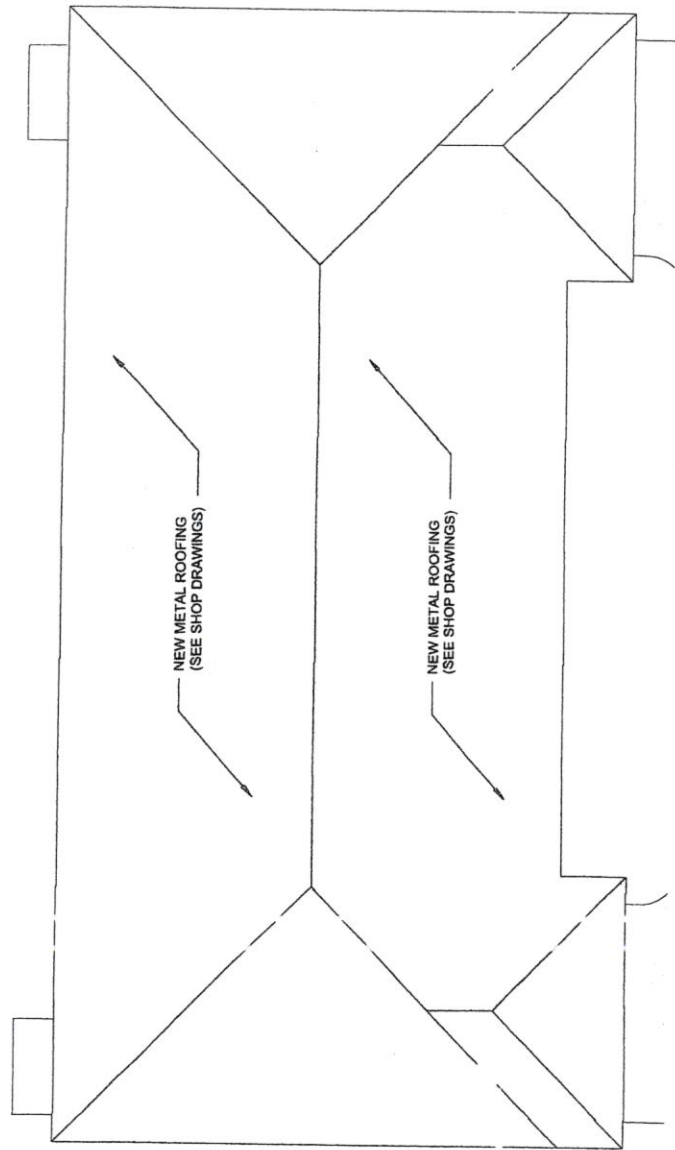
PROJECT: DUPLEX
510 DUNDAS COURT
FT. PIERCE, FL 34951

746 NW 115 TH TERRACE
PORTLAND, FLORIDA 33076
Telephone: 954-732-6272 Fax: 954-732-0418
Email: eadrawings@comcast.net

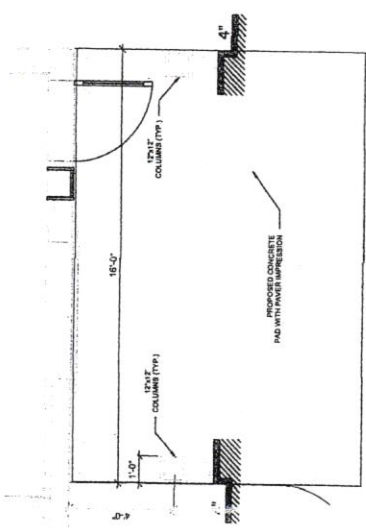
ARA ENGINEERING, INC.
engineers, inspectors, planners

ENLARGED FRONT PORCH
& ROOF PLAN

A-004



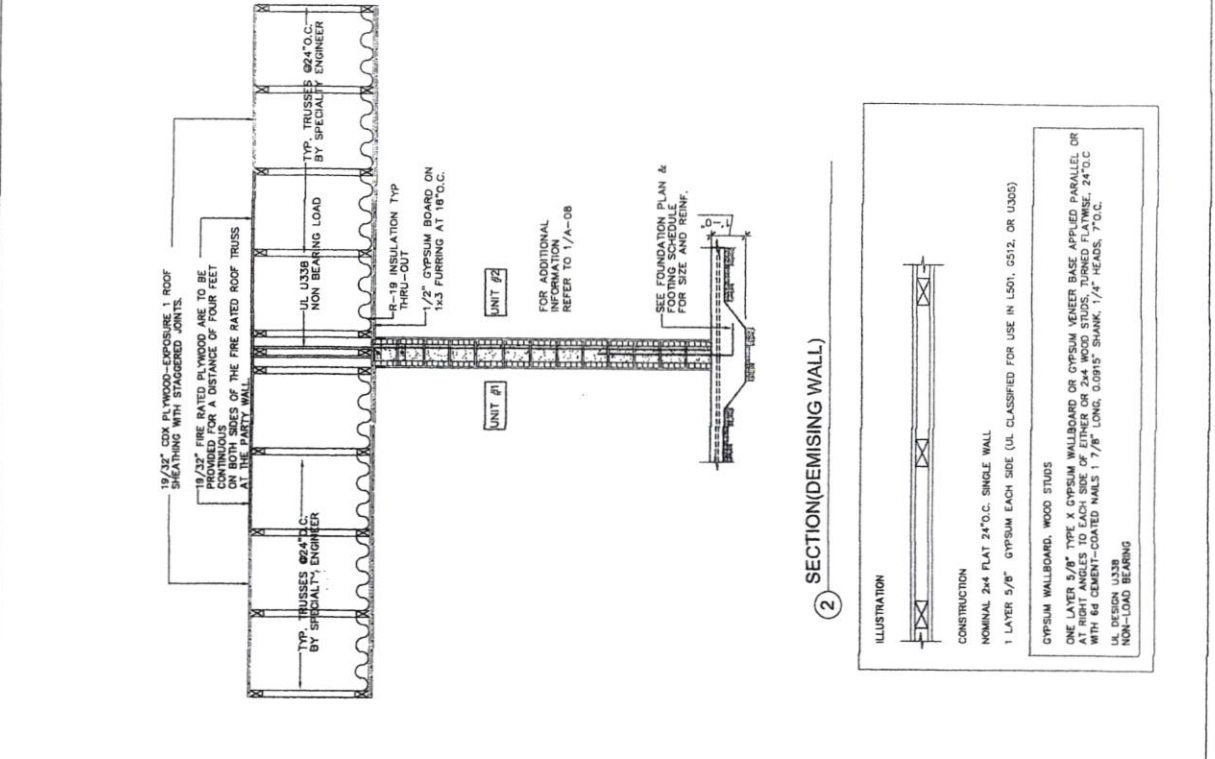
1) PROPOSED ROOF PLAN
1/4" = 1'-0"



2) ENLARGED FRONT ENTRY AREA
1/2" = 1'-0"

Shared from AEA Engineering Project: C:\Users\jcherry\OneDrive\Documents\Projects\2022\01-09-SECOND-DUPLEX-FOR-FRONT-PORCH\A-004-510-DUNDAS-COURT.dwg 5/7/2022 10:51:00 AM DWG TO PDF

FT. PIERCE, FL 34951
 510 DUNDAS COURT
 DUPLEX



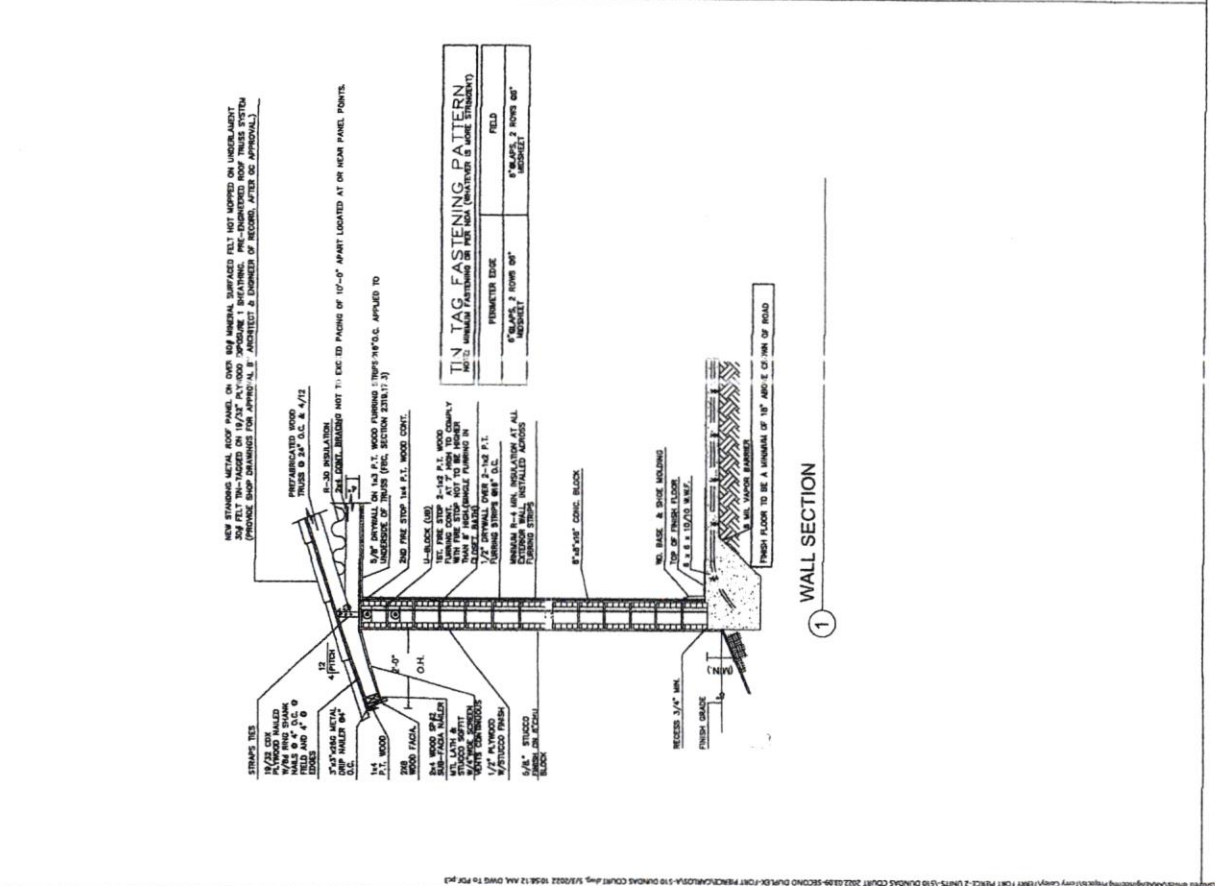
SECTION (DEMISING WALL)

ILLUSTRATION

CONSTRUCTION

NOMINAL 2x4 FLAT 24\"/>

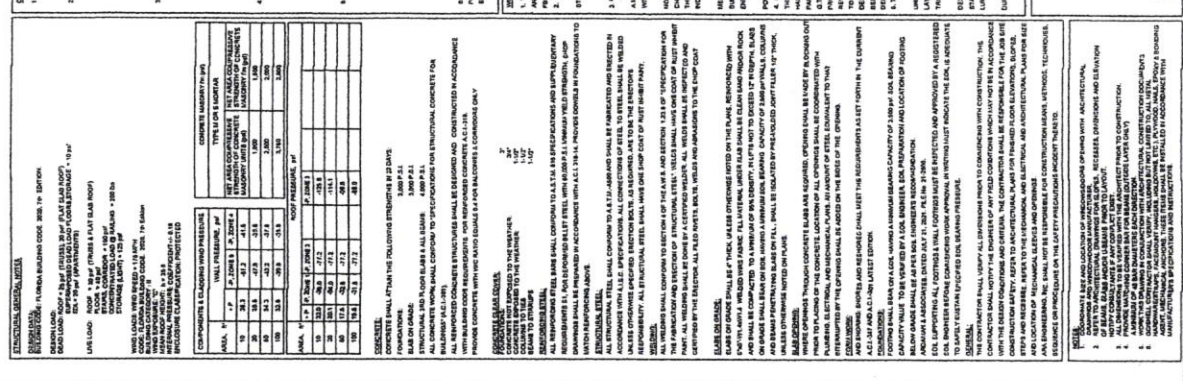
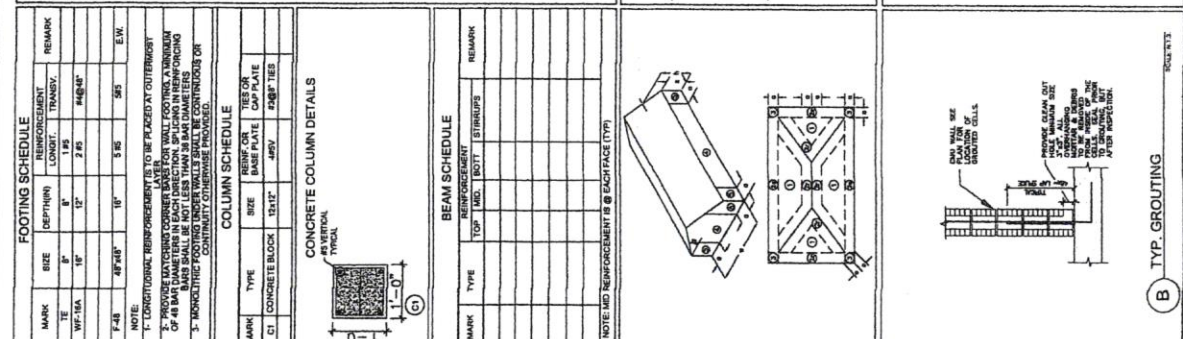
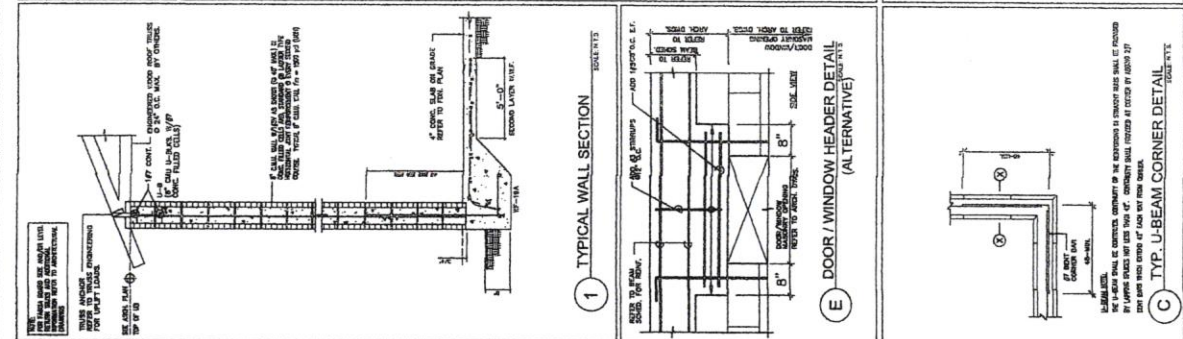
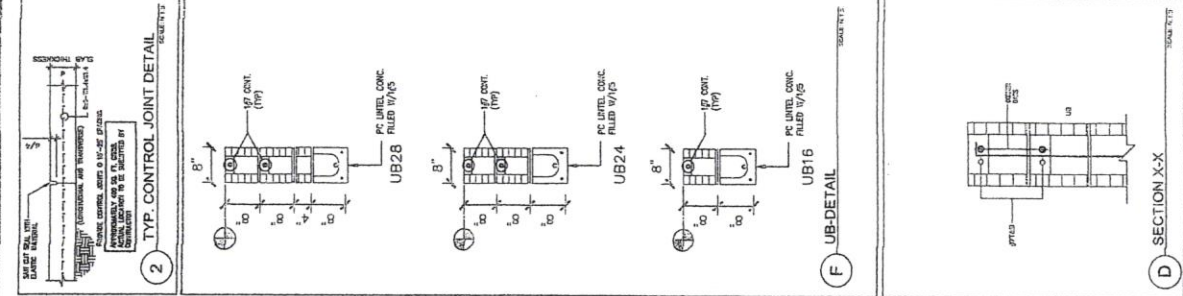
- 1 LAYER 5/8\"/>
 - GYPSUM WALLBOARD, WOOD STUDS
 - ONE LAYER 5/8\"/>
 - TYPE X GYPSUM WALLBOARD OR GYPSUM VENER BASE APPLIED PARALLEL OR PERPENDICULAR TO GYPSUM STUDS, MINIMUM FINISH, 24\"/>
 - WITH 6d CEMENT-COATED NAILS 1 7/8\"/>
 - LONG CORNERS 1/4\"/>
 - HEADS, T.O.C.
 - NON-LOAD BEARING



IN TAG FASTENING PATTERN

FASTENER TYPE	FIELD
6\"/>	6\"/>
6\"/>	6\"/>

FT. PIERCE, FL 34951
 510 DUNDAS COURT
 DUPLEX

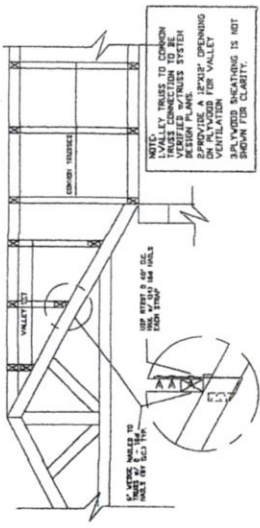


FOOTING SCHEDULE

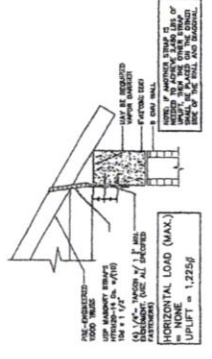
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BEAM SCHEDULE

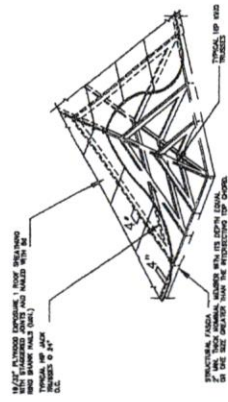
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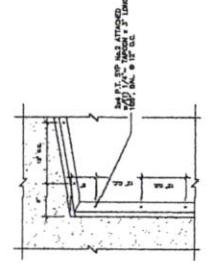
1 VALLEY TRUSS DETAIL
 SCALE: N.T.S.



2 MISSING TRUSS ANCHOR DETAIL
 SCALE: N.T.S.



3 ROOF SHEATHING
 SCALE: N.T.S.



4 EXTERIOR DOOR/WINDOW BUCK DETAIL
 SCALE: N.T.S.

TRUSS ANCHOR SCHEDULE

ANCHOR	TYPE	DESCRIPTION	SIZE	LENGTH	SPACING	MARKING
1	1/2" DIA.	1/2" DIA. ANCHOR	1/2"	12"	12"	1/2"
2	3/4" DIA.	3/4" DIA. ANCHOR	3/4"	12"	12"	3/4"
3	1" DIA.	1" DIA. ANCHOR	1"	12"	12"	1"
4	1 1/4" DIA.	1 1/4" DIA. ANCHOR	1 1/4"	12"	12"	1 1/4"
5	1 1/2" DIA.	1 1/2" DIA. ANCHOR	1 1/2"	12"	12"	1 1/2"
6	2" DIA.	2" DIA. ANCHOR	2"	12"	12"	2"

TRUSS NOTES:
 1 - INFORMATION SHOWN IS GENERAL ONLY.
 2 - VERIFY ALL DIMENSIONS AND CONDITIONS.
 3 - ALL TRUSS MEMBERS SHALL BE GRADE 55 STEEL.
 4 - FOR BRACKET "W-DOWN" REFER TO TRUSS ANCHOR SCHEDULE.

TRUSS BOTTOM CHORD:
 1 - ALL TRUSS BOTTOM CHORDS SHALL BE GRADE 55 STEEL.
 2 - ALL TRUSS BOTTOM CHORDS SHALL BE 2" X 4" S.S.
 3 - ALL TRUSS BOTTOM CHORDS SHALL BE 2" X 4" S.S.



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DATE: 04-26-2022
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 CHECKED BY: [Redacted]

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 engineering, inspection, planning
 Parkland, Florida 33076

STRUCTURE:
 NOTES &
 DETAILS

S-4

- NOTES:**
1. DETERMINE SIZE AND LOCATION OF BEAMS/POORS SPACING WITH ARCHITECTURAL DRAWINGS.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL OTHER NOTES, REVISIONS AND EXPLANATION OF ITEMS.
 3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL OTHER NOTES, REVISIONS AND EXPLANATION OF ITEMS.
 4. VERIFY ALL DIMENSIONS AND MATCH WITH ARCHITECTURAL DRAWINGS FOR ALL OTHER NOTES, REVISIONS AND EXPLANATION OF ITEMS.
 5. ALL DIMENSIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 6. VERIFY ALL DIMENSIONS AND MATCH WITH ARCHITECTURAL DRAWINGS FOR ALL OTHER NOTES, REVISIONS AND EXPLANATION OF ITEMS.
 7. VERIFY ALL DIMENSIONS AND MATCH WITH ARCHITECTURAL DRAWINGS FOR ALL OTHER NOTES, REVISIONS AND EXPLANATION OF ITEMS.
 8. VERIFY ALL DIMENSIONS AND MATCH WITH ARCHITECTURAL DRAWINGS FOR ALL OTHER NOTES, REVISIONS AND EXPLANATION OF ITEMS.

F.T. PIERCE, FL 34951
 DUPLEX COURT
 510 DUNDAS COURT

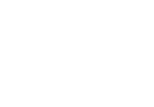
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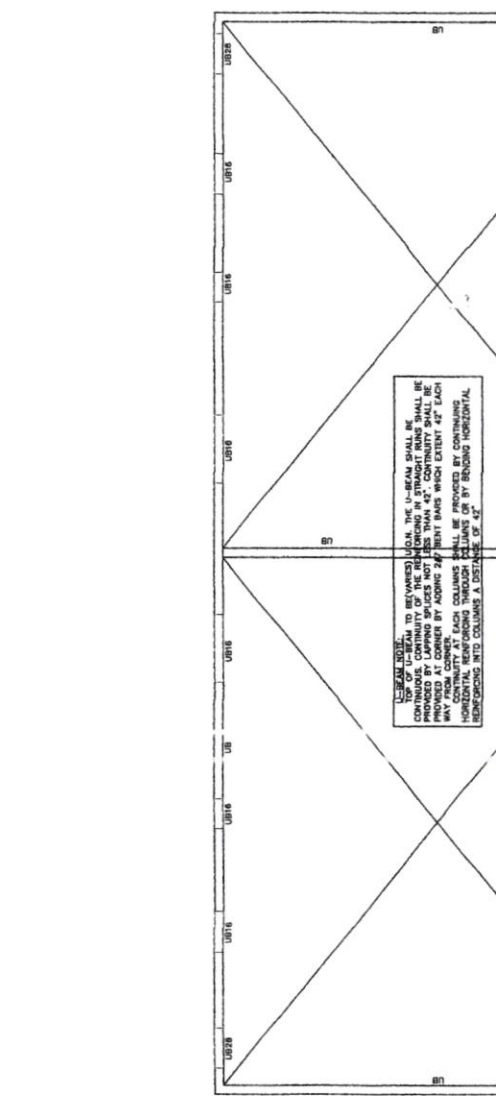
STRUCTURE:
 NOTES &
 DETAILS

S-4



3 PLAN VIEW SCALE: 1/2"=1'-0"

2 SECTION SCALE: 1/2"=1'-0"

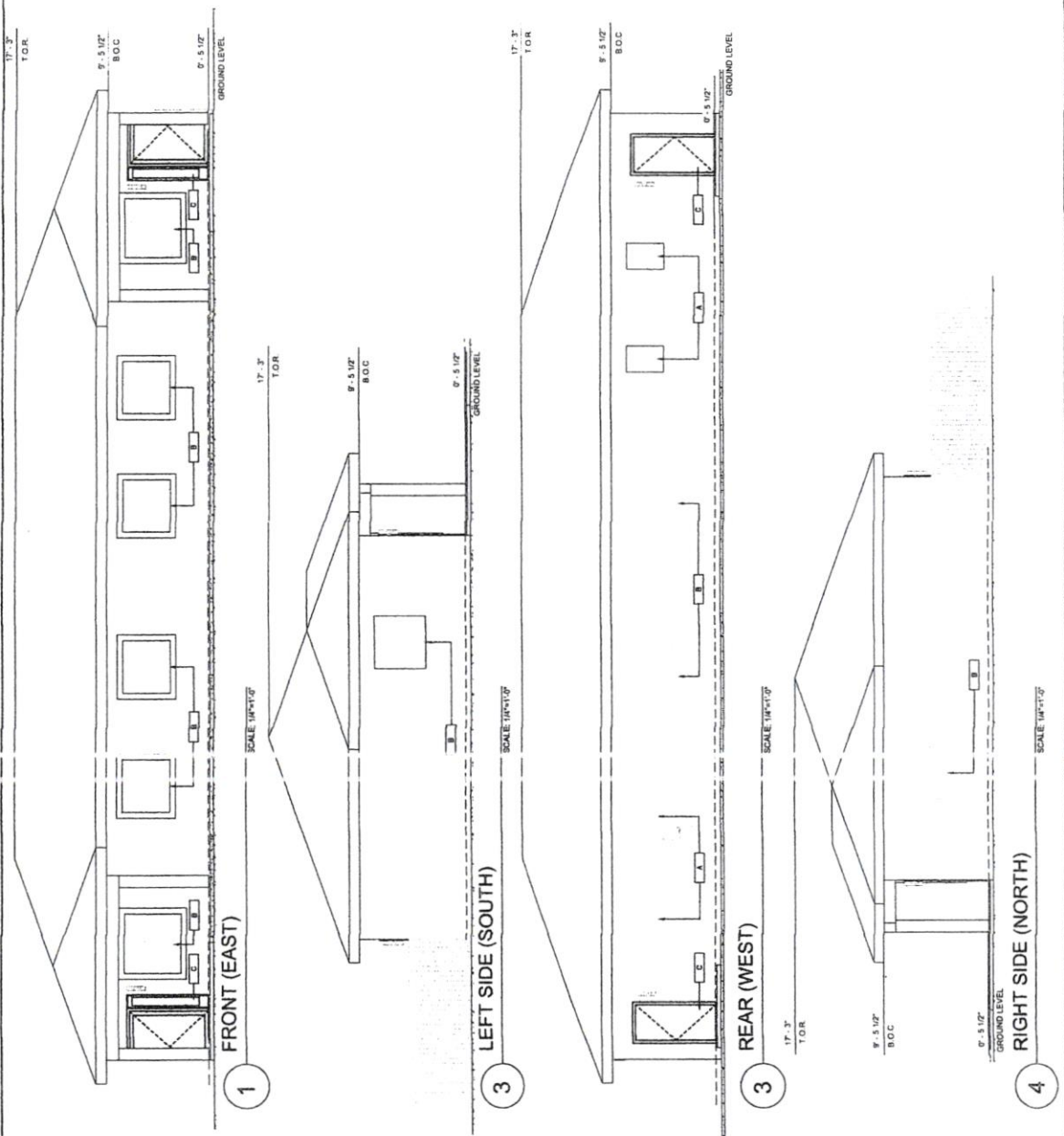


1 TIE BEAM PLAN - UNITS #1 & #2 SCALE: 1/4"=1'-0"

NOTES:
 1. SEE ALL LOCATIONS OF MONITORING DEVICES WITH ARCHITECTURAL DRAWINGS.
 2. USE STANDARD WIRE SIZES.
 3. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
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LEGEND

A	+38.3 pft	-51.2 pft
B	+37.4 pft	-49.5 pft
C	+35.5 pft	-47.8 pft



1 FRONT (EAST) SCALE: 1/8"=1'-0"
 3 LEFT SIDE (SOUTH) SCALE: 1/8"=1'-0"
 3 REAR (WEST) SCALE: 1/8"=1'-0"
 4 RIGHT SIDE (NORTH) SCALE: 1/8"=1'-0"

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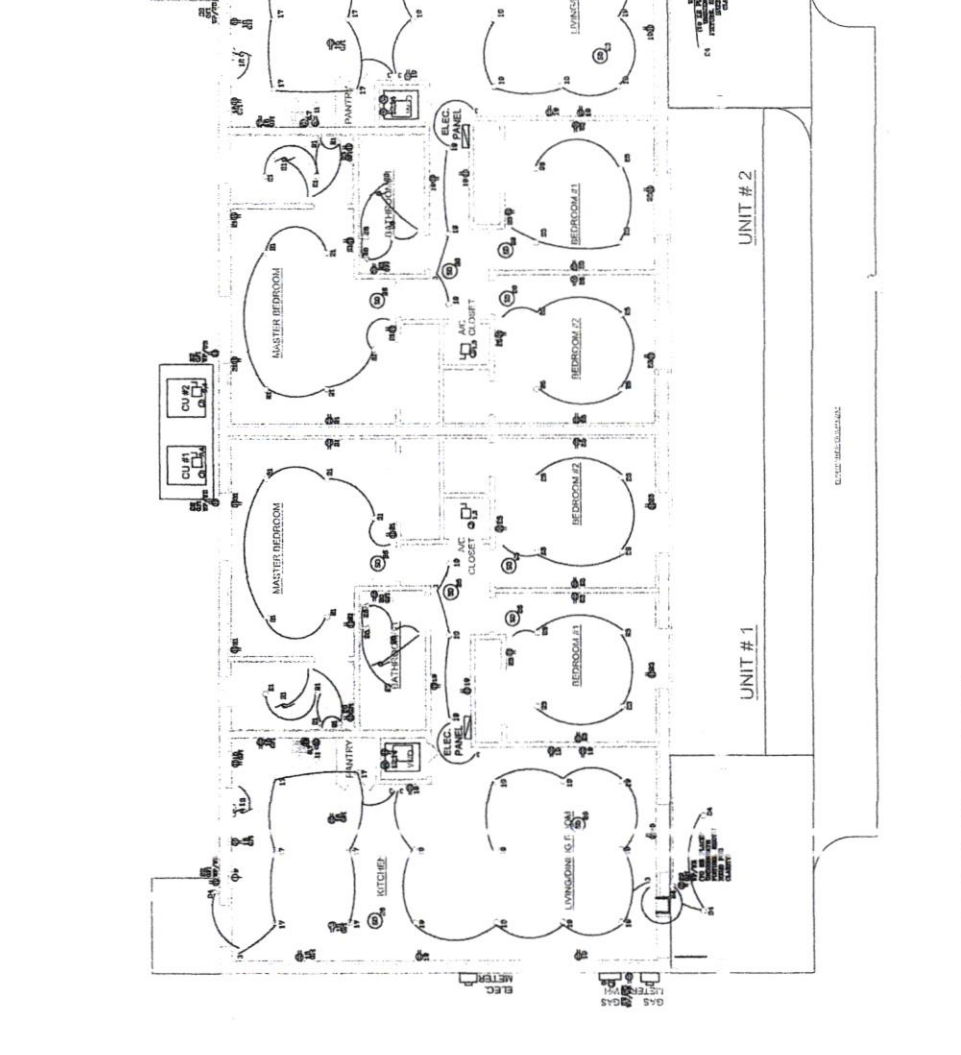
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UNIT # 1
 UNIT # 2

POWER &
 LIGHTING PLAN

E-2



01 GROUND FLOOR POWER AND LIGHTING PLAN

SCALE: 1/4" = 1'-0"

SYSTEM #	TONS	MANUF	HEAT PUMP	UNIT MODEL	MCV	A.U.U. UNIT MODEL	CPN TOTAL	SEER	C.O.E. R TOH	HPPT	18.5" B DPTH	18.5" H HGT	18.5" W WIDTH	MINI GRILL	SEC & LIQ LINE SIZE	NOTES
1	2.5	GOODMAN	032146018P	17.8/20	ASPT7C14A*	ASPT7C14A*	1000	16	20.00	9.5	29400	20164796	20164796	3/4" & 3/8"		
2	2.5	GOODMAN	032146018P	17.8/20	ASPT7C14A*	ASPT7C14A*	1000	16	20.00	9.5	29400	20164796	20164796	3/4" & 3/8"		

FAN #	CPN	MANUF	MODEL #	VOLTS	AMPS
EF-1	16-80-110	PANASONIC	FW-0117Q	120	0.27

NOTE: ALL GAS CALCULATIONS FOR THIS PROJECT WILL BE CALCULATED USING THIS PERMISSIBILITY DATA.

U:1.01 SHCC-048

10x10 SUPPLY GRILLE

6x6 SUPPLY GRILLE

RETURN AIR DUCT

SUPPLY AIR DUCT

4" Ø FLEX DUCT

3/4" PVC DRAIN LINE

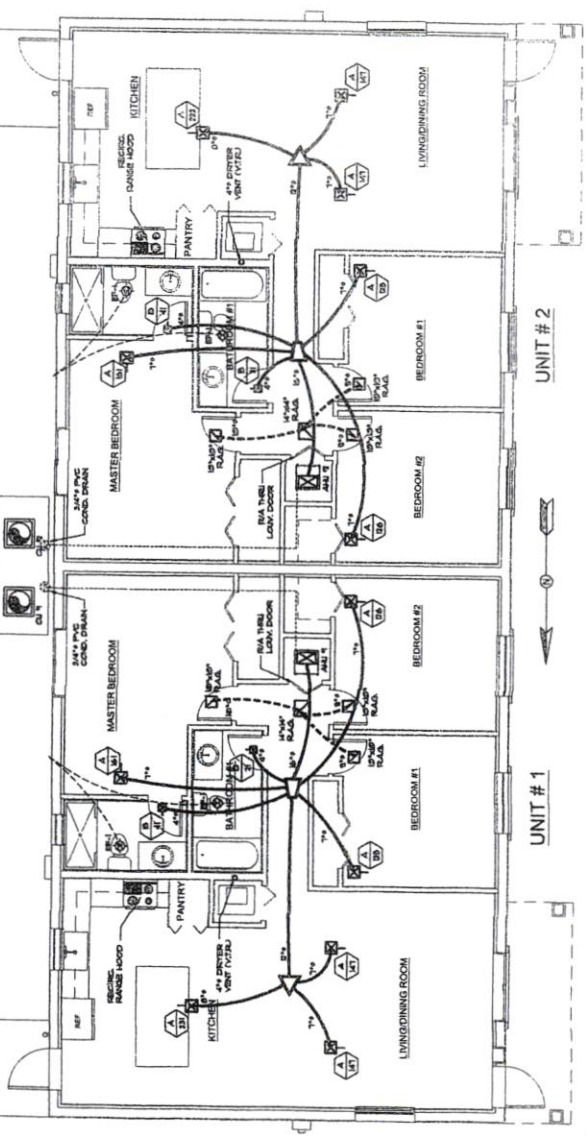
EQUIPMENT SCHEDULE & LEGEND



GENERAL HVAC NOTES

1. THIS PROJECT IS SUBJECT TO AN ENVELOPE LEAKAGE TEST PER I.E. 402.4.2, IBC ENERGY CODE
2. RETURN AIR OPENINGS SHALL NOT BE LOCATED LESS THAN 18" IN ANY DIRECTION FROM AN OPEN COMBUSTION APPLIANCE OR DRAFT HOOD OF ANOTHER APPLIANCE.
3. ALL AIR HANDLING UNITS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 6.10.1.1.1 OF IBC 2009.
4. FOR AIR HANDLING UNITS INSTALLED IN ATTIC, POST NOTICE TO HOMEOWNER ON ELECTRICAL SERVICE PANEL PER ITEM 4 UNDER PER E-803.3.6
5. THIS PROJECT IS SUBJECT TO AN ENVELOPE LEAKAGE TEST PER I.E. 402.4.2, IBC ENERGY CODE

1. MECHANICAL EQUIPMENT SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS, BUT NOT LIMITED TO AIR HANDLING UNIT, A/C COMPRESSOR, DUCTWORK AND AIR DUCTS AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.
2. MECHANICAL EQUIPMENT & FITTINGS SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS, BUT NOT LIMITED TO AIR HANDLING UNIT, A/C COMPRESSOR, DUCTWORK AND AIR DUCTS AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.
3. ALL WORK SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL PROVIDE COPIES OF MANUFACTURER'S INSTALLATION, MAINTENANCE & WARRANTY INFORMATION.
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30. THE CONTRACTOR SHALL PROVIDE COPIES OF MANUFACTURER'S INSTALLATION, MAINTENANCE & WARRANTY INFORMATION.



HVAC PLAN

UNIT #1

UNIT #2

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DATE: 01-27-2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]

MECHANICAL

M-00

FT. PIERCE, FL 34961

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