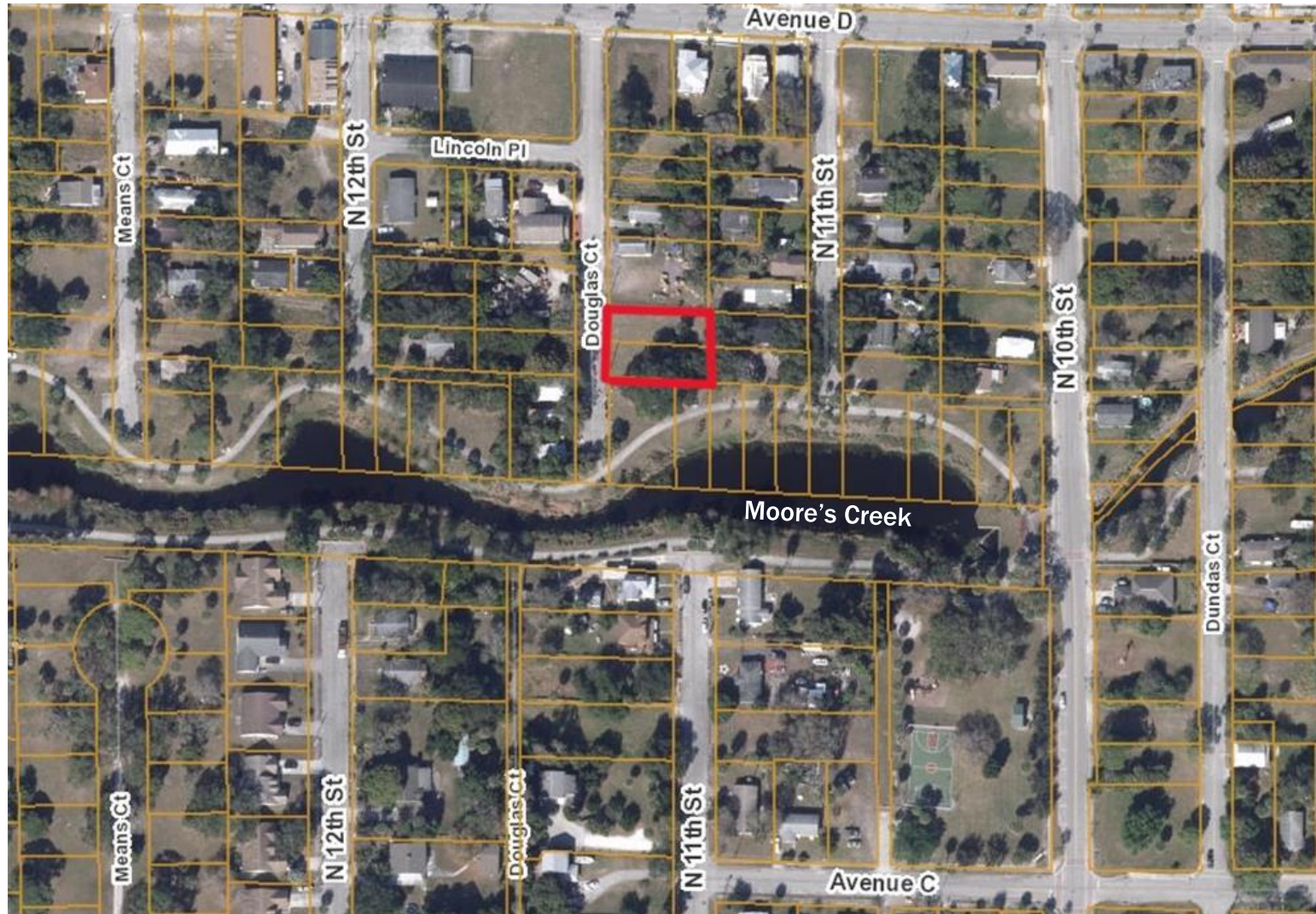




# **SURPLUS PROPERTY RFP FOR 424 & 426 DOUGLAS COURT**

# 424 & 426 DOUGLAS COURT



# EVALUATION CRITERIA

**(20 points) Development Plan** - Preliminary building plans including elevations floor plans, facades, and landscaping.

**(20 points) Timeline** - Provide a project schedule identifying specific key tasks and milestones necessary to concurrently develop multiple lots and ensure projects are completed on time and within budget.

**(10 Points) Construction Cost Estimates** – estimates by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor

**(15 Points) Proof of Financial Ability** - Proposers proof of financial ability to complete the development project including the construction.

**(20 points) Property Utilization** – Owner Occupied, Develop for Resale, Neighboring Property Owner, Develop for Rental Property

**(15 Points) Narrative/Summary of Development** –  
**Developer** - summary of experience in the field of property development  
**Neighboring property owner** - explain why purchasing property



# EVALUATION RESULTS

7 RESPONDENTS	EVALUATOR #1	EVALUATOR #2	EVALUATOR #3	EVALUATOR #4	MAX POINTS 400
<b>Allecia Dixon</b> Port St. Lucie, FL	32	28	40	30	<b>130</b>
<b>Chad Ingram, Agnes Gibson, Christa</b> West Park, FL	75	59	65	70	<b>269</b>
<b>Development U, LLC</b> West Palm Beach, FL	82	84	80	78	<b>324</b>
<b>Eastern Capital Investments, LLC</b> Orlando, FL	95	90	95	78	<b>358</b>
<b>Franckly Cherilus</b> Westlake, FL	15	30	20	15	<b>80</b>
<b>KIB Construction Corp</b> Port St. Lucie, FL	55	27	65	58	<b>205</b>
<b>Telco Investments, LLC.</b> Boynton Beach, FL	83	80	85	85	<b>333</b>



# 424 & 426 DOUGLAS COURT

- Eastern Capital Investments proposed to pay 10K
- 3BR/2Bath home on each lot
- Construction Cost Estimates 300K
- Commence Construction within 18 months



## SQUARE FOOTAGE

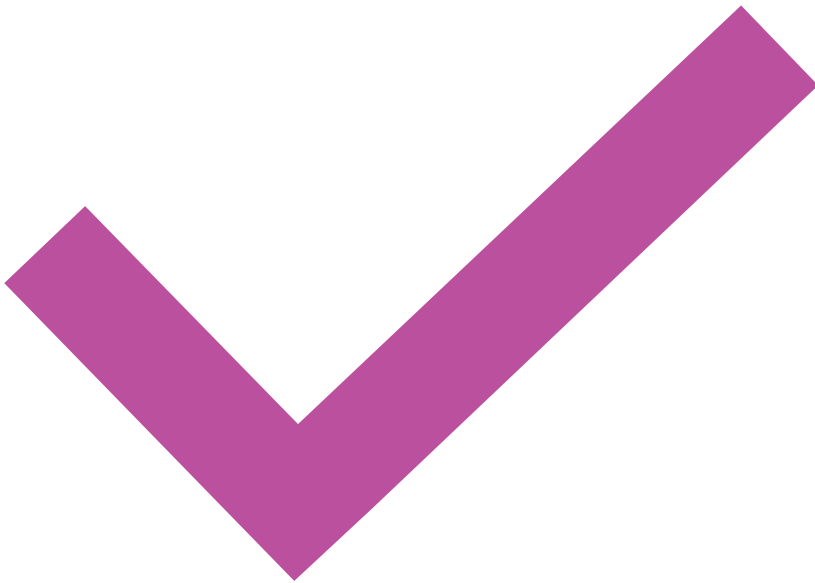
A/C LIVING	1,319 sq. feet
GARAGE	295 sq. feet
COV. ENTRY	73 sq. feet
LANAI	95 sq. feet
TOTAL	1,782 sq. feet



PRELIMINARY BUILDING PLAN  
Interior- Bathroom, Kitchen & Living Room



# RECOMMENDATIONS



**STAFF RECOMMENDS THAT THE CRA ADVISORY COMMITTEE FORWARD A RECOMMENDATION TO THE FPRA BOARD FOR APPROVAL OF THE SALE TO EASTERN CAPITAL INVESTMENTS, LLC.**





**QUESTIONS?**