

CITY OF FORT PIERCE
OFFER TO PURCHASE/PROPOSAL RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTY
 RFP No. 2024-011

I/we propose to purchase property located at: 1204 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): TELCO INVESTMENTS LLC

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

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

Email: telco_inv@yahoo.com

INTENDED USE:

I/we propose to use the property for:

New Construction, One three bedroom Fourplex

Will this property be your prime residence? _____ Yes _____ No

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

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, Two Fourplexes I own the lot next to this one 1200 AveE

(Attach pages as needed)

Total value of all proposed improvements to the property: \$ 1,200,000.00

PROPOSED/BID AMOUNT

I/we offer to pay the City of Fort Pierce: \$ 25,000.00 for the property.

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer 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 Proposer 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 Proposer Narrative/Summary included?	X	
Is the proof of Financial Ability/Letter from financial institution included?	X	
Does the Development Plan included:		
Preliminary building plans included	X	
Timeline to complete the construction project	12 months	
Construction cost estimates included	462,602.00	
Landscaping plans	X	
Property development utilization	Yes	
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	Yes	
Is the Offer to Purchase Form (page age 15-16) completed, signed and attached?	Yes	
Proposal envelope is marked accordingly	Yes	

PLEASE SIGN AND RETURN WITH PROPOSAL: _____

Terry Coley

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please 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.

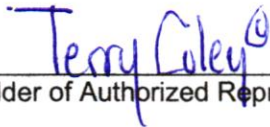
Yes No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award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

PROPOSER’S ACKNOWLEDGEMENT

The Proposer understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Proposal, and such information is warranted by the Proposer to be true. Proposer understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Proposer’s qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Proposer’s qualifications to perform, shall cause the rejection of the Proposal, and if after the award, to cancel the sale of agreement. The Proposal 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.



Bidder of Authorized Representative

Terry Coley

Typed Name

OCTOBER 28, 2023

Date

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Terry Coley

Bidder of Authorized Representative

Terry Coley

Typed Name

OCTOBER 28,2023

Date

TELCO INVESTMENTS LLC
Specializing in Income Diversification

October 30, 2023

SUMMARY

I Terry Coley is a license real estate broker I have been in the real estate business for over 40 years since 2015 I have been developing properties I build four properties to date here in Fort Pierce 511 & 513 N 9th Street ,510 Dundas Court, 5309 Winter Garden Parkway I have 7 other lots I'm planning to develop I own the lot 1200 Ave E Which is next to the lot up for bid 1204 Ave E I like to build the same units as 511 & 513 N 9th Street on those two lots.

Your Truly,



Terry Coley



FINANCE of AMERICA
— COMMERCIAL —
by Roc360

October 27, 2023

PROOF OF FUNDS

Applicant: Telco Investments LLC

After review and verification of applicant experience, credit, and financial statements, Finance of America Commercial has approved Telco Investments LLC for an exposure limit of \$2,000,000.

This approval pertains to the acquisition, renovation and construction of 1 – 4 unit investment properties. Final funding for each property is subject to our complete underwriting of the property appraisal, title and in-place insurance.

Please feel free to reach out with any questions.

Michael Royal

Michael Royal
VP – Account Executive
301 466 8091
Michael.Royal@FACOLending.com

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: October 30, 2023
Estimate: 2023-82
Expiration Date: September 30, 2024

Owner: **Telco Investments LLC**
Address: 1204 Ave 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
Plum  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
Plum  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: Toby Phlipsent
 CHDO BY Sunrise City, Inc.

Date: 10/30/2023

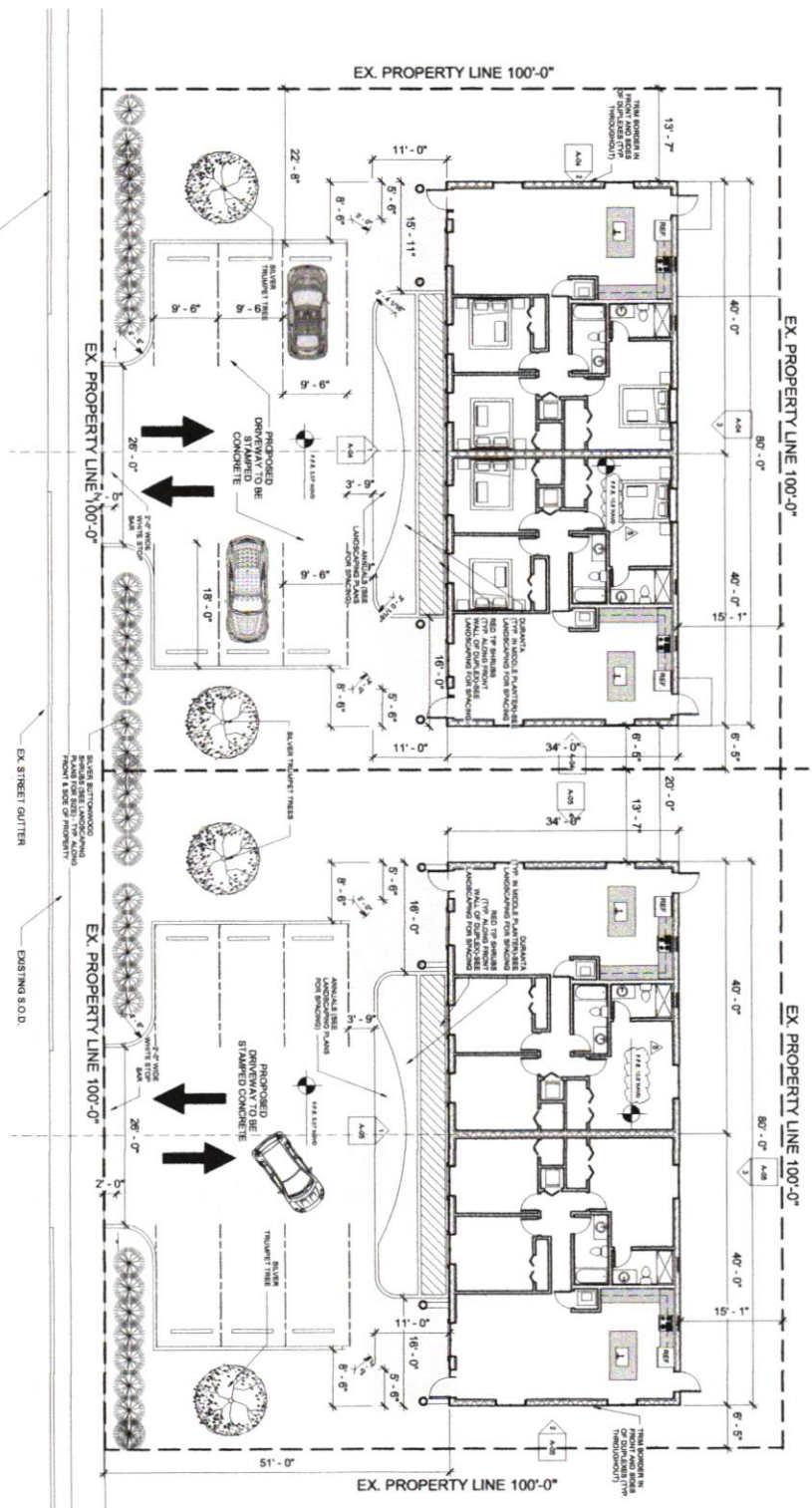
Accepted Signature: Terry Caley
 Telco Investments, LLC

Date: October 30, 2023

1 IMPROVED SITE PLAN
1/8" = 1'-0"



NORTH 9th STREET



LANDSCAPING NOTE
LANDSCAPING SHALL TAKE PRECEDENCE OVER THE ARCHITECTURAL PLANS TO THE EXTENT OF CONFLICT. THE ARCHITECT'S DESIGN SHALL BE ADJUSTED TO ACCOMMODATE THE LANDSCAPING DESIGN AND SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE AGENCIES.

PERVIOUS & IMPERVIOUS AREAS:
TOTAL LOT AREA = 20,000 S.F.
PERVIOUS AREAS (GREEN) = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 5,000 S.F.
IMPERVIOUS AREAS (CONCRETE) = 75% OF TOTAL LOT AREA SHALL NOT EXCEED 15,000 S.F.
SCALES:
TOTAL PERVIOUS AREA (GREEN) = 5,000 S.F. (25%)
TOTAL IMPERVIOUS AREA (CONCRETE) = 15,000 S.F. (75%)

Project Number: 14-0033
A-01

SITE PLAN

Client: Address: 1177 Palmetto Trace #402
City: Ft. Pierce, FL 34950
Phone: 888-333-2222
Email: info@demello.com

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

All ideas and designs indicated on these plans are the property of DeMello Architecture and shall be used by the client for the specific project. No part of these plans shall be reproduced or transmitted in any form or by any means without written permission of the office.

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



WINDOW NOTE IN BATHROOM
 WINDOW GLAZING IN WET SURFACES WITHIN 6" OF FINISH SURFACE SHALL BE TYPE I OR TYPE II GLAZING. TYPE I OR TYPE II GLAZING SHALL BE ON OUTSIDE OF BATHROOM WINDOW.

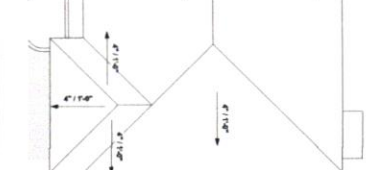
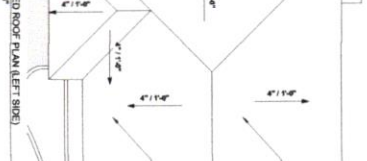
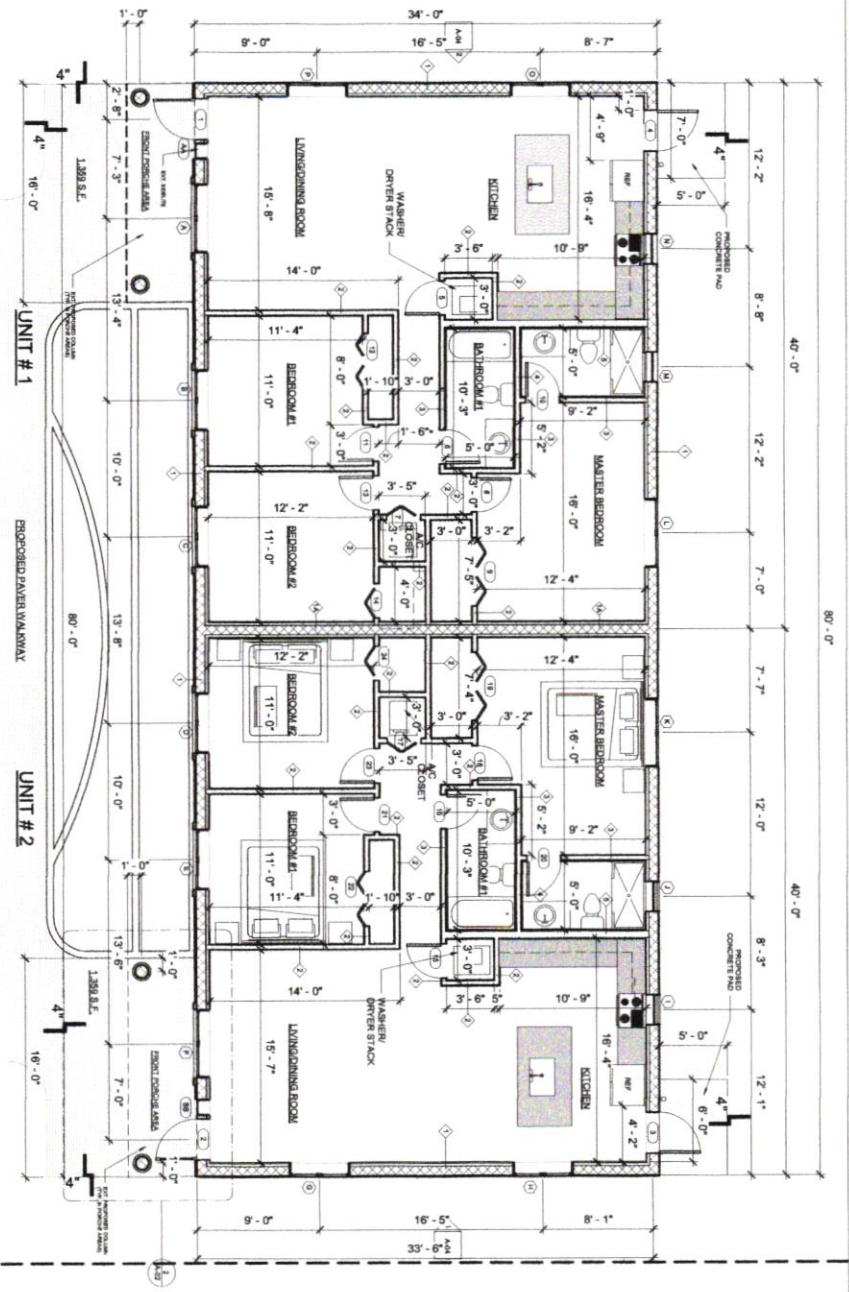
BATHROOM TILE NOTE:
 FIBER-CEMENT, FIBER-MAT REINFORCED BATHROOM TILE SHALL BE INSTALLED OVER BATHROOM FIBER-CEMENT BOARD AND FINISH REINFORCED GYPSUM BOARD. FIBER-CEMENT BOARD SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER. FIBER-MAT REINFORCED GYPSUM BOARD SHALL BE USED AS BACKERS FOR WALL TILE IN BATH AND REINFORCED GYPSUM BOARD SHALL BE USED AS BACKERS FOR WALL TILE IN SHOWER.

NOTE FOR FINISHES
 FINISHES FOR FLOOR, WALL AND CEILING FINISHES SHALL BE MADE PER FINISH SCHEDULE. FINISHES SHALL BE MADE PER FINISH SCHEDULE. FINISHES SHALL BE MADE PER FINISH SCHEDULE.

BATHROOM TILE NOTE:
 THE BATHROOM AND SHOWER FLOOR AND WALLS SHALL BE FINISHED WITH CERAMIC TILE. CERAMIC TILE SHALL BE FINISHED WITH CERAMIC TILE. CERAMIC TILE SHALL BE FINISHED WITH CERAMIC TILE.

SMOKE DETECTOR NOTE:
 ALL SMOKE DETECTORS ARE INSIDE AND OUTSIDE THE SLEEPING AREAS.

CONTRACTOR NOTE:
 CONTRACTOR TO FILL GAPS WITH ALL STRUCTURAL COLUMN BEAMS AND COLD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR. ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

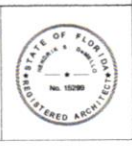


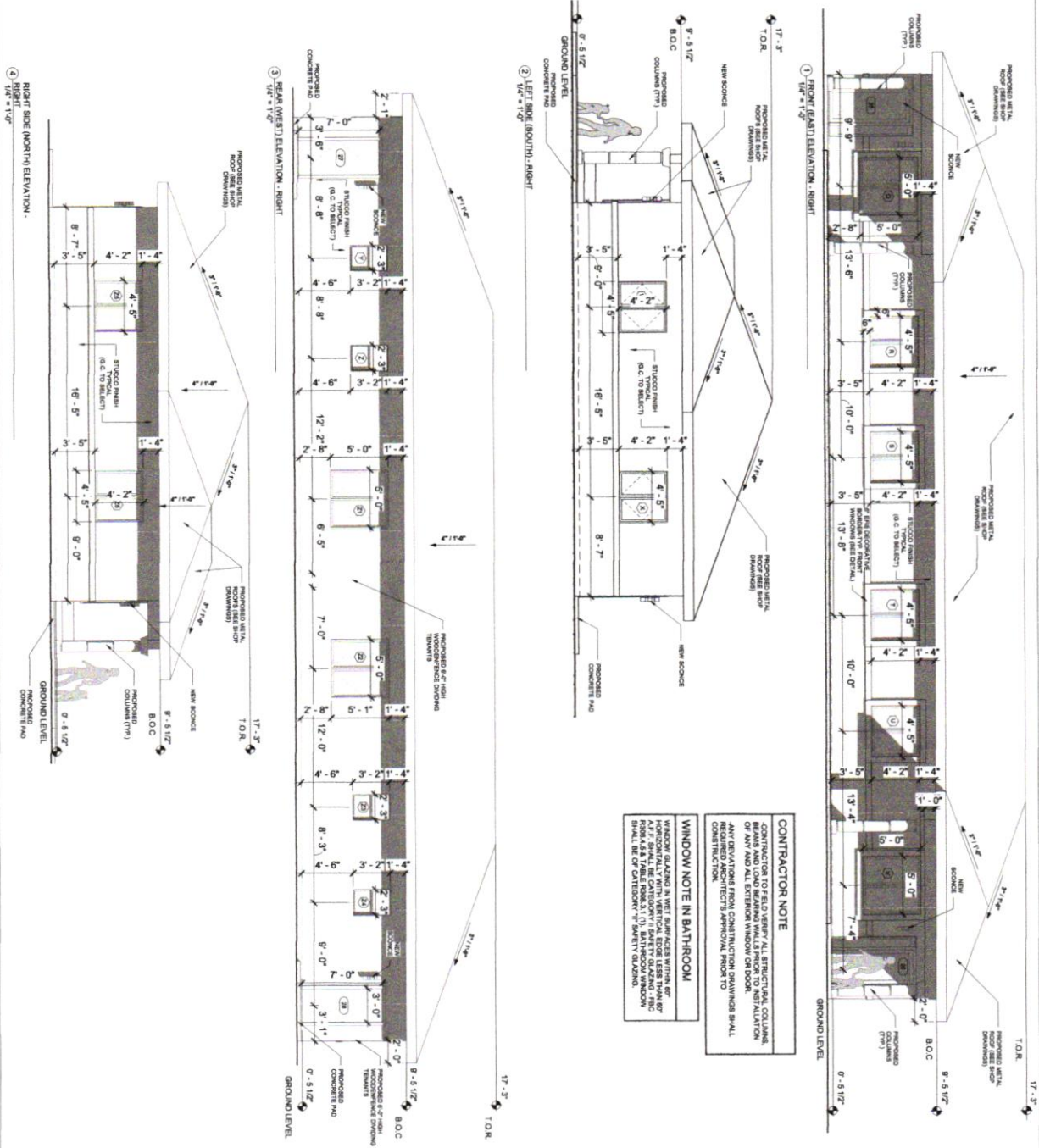
No.	Description	Date

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

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





CONTRACTOR NOTE
 CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMN BRIMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR. ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL BE NOTIFIED TO ARCHITECT'S APPROVAL FROM TO CONSTRUCTION.

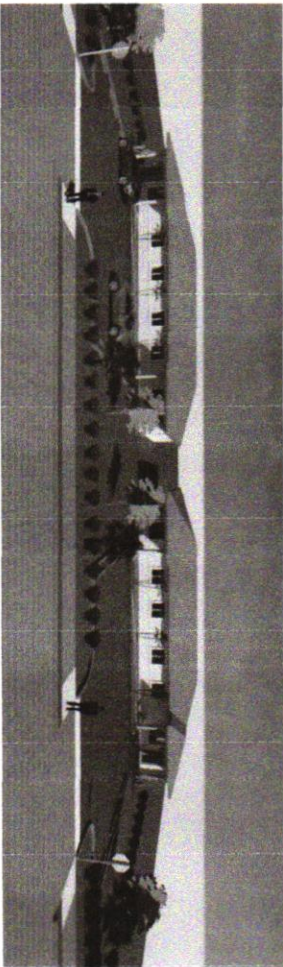
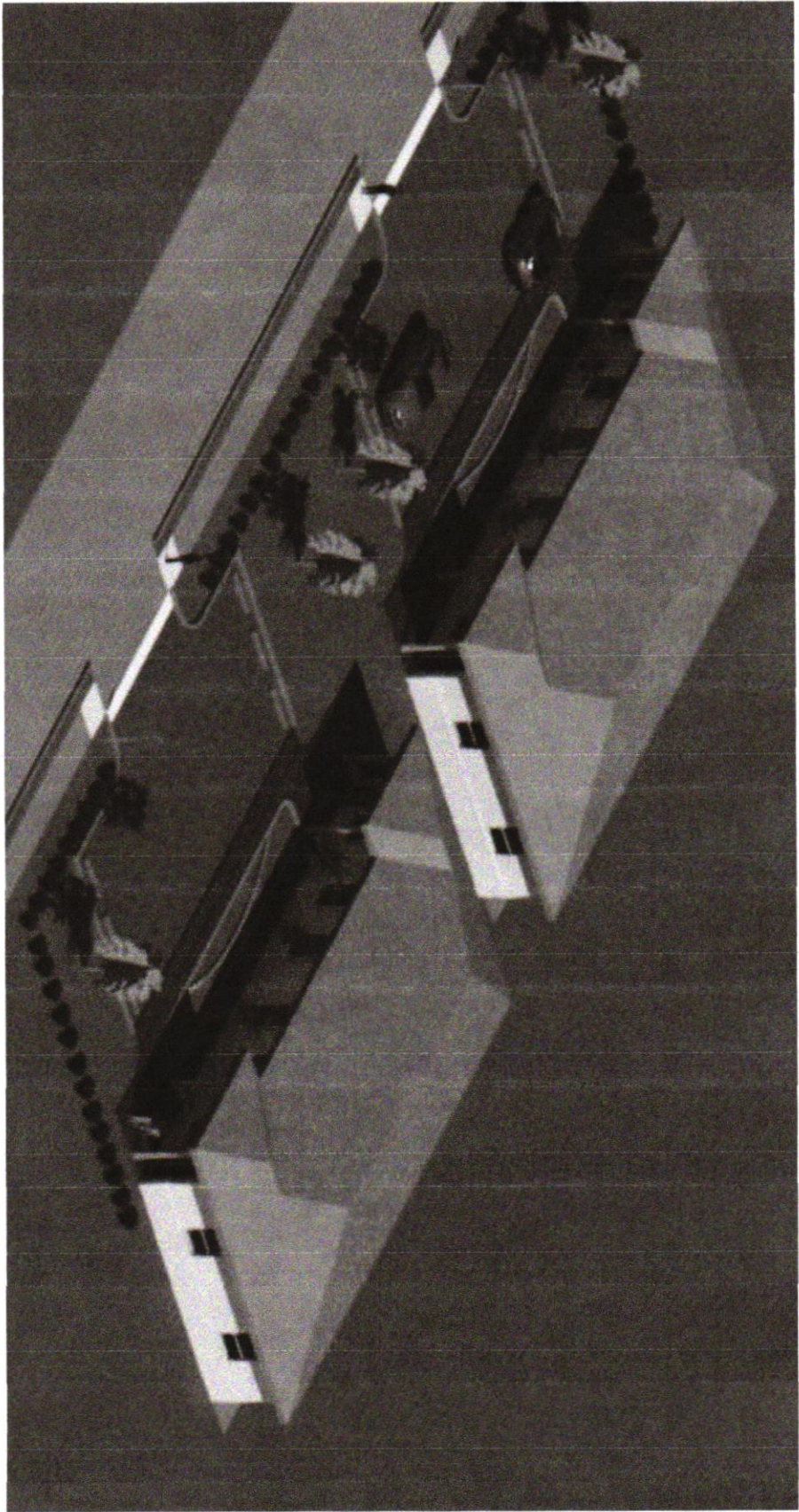
WINDOW NOTE IN BATHROOM
 HORIZONTAL GLAZING IN VERT. GLAZING SHALL BE AS F.P.F. SHALL BE CATEGORY I SAFETY GLAZING. VERT. GLAZING SHALL BE CATEGORY II SAFETY GLAZING.

<p>DeMELLO ARCHITECTURE 911 Southwest 18 Street, Boca Raton, Florida 33486 www.demello-arch.com 954 224 2952</p>	<p>STATE OF FLORIDA REGISTERED ARCHITECT No. 15289</p>	<p>Project Number: 14-003</p>
		<p>A-05</p>

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

NO.	Description	Date

Drawing: 11/17/2014
 Project: 14-003
 Title: ELEVATIONS (RIGHT)
 Designer: [Signature]
 Checker: [Signature]
 Date: 11/17/2014
 Author: [Signature]



2 FRONTAL PERSPECTIVE - 1
1/2" = 1'-0"



3 PERSPECTIVE 2
1/2" = 1'-0"

LANDSCAPING NOTE
 ARCHITECTURAL PLANS TO TAKE PRECEDENCE OVER THE
 PERSPECTIVE IS LIST FOR DEMONSTRATION OF OVERALL
 PROPOSED BUILDING

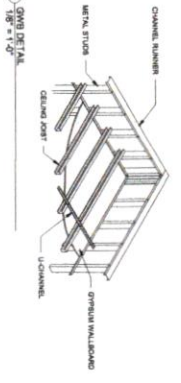
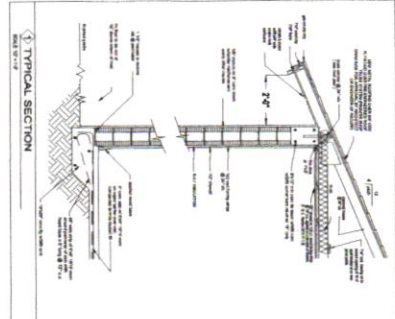
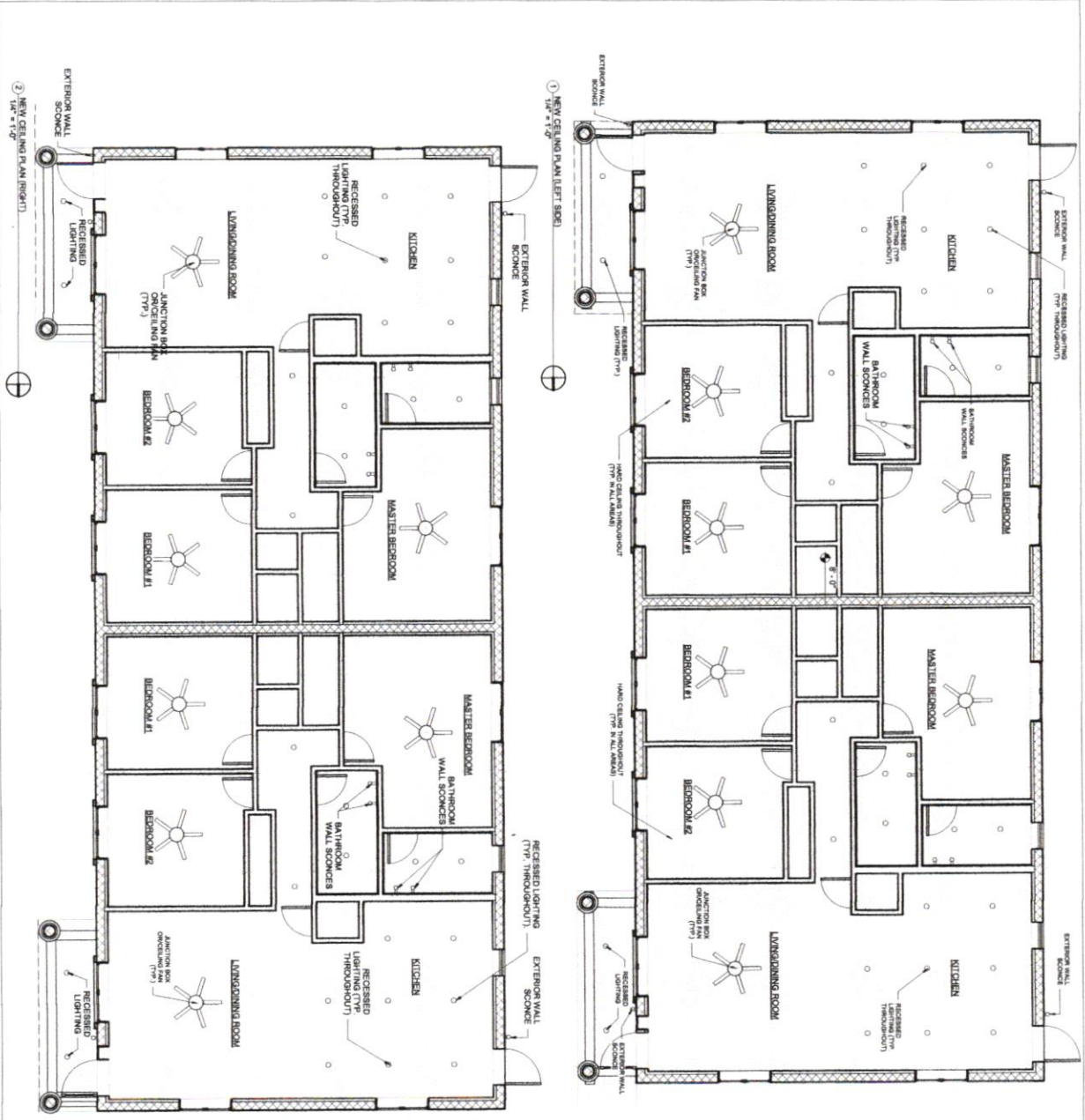
Project Number	14-003
A-06	
3-D PERSPECTIVE	

NO.	Description	Date

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

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





Project Number	14-003
Client	SHI
Address	1127 Palmetto Trace West Fort Pierce, FL 34950
Phone	888-235-2333
Website	www.demello-arch.com
Approval of Plans	Designer
Checked by	Designer
Drawn by	Designer
Scale	As Shown
Date	11/11/14

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

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ARCHITECTURE
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PROGRESS SET
NOT FOR
CONSTRUCTION

SHEET KEY & NOTES:

CITY OF FORT PIERCE LANDSCAPING - DIVISION 2

SINGLE FAMILY & TWO FAMILY DWELLING UNITS

- A minimum of four (4) trees must exist or be planted or each developed lot structure. The trees must be a long-lived species or long-lived specimen in the principal structure.
- Residential lots must either be fully grass-covered or provided with a combination of grass cover and landscape for the entire ground area, except for impervious areas.
- Native (open-growth) trees shall be planted on the entire lot area or a portion thereof. The trees shall be planted in the front yard or on the side or edge of the pavement.
- Trees shall be planted, either on the public right of way or lot adjacent to the public right of way so as to serve as a screen for sidewalks and contribute to the landscape design of the adjoining roadway.

General Landscaping Requirements

- Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Guide for the Selection, Transplanting, Planting and Care of Trees and Shrubs" published by the University of Florida, Gainesville, Florida, and the Florida Department of Transportation, Tallahassee, Florida.
- All trees required shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
- Grass seed shall be clean and free of weeds, pests and diseases.
- Trees:
 - Minimum Size: 3 1/2" DBH X Trunk (12" tree height X 2" Stem)
 - 5'-0" of Clear Trunk (DBH is measured 4'-17" above ground level)

- Shrubs:
- Minimum Size: 18"-0" CT (Clear-trunk height)
 - Medium Size: 24" height at time of planting

- Hedges:
- Minimum Size: 36" height, continuous, uniform, solid, visual screen.

- Groundcover:
- Planted to achieve coverage within 12 months after planting.
 - Tree species shall be a variety that will have a minimum crown and height of 18"-0" at maturity. Three (3) plants may be substituted for one tree.

- Palms are limited to 50% of the total trees required.
- Food Barriers: A root barrier system is required for trees planted within 12'-0" of any property line. The root barrier system shall be 12'-0" high X 2'-0" deep, made of a material approved by the City of Fort Pierce. The barrier shall be installed in the ground between the tree and the property line.
- Soil: All landscaped areas shall consist of existing soil mixed with 60% percent topsoil. Soil shall be free of debris, rocks, clumps, stems, plants or other foreign material. Verification of soil composition of landscaped areas prior to installation of the vegetation shall include Ph testing to verify compatibility with particular plantings.
- Mulch: Landscaped areas shall be covered in their entirety with mulch, ground cover, turf or other organic matter. Do not plant any trees, shrubs, or plants in areas where the mulch is not applied. The mulch shall be applied in a uniform layer and shall be maintained at the time of planting. All weeds or roots must be removed. If weedeaters are used, the upper row must be cut before planting.
- Planting Techniques: Removal of soil from above the root flare and plant the tree so the top of the root flare (10) is at the same level as the top of the root flare of the existing trees. The root flare shall be visible above the soil surface. The root flare shall be in contact with the tree. All stakes and guying materials shall be removed after one year.

CODE REQUIREMENTS / PROVISIONS

SECTION 22-48(7) - INTERIOR VEHICULAR USE AREA

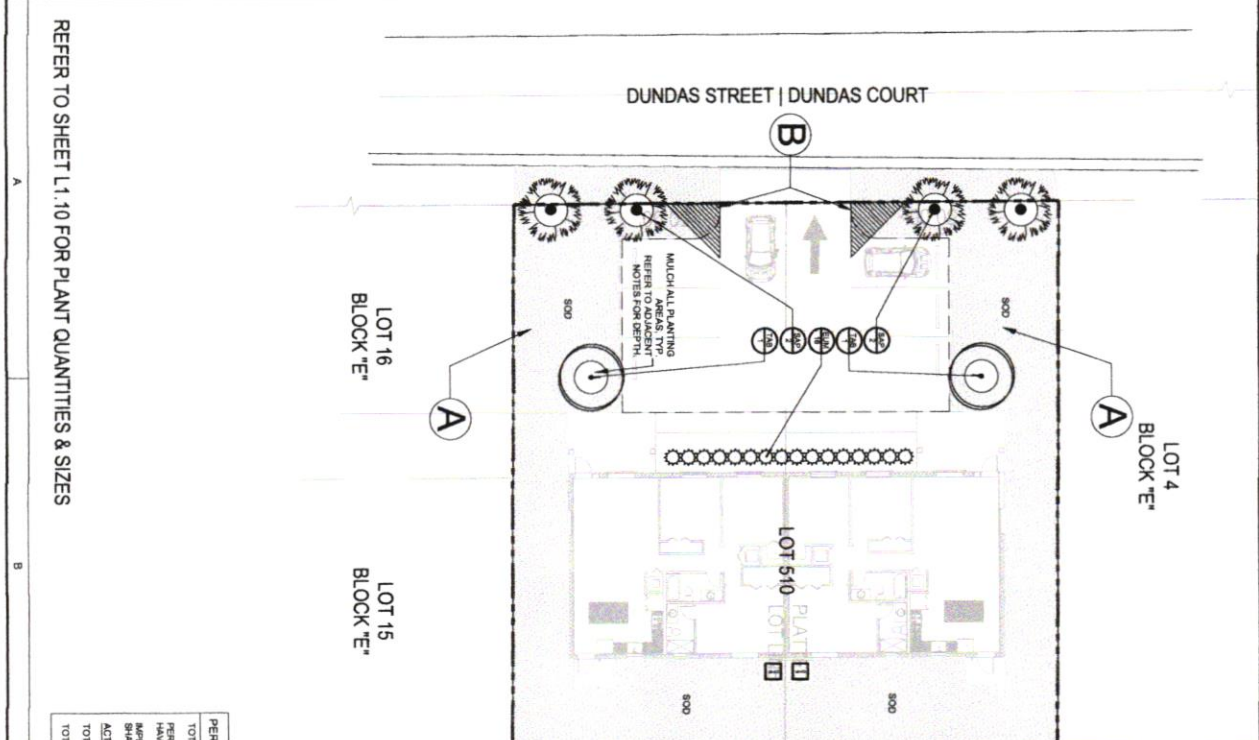
- REQUIRED:
- 2.07% SR OF VEHICULAR USE AREA / 18 SR = 139 SR OF LANDSCAPE AREA PER LOT AREA 100 SR OF REQUIRED LANDSCAPED AREA.
 - TWO (2) TREES REQUIRED ON (6) PALMS @ 3:1 RATIO.
 - REMANOUDER OF AREA TO BE PLANTED WITH GRASS.

PROVIDED:

1. 75" SR X 10'-0" WIDE WITH CURBED ON ALL SIDES
2. 1.5" SR X 10'-0" WIDE WITH CURBED ON ALL SIDES
3. GRASS PROVIDED

SECTION 22-63 - CLEAR VISION AREAS

- NO PLANTING, FENCE OR TEMPORARY OR PERMANENT OBSTRUCTION FROM THE TOP OF CURB
- THREE BRANCHES ON HOULDER BELOW 8'-0" IN HEIGHT



PERVIOUS & IMPERVIOUS AREA

TOTAL LOT AREA = 10,000 S.F.

PERVIOUS AREA (GRASS) = 25% OF TOTAL LOT AREA SHALL BE MAINTAINED

IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL BE MAINTAINED

ACTUAL:

TOTAL PERVIOUS AREA (GRASS) = 4,154 S.F. (42%)

TOTAL IMPERVIOUS AREA (CONCRETE) = 5,846 S.F. (58%)

daniel rogers

LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL ARCHITECT
MEMBER - NATIONAL AIA
JAN 01, 2022

PROJECT NAME:
DUNDAS COURT -
RESIDENTIAL DUPLEX
SHEET NAME:
LANDSCAPE PLAN

DATE:
06.01.2022

BY:
DAR

SCALE:
AS SHOWN

PROJECT NUMBER:
L-1.01

REFER TO SHEET L-1.10 FOR PLANT QUANTITIES & SIZES

