

Request for Proposal

505 N 7th St

Fort Pierce, FL 34950

Owner: City of Fort Pierce

On Behalf of



DREAMCHASER PRESCHOOL LLC

A Florida Limited Liability Company

700 S 33rd Street

Fort Pierce, FL 34947

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Dreamchaser Preschool, LLC

Company Overview

Dreamchaser Preschool LLC, is a Florida limited liability company was incorporated September 10, 2015. Company was previously operating under CANDYLAND CHILDREN CENTER LLC that was originally established on October 3, 2013. We have adopted word from Harriet Tubman to be a mission statement, *“Every great dream begins with a dreamer. Always remember, you have within you the strength, the patience, and the passion to reach for the stars to change the world.”* At Dreamchaser we groom every child to reach for the star and to make a change in their community and the world. We have over one hundred and ten pupils currently at our facility. Our pupils are currently from new born to kindergarten. Our center offer childcare, VPK, after-school programs, summer camps, food service, transportation for participants. Our center is inclusive ELC participants at our center. Our facility includes fence playground, outdoor play stations in mulch covered area for pupils. Our staff is well trained and certified daycare candidates which consist of twelve fulltime and part-time employees. Our staff payroll is over \$250,000 annually.

Part of our goal to acquire subject property is to aid in our facility expansion. Our future expansion is to include K-5th Grade pupils. This will provide increase in pupil and teacher ratio. Our expansion will add more jobs to the area, increase in tax base from additional staff and property taxes that will go towards our city budget.

The administrator and Owner, Maloma Peterkin has over 20 years working in childcare. It was out of this desire and passion that she has build a growing daycare service in the Fort Pierce community.

Intended Property Use

The property located at 505 N. 7th Street, Fort Pierce, Florida 34950 is owned by The City of Fort Pierce. The building is zoned for school or educational building. Dreamchaser Preschool LLC acquiring subject property will continue same use in expanding company. The educational services provided by our company will match existing use and will not need to be re-zoned.

Renovation/Improvement after Acquisition

Our intent is to make a cash offer on subject property for acquisition. We are currently in the process of establishing business line of credit for renovations and improvement. Our planned renovation and improvements will include:

1. Replace missing or damage air condition unit
2. Fence entire compound
3. Resurface driveway and parking lot
4. Add play station for pupils with mulch covered area.
5. Re-paint building interior and exterior.
6. Repairs windows and other exterior damages
7. Refinished floors
8. Update kitchen and bathrooms
9. Refinished basements
10. Change main entry door way.
11. Update landscape to add curb appeal.
12. Install security cameras and security alarm system.
13. Install local network and cable network.

Economic Impact

Dreamchaser Pre-School, LLC will have a positive economic impact within the City of Fort Pierce and surrounding area. Some of the impact include contributing to property tax collected by county and city for privately owned real estate. Increase job creation for area by hire 2- 5 more full and part-time employee that will increase employment taxes collect by state. We offer above minimum wages to our staff to lower staff attrition and retain dedicated and certified teachers and staff for our facility. The community will enjoy continued quality childcare and a more convenient location for child drop off and pick you.

Proof of Funds

Contract Documents