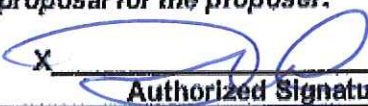


<b>DELIVER TO:</b> City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950  <b>MAIL TO:</b> City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480	<b>REQUEST FOR PROPOSALS</b>  and  <b>PROPOSER ACKNOWLEDGMENT</b>
<b>Bid Writer:</b> Gelencia Carter, 772-467-3748	<b>RFP No:</b> 2020-007
<b>Mandatory Pre-Bid Conference Date:</b> 10:00AM, THURSDAY, NOVEMBER 7, 2019	<b>RFP Title:</b> PROPERTY LEASE – HUMAN DEVELOPMENT RESOURCES CENTER GYMNASIUM
<b>Mandatory Pre-Bid Location:</b> CITY HALL, 100 NORTH U.S. HIGHWAY 1 PURCHASING DIVISION, ROOM 101 FORT PIERCE, FL 34950	<b>RFP Opening Location:</b> City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
<b>RFP Due Date &amp; Time:</b> 3:00 PM, THURSDAY, NOVEMBER 14, 2019	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.
<b>Proposer Name:</b> Boys & Girls Clubs of St. Lucie County .....	<i>I hereby certify that this proposal 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 proposal for the proposer.</i>  X  _____ Authorized Signature (Manual)
<b>Mailing Address:</b> 3104 Avenue J .....	
<b>City, State, Zip Code:</b> Fort Pierce, FL 34947	<b>Typed or Printed Name:</b> William Armstead
<b>Type of Entity (Circle One):</b> <input checked="" type="radio"/> Corporation <input type="radio"/> Partnership <input type="radio"/> Proprietorship	<b>Title:</b> Chief Executive Officer
<b>Incorporated in the State of:</b> Florida <b>Year:</b> 1994	<b>Delivery in</b> <u>  N/A  </u> <b>days, ARO</b>
<b>Phone Number:</b> 772-460-9918	<b>Payment Terms:</b> Net 30 Days
<b>Fax Number:</b> 866-337-9918	<b>FEIN or SS Number:</b> 65-0505369
<b>E-Mail Address:</b>	<b>Local Business:</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <b>MWBE:</b> <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
<b>Bid Security is attached, when required, in the amount of \$</b> _____	<b>If returning as a "No Bid" state reason:</b>
<b>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</b>	



**RFP No. 2020-007**  
**Application for Proposal to Lease Property Lease-**  
**Human Development Resources Center**  
**Gymnasium**

DATE RECEIVED: \_\_\_\_\_

1. Name of firm or individual (as would appear on lease): Boys & Girls Clubs of St. Lucie County

2. Principal Address: 3104 Avenue J, Fort Pierce, FL 34947

3. Contact Person/Title: William Armstead

4. Telephone Number of Contact Person: 772-460-9918

5. Proposed Lease Area:

- A. Location/Description: Building located at the corner of 29<sup>th</sup> Street and Avenue D in the City of Fort Pierce.
- B. 14,000 square foot gymnasium.
- C. The property is zoned C-3 General Commercial

6. Type of Business Entity: Corporation  
 Corporation, Partnership, Joint Venture, Individual

7. If a Corporation, answer the following:

- A. Where incorporated: State of Florida
- B. When incorporated: 1994
- C. The corporation is held: Publicly () privately () N/A Non-Profit
- D. If foreign corporation, date of registration with Florida Secretary of State, and name and address of Resident Agent: \_\_\_\_\_
- E. Furnish the name, title, and address of each officer, director, and principal shareholder owning 10% or more of the corporation's issued stock:  
 Director's Name: List of officers/Directors is attached: Attachment A  
 Address: \_\_\_\_\_  
 Principal Business Affiliation Other Than Proposer's Directorship: \_\_\_\_\_  
 Officer's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Position: \_\_\_\_\_  
 Principal Shareholder's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_

8. If a Partnership, answer the following:

- A. Date of organization: N/A
- B. General partnership () Limited partnership ()
- C. Partnership Agreement recorded: Yes () No ()  
 Date Book Page Location: \_\_\_\_\_
- D. Name, address and partnership share of each general partner:  
 Name: \_\_\_\_\_

Share%: \_\_\_\_\_

9. If a Joint Venture, answer the following:

- A. Date of organization: \_\_\_\_\_ N/A
- B. General partnership (\_\_\_\_\_) Limited partnership (\_\_\_\_\_) \_\_\_\_\_
- C. Partnership Agreement recorded: Yes (\_\_\_\_) No (\_\_\_\_)  
Date Book Page Location: \_\_\_\_\_
- D. Name, address and partnership share of each general partner:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Share%: \_\_\_\_\_

10. Bankruptcy Information: Has the proponent or one of the individuals listed above ever declared bankruptcy? Yes (\_\_\_\_) No (\_\_\_\_ X)  
If yes, state date, court jurisdiction, amount of liability and amount of asset:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Please list all defaults or terminations for cause in past contracts, leases, foreclosures etc in the last 5 years.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

12. Financial References: List a minimum of four (4) individuals or firms with whom the proponent has leased commercial property or conducted significant financial transactions during the past three (3) years. If a firm is listed, state the name of the department and/or person who may be contacted.

**Reference No. 1:**

Name: Marty Sanders, P.E.  
Firm: St. Lucie County School Board  
Title: Growth Mgt., Land Acquisition & Intergovernmental Relations  
Address: 327 NW Commerce Park Drive, Port St. Lucie, FL 34981  
Telephone: 772-216-5755  
Nature of Association: Lease space in schools

**Reference No. 2:**

Name: Fort Pierce Housing Authority  
Firm: Andrea Kochanowski  
Title: Executive Director  
Address: 511 Orange Avenue, Fort Pierce, FL 34950  
Telephone: 772-429-6427  
Nature of Association: Leasing space

**Reference No. 3:**

Name: Brian Bauer  
Firm: CareerSource Research Coast  
Title: CEO

Address: 584 NW University Blvd  
Telephone: 1-866-482-4473  
Nature of Association: Lease space

**Reference No. 4:**

Name: Joseph Jones  
Firm: Programming Methods of Florida  
Title: CEO and President  
Address: P.O. Box 3392, Stuart, FL 34995  
Telephone: 772-335-2262  
Nature of Association: IT service

13. Operational References: List a minimum of four (4) individuals or firms with knowledge of the proponent's ability to operate a business. If a firm is listed, state the name of the department and/or firm to be contacted.

**Reference No. 1:**

Name: Sean Boyle  
Firm: Children's Services Council of St. Lucie County  
Title: Executive Director  
Address: 546 NW University Blvd., Port St. Lucie, FL 34986  
Telephone: 772-452-1100  
Nature of Association: Funding source

**Reference No. 2:**

Name: Lani Lingo  
Firm: Florida Alliance of Boys & Girls Clubs  
Title: State Director of Education and Specialized Programs  
Address: P.O. Box 14447, Tallahassee, FL 32317  
Telephone: 850-294-7102  
Nature of Association: Funding Source

**Reference No. 3:**

Name: Melissa Alexander  
Firm: Ft. Pierce Off-Duty Detail Association  
Title: Specialist  
Address: 920 U.S. Highway 1, Fort Pierce, FL 34950  
Telephone: 772-467-6810  
Nature of Association: Security services

**Reference No. 4:**

Name: Carissa Zerga  
Firm: Seacoast Bank  
Title: VP, Banking Center Manager  
Address: 9698 S. U.S. Highway 1, Port St. Lucie, FL 34952  
Telephone: 772-337-6141  
Nature of Association: Banking account

14. Construction Plans: (If phases planned, indicated requested information for each phase.)

A. Estimated commencement date: Winter 2020  
B. Estimated completion date: Winter 2021

- C. Estimated total building(s) square footage planned: N/A
- D. Estimated cost of construction: \$30,000 for equipment such as computers, STEM learning kits, etc
- E. Nature of planned construction: See Attachment B

15. Additional Information: To aid in the proper evaluation of all proposals and to ensure uniformity of information submitted, each proponent must include at a minimum the following information:

- A. Projected employment levels: 10-15 staff
- B. Impacts on the Community: See Attachment C
- C. Price per month:                     /per square foot \$1 per month  
 (The City will give higher evaluation consideration to lease rates that are equal to or greater than the appraisal value rate per square foot but will consider lower offers if in the City's best interest)
- D. Any exceptions to the information requested: No
- E. Any other information, which may be valuable to the City in evaluating the proposal:                       
See Attachment D

**NO PROPOSAL SHALL BE ACCEPTED UNLESS SIGNED BELOW WHERE APPROPRIATE:**

Individual: \_\_\_\_\_

Witnesses: \_\_\_\_\_

Name: \_\_\_\_\_ D/ B/A: \_\_\_\_\_

Partnership or Joint Venture: (At least two (2) partners or each of the joint ventures must sign)  
 Name of Partnership or Joint Venture \_\_\_\_\_

Witnesses: \_\_\_\_\_ By: \_\_\_\_\_

Partner or Joint Venture

Witnesses: \_\_\_\_\_ By: \_\_\_\_\_

Partner or Joint Venture

Corporation: The duly authorized officers must sign as follows: The undersigned by execution of this Proposal Form, certifies that he is CEO of the corporation named below; that he signed this Proposal Form for and on behalf of the below named corporation; and that he is authorized to execute same for and on behalf of said corporation.

Name of Corporation \_\_\_\_\_

Attest: [Signature]  
 Secretary

By: [Signature]  
 President



**BOYS & GIRLS CLUBS OF ST. LUCIE COUNTY**  
**Attachment A - Boys & Girls Clubs of St. Lucie County**

**2018/2019 Board of Directors**

Last Name	First Name	Date Began with BGCSIC Mo./Yr.	Business/Company	Preferred Mailing Address	City	Zip	Committee
Baldwin	Sean	2/1/2008	Retired Chief Police/Fort Pierce Police Department	2300 Winding Creek Lane	Fort Pierce	34981	Board Governance Committee Chair
Bartz	Linda	2017	Vice Chair/St. Lucie County Commissioner	2300 Virginia Avenue	Fort Pierce	34982	2019 Chili Cook-Off Chair
Cruz	Judith	2018	CEO/Treasure Coast Food Bank	401 Angie Road	Fort Pierce	34947	Resource Development Committee Chair; past Board President
Cuomo	Charles	12/1/2007	Retired Principal	5500 Pinetree Drive	Fort Pierce	34982	2017-2019 Board President
Del Toro	Richard	2015	Assistant Chief Police/City of Port St. Lucie Police Department	121 SW Port St. Lucie Blvd.	Port St. Lucie	34984	Marketing Committee Chair
Farrell	Doug	12/1/2007	President/DLF Media Consultants	1595 SE Port St. Lucie Blvd.	Port St. Lucie	34952	Safety Committee Chair; 2020 Youth of the Year Chair
Finkel	Lori	2018	My Treasure Coast	10878 US-1	Fort Pierce	34952	Infinity Clubhouse Ambassador; 2019 Steak & Stake Dinner Chair; President Elect
Hester	Brian	2018	Captain/St. Lucie County Sheriff's Office	4700 W. Midway Road	Fort Pierce	34981	Board Secretary
Hobley-Burney	Diane	2018	Chief of Police/Fort Pierce Police Department	920 S. US1	Fort Pierce	34950	2018 Seafood Festival Chair; past board president
Kristof	Leslie	2016	Campus President/Keiser University	9400 SW Discovery Way	Port St. Lucie	34987	Chair, 2020/25 Strategic Plan Committee
Lyons	Angelique	3/1/2014	Attorney/Constangy, Brooks & Smith & Prophete LLP	1680 SW Baysshore Blvd, Ste. 108	Port St. Lucie	34984	
Martin	Shannon	2011	Vice Mayor/City of Port St. Lucie	121 SW Port St. Lucie Blvd.	Port St. Lucie	34984	
McBee	Jay	5/1/2010	Certified Public Accountant/DiBartolomeo, McBee, Hartley & Barnes, P.A	2222 Colonial Road, Ste. 200	Fort Pierce	34950	
Lesin, Dr.	Martin	2018	Chiropractor	526 Nw Bellworth Pl	Jensen Bch	34957	Board Treasurer
Perry, Dr.	Kevin	2018	Assistant Superintendent/St. Lucie County Schools	12051 NW Copper Creek Dr.	Port St. Lucie	34987	Allapattah Club Ambassador
Piazza	Mike	2017	Lum Wealth Management Group/Raymond James	2301 SE Monterey Road	Stuart	34996	Board VP; 2019 Youth of the Year Chair
Pride	Sarah	2017	Pride Electrical Services, inc.	6457 NW Fontana Street	Port St. Lucie	34986	2018 Seafood Festival Chair; past board president
Spera	Nate	2/1/2010	Battalion Chief/St. Lucie County Fire Department	5160 NW Milner Drive	Port St. Lucie	34983	
Tremblay	Mark	2018	St. Lucie Chamber of Commerce	2937 W. Midway Road	Fort Pierce	34981	
Weimont, Dr.	Pamel	2018	VP of Applied Science & Technology, IRSC	3209 Virginia Ave, Ste A222	Fort Pierce	34981	
Armstead	William		CEO, Boys & Girls Clubs of St. Lucie County	3104 Avenue J	Fort Pierce	34947	

## **Attachment B**

### **Nature of Planned Construction.**

Because we have recently operated a Clubhouse in the facility, we are very familiar with the advantages and needs of the Percy Peek Gymnasium site. As a result, part of our bid proposal includes the following renovations, designed to improve the overall look of the building's interior and create a more welcoming feel for the whole facility to best serve the community..

1. We will paint the four gymnasium walls, to a height of eight feet, using the same color palate used on the Seal of the City.
2. We will paint the walls white from a height of eight feet to the ceiling.
3. We will install protective wall padding at the ends of the gymnasium. The padding also will be City of Fort Pierce colors.

We already have spent approximately \$15,000 painting, furnishing and refreshing the look of three adjacent smaller rooms in the building. That funding also helped us purchase partitions which we are using to provide some programming flexibility in the large gymnasium area. With partitions, we can divide the room more efficiently for use by multiple groups at the same time.

We are including two photos. One is of a facility with a painting scheme similar to what we are proposing. As can be seen, the overall effect will be to provide a bright and cheerful interior that reflects well on both the City and BGCSLC. The second shows some of our members at the Percy Peek facility.





## **Attachment C**

### **Impacts on the Community**

Since we began operating a Clubhouse at the Percy Peek Gymnasium, Boys & Girls Clubs of St. Lucie County (BGCSLC) has demonstrated its positive effect on the Lincoln Park community – and Fort Pierce as a whole – in numerous ways. There are Lincoln Park residents who feel that Percy Peek Gymnasium is the heart of the community, not just because it serves as the location where we and numerous other agencies offer services to residents, but because of the impact that Boys & Girls Clubs and its partnering agencies can have on impressionable neighborhood youth.

If we are granted the lease for Percy Peek, we pledge to continue and expand this record of successful community outreach and activism throughout the period of the lease.

We are attaching four letters of recommendation from community leaders that attest to the positive impact that BGCSLC has had on the community.

### **Outreach and Partnerships**

From the start of our occupancy of Percy Peek, we pledged that the building would always be a place where other community organizations could offer programs and services to benefit residents, especially those in need who lived in the Lincoln Park neighborhood. Fulfilling that promise, we have seen Percy Peek serve as the site of activities sponsored by Drug Free St. Lucie, the Economic Development Council of St. Lucie County, the Fort Pierce Police Department, the City of Fort Pierce, the Roundtable of St. Lucie County, Indian River State College, and Men of the Sword, among others. CareerSource Research Coast also worked with many neighborhood teens at the center as part of their Summer of Success program.

The Club is open 1:45 to 7 p.m., Monday through Friday, and we make the facility available to our community partners seven days a week. As part of our mission to serve young people of all ages, we have held numerous Boys & Girls Clubs activities that were open to the community, including Day for Kids, and a variety of activities for youth development agencies from other counties in the region.

### **Key Clubhouse Programming**

Programming for Club kids is focused on three principal areas:

**Academics:** We maintain a certified teacher on staff to tutor any member who receives a grade

below C in a core academic subject. Our certified teacher also is working with members on tutoring for the PERT entrance exam for dual enrollment, as well as SAT and ACT prep. The teacher also is helping members with resume and cover letter writing.

We also have partnered with CareerSource Research Coast in offering our Career and College Boot Camp, which broadened the horizons of 60 Percy Peek teens by showing them the range of career and college choices that might be open to them and teaching them some of the skills needed to achieve those goals.

**Healthy Lifestyles:** We offer the young people attending Percy Peek Clubhouse a variety of programs that encourage them to make smart decisions when it comes to such issues as alcohol, tobacco, illegal drugs and premature sexual activity. Project B.O.O.M. (Broadening Opioid Outcry Message), our opioid education program, is a new teen-led program that's been well-received by Club members. Our new traveling coed basketball team has also been a hit, and is stimulating interest in creating traveling coed teams in other sports.

**Good Character and Citizenship.** There are three principal Character and Citizenship activities conducted at the Club during the year. Youth of the Year is a program designed to develop leadership skills by giving Club members the chance to become the Club Youth of the year and to compete to represent all of BGCSLC. The winner represents the organization in regional and state competition as well.

Torch Club gives young people the opportunity to gain first-hand experience at leadership and gives Club kids a chance to engage in service learning, including opportunities to volunteer in the community. Keystone is a teen program that helps members develop in the areas of academics, career exploration, service learning and outreach.

Throughout the year, members learn the meaning and value of good citizenship by participating in such activities as walking in the Martin Luther King Jr. Day Parade and by engaging in numerous community volunteer activities. In fact, during the 12-month period ending September 2019, we estimate that Percy Peek Club members gave 900 hours of service to the community.

A City of Fort Pierce Police Department employee is on site when the Club is open, ensuring the safety of members and forging positive relationships with the young people who attend.

### **Other Impacts**

Evening activities for teens are an important feature of our programming at the Percy Peek site. For example, on select nights we offer Night Hoops, evenings when teens know the gym is open for basketball until late. That means they know there's a safe place for them to go that keeps them off the streets.

We also hold dances on select nights, giving members another reason to spend the evening in the Club, instead of on the streets. Dances also give members the opportunity to invite a friend to the Club for the evening, which means that each time that happens, yet another young person is off the streets for that much longer.

In the coming year, BGCSLC will be purchasing a van dedicated to the transportation needs of the young people at Percy Peek Clubhouse. Not only will this vehicle be helpful in transporting members to outside activities, it also will be used to take members home after dark. In the past, Club staff members have often remarked on the number of kids who leave for home as soon as it starts to get dark. The new van will allow us to safely transport these members home, which means members can stay at their Clubhouse, participating in worthwhile activities, longer every day. This new source of member transportation also will allow us to keep the Clubhouse open later at night, allowing us to provide a safe haven for our kids for that much longer every day.

The Clubhouse also can play a role in ensuring that members stay in school. On numerous occasions, staff members have found young people who were not regularly attending school and referred them to BGCSLC's Truancy Prevention Project. In one recent case, a young man who was very involved in gang life had stopped going to school. He was attracted to Percy Peek Clubhouse because of the coed traveling basketball team, and staff members began building a relationship with him. Eventually they were able to get him back into school, where he is working on making up his school credits.

The Clubhouse's certified teacher is tutoring him to make sure he succeeds academically. And the Clubhouse is partnering with Restoring the Village Initiative to try to get him out of the gang

life. Through our Truancy Project, we are working to get other young people back into school as well.

More information on some of these programs will be found in the response to Question 15E.

### **Stories of Success**

The story of Percy Peek Clubhouse is not just about successful programs. It's about the success of our members. Here are just a few of those stories.

Two years ago, **Adam** was a painfully shy teen-ager, the kind of kid who walks by you with his head down, saying nothing. A friend suggested he go to the Club, and eventually, he tried it and found he was comfortable there. He was amazed to find that, as he went more often, he made more and more friends, and he came out of his shell. Now he has a leadership position in Keystone Club and calls his friends "my Club family." He makes it a point to welcome new members, because he feels it's his duty, in case there's someone new who's too shy to say anything.

Adam recalled seeing a friend who was being teased because he was coming to the Club in dirty clothes. Realizing that his friend was homeless, Adam went home and asked his mother to help him go through his closet to find clothes and shoes for his friend.

**Essence** has been participating in Project B.O.O.M., the Boys & Girls Clubs' opioid education program, and describes it as a "great opportunity for teens and adults. Raising awareness and knowing what to do when encountering a situation involving opioids can prevent addiction, overdose, and unnecessary deaths."

"Personally, B.O.O.M. has given me insight into things I didn't know," she says. "I was prescribed opioids about a year ago, and only took it as the doctor prescribed and as needed. But B.O.O.M. helped me learn about the different branches of opioids, side effects, what to do when someone is taking opioids, and ways to prevent it. Additionally, this program is very inclusive; it involves getting together with the community and talking about rising issues to broaden awareness."

**Mia** has been a Club kid for years, but this is her first year at Percy Peek Clubhouse. She's already an outspoken leader and says she enjoys having a voice where she can express

community and personal concerns. She also likes the idea that Keystone Club members can become involved in expressing community concerns.

Mia's brother, **Yan**, says Percy Peek is a place where members have opportunities to engage in activities of their choice.



**Council Members**

December 10, 2019

*Chair*

**Kathryn Hensley**

School Board Member

To Whom It May Concern:

*Vice Chair*

**Marilyn Lawless**

Governor Appointed

It is with pleasure that I recommend that the City of Fort Pierce enter into a lease agreement with Boys & Girls Clubs of St. Lucie County for rental of the Percy Peek Gymnasium facility.

*Secretary*

**Pat Alley**

Governor Appointed

Boys & Girls Clubs of St. Lucie County has been an outstanding youth development organization serving the county for more than 25 years. The Children's Services Council has partnered with the Boys and Girls Clubs for several years, and it has consistently met their outcome performance measures demonstrating their positive impact on our children. In recent years, it has focused its efforts in Lincoln Park, an area of great need, and has already shown it can provide a variety of activities at the Percy Peek Clubhouse.

**Linda Bartz**

County Commissioner

**Richard Del Toro**

Governor Appointed

Boys & Girls Clubs of St. Lucie County will operate a program at Percy Peek that the whole community can be proud of. I encourage you to lease the property to this organization.

**Eric S. Finkel**

Governor Appointed

**Wayne Gent**

Superintendent of Schools

Sincerely,

**Amy Gregory**

Circuit 19 Dept. of Children  
& Families

Sean Boyle  
Executive Director

**Carmine Izzo**

Governor Appointed

**Robert Meadows**

Circuit Judge

**Sean Boyle**

Executive Director

**Children's Services Council of St. Lucie County**

546 NW University Boulevard, Suite 201, Port Saint Lucie, FL 34986

☎: 772-408-1100

\* [www.cscslc.org](http://www.cscslc.org)

✉: [info@cscslc.org](mailto:info@cscslc.org)



# INDIAN RIVER STATE COLLEGE

Vice President of Applied Science and Technology

December 6, 2019

City of Fort Pierce  
P.O. Box 1480  
Fort Pierce, FL 34954

To Whom It May Concern:

With pride in our youth and with great pleasure I recommend that the City of Fort Pierce enter into a new lease agreement with Boys & Girls Clubs of St. Lucie County for use of the Percy Peek Gym, located at 2902 Ave D, Fort Pierce, FL 34947.

Boys & Girls Clubs of St. Lucie County has been an outstanding youth development organization serving all of St. Lucie County for more than 25 years. The Club devotes much of its efforts within the Lincoln Park community as this area of our county is deemed as having greatest need.

At the Percy Peek Clubhouse, Boys & Girls Clubs, SLC provide a variety of educational, recreational, social and civic activities for youth in the Lincoln Park community.

The Percy Peek Gym location allows Boys & Girls Clubs, SLC to operate programs that the entire community can access and be proud of.

Without hesitation, I urge you to lease the property located at 2902 Ave D, Fort Pierce, FL 34947 know as Percy Peek Gym to the Boys & Girls Clubs, SLC organization.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Blake Welmon".

Pamela Blake Welmon, D.Ed.  
Vice President of Applied Science and Technology



[careersourcerc.com](http://careersourcerc.com)

December 9, 2019

City of Fort Pierce  
100 N. US Highway 1  
Fort Pierce, FL 34950

To Whom It May Concern,

CareerSource Research Coast is proud to partner with the Boys & Girls Clubs of St. Lucie County addressing the issues and needs of at-risk youth in Fort Pierce, especially the Lincoln Park Community. Our Youth Connections Program Staff work closely with the Boys & Girls Clubs of St. Lucie County to address the needs of each youth individually and work towards the youth's career goals through research-based strategies that improve employment outcomes for at-risk youth. This partnership is an integral part of our work in the Lincoln Park Community, the city of Ft. Pierce and St. Lucie County.

It is with pleasure that I recommend that the City of Fort Pierce enter into a lease agreement with Boys & Girls Clubs of St. Lucie County for use of the Percy Peek Gym. The Boys & Girls Clubs of St. Lucie County has been an outstanding youth development organization serving the county for more than 25 years. The Club has focused much of its efforts in Lincoln Park, an area of great need, and provides a variety of activities for the community at the Percy Peek Clubhouse.

The Boys & Girls Clubs of St. Lucie County will operate a program at Percy Peek that the whole community can be proud of. I urge you to lease the property to this organization.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Bauer".

Brian Bauer  
President/CEO

[info@careersourcerc.com](mailto:info@careersourcerc.com)  
Administrative Office  
584 NW University Boulevard, Suite 100 | Port Saint Lucie, FL 34986  
p: 866.482.4473 | f: 866.314.6580



**Linda Hudson, Chair**  
*City of Fort Pierce*

**Terissa Aronson**  
*Chamber of Commerce*

**Trevor Banks**  
*Lincoln Park Council of Ministers*

**Linda Bartz**  
*Board of County Commission*

**Brian Bauer**  
*Workforce Solutions*

**Ann Berner**  
*SE FL Behavioral Health Network*

**John Bolduc**  
*Port St. Lucie Police Dept.*

**Sean Boyle**  
*Children's Services Council*

**Carol DeLoach**  
*Devereux CBC*

**Michael Davis**  
*Dept. of Corrections*

**E. Wayne Gent**  
*St. Lucie School District*

**Diane Hobbey-Burney**  
*Fort Pierce Police Dept.*

**Delores Johnson**  
*State Representative*

**Karen Knapp**  
*United Way of St. Lucie County*

**Andrea Kochanowski**  
*Housing Authority of Ft Pierce*

**Tony Loupe**  
*Early Learning Coalition*

**Robert McPartlan**  
*Dept. of Children & Families*

**Stephanie Morgan**  
*City of Port St. Lucie*

**Paul Nigro**  
*Guardian ad Litem*

**Jessica Parrish**  
*Steering Committee Chair*

**Clint Sperber**  
*FL Dept. of Health*

**Pete Tesch**  
*Economic Development Council*

**Andrew Treadwell**  
*Indian River State College*

**Lisa von Seelen**  
*Kids Connected by Design*

**Garry Wilson**  
*St. Lucie Sheriff's Office*

**Wydee'a Wilson**  
*Dept. of Juvenile Justice*

**Teresa Bishop**  
*Executive Director*



546 NW University Blvd. Suite 204  
Port St. Lucie, FL 34986  
Tel. 772-871-5880 Fax 772-408-1111  
[www.roundtableslc.com](http://www.roundtableslc.com)

December 10, 2019

To The City of Fort Pierce

It is with pleasure that the Roundtable of St. Lucie County, Inc. recommends that the City of Fort Pierce enter into a Lease Agreement with the Boys & Girls Clubs of St. Lucie County for the use of the Percy Peek Gym for an after school program.

Boys & Girls Clubs of St. Lucie County has been an outstanding youth development organization serving the county for more than 25 years. The Club has focused much of its efforts in Lincoln Park, an area of great need, and provides a variety of activities for the community at the Percy Peek Clubhouse.

Boys & Girls Clubs of St. Lucie County will operate the program at Percy Peek that the whole community can be proud of. I urge you to lease the property to this organization.

Sincerely,

Teresa Bishop  
Executive Director

## **Attachment D**

**Any other information which may be valuable to the City in evaluating the proposal.**

### **Our Bid**

Boys & Girls Clubs of St. Lucie County is only bidding \$12 per year because we are investing at least \$170,000 per year in programming at the Percy Peek facility for the young people of Fort Pierce. In addition, those funds do not include valuable in-kind services that we and our members receive from partner agencies, such as the work that Tykes & Teens does in the area of Trauma-Informed Care with our young people and staff. Also, as noted above, we are continually upgrading program supplies and equipment as needed.

### **About Boys & Girls Clubs of St. Lucie County**

Now in its 25<sup>th</sup> year, Boys & Girls Clubs of St. Lucie County (BGCSLC) has successfully served the County's young people with before- and after-school and summer programs. Our mission is straightforward: To enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens.

We place great emphasis on the words "those who need us most." They have motivated us to locate our neighborhood Clubhouses in the county's most disadvantaged neighborhoods, and there is proof that we are reaching the kids who need us most: 97% of members in neighborhood Clubhouses qualify for free or reduced-cost lunches at school.

During the school year, St. Lucie Public Schools, our strongest partner, buses these young people to our five neighborhood locations for after-school programs. We also provide before- and after-school programs in 15 Clubs located in public schools. Programming is focused in three areas, academic success, healthy lifestyles and good character and citizenship. Between Club programming and such specialized programs as our Truancy Prevention project, we serve an estimated 15,000 young people throughout the County every year.

Nowhere is our commitment to young people more evident than in the Lincoln Park neighborhood of Fort Pierce, where we have operated our flagship Garden Terrace, Teen Center and Infinity Clubhouses for years. When Infinity was temporarily closed in 2017 for a much-needed remodeling, we received City permission to use the Percy Peek

gymnasium to serve the young people of Lincoln Park. During that year, it became clear that there was a significant need for additional Club programming in that part of the community. From very modest beginnings – 18 youth began the journey with us back then – we have grown to a current registered membership of more than 150 young people.

### **Current Percy Peek Clubhouse Programs**

Like all our Boys and Girls Clubs, the Clubhouse offers programs in three core areas, academics, healthy lifestyles and good character and citizenship.

Our certified teacher is at the center of our academic programs, which are designed to help our members succeed in school and beyond. One such program, Diplomsd2Degrees, is a Boys & Girls Clubs of America (BGCA) program that we use to help our members get ready for college. It helps members develop both short- and long-term goals while familiarizing them with post-secondary education through experiences like college tours.

Our Healthy Lifestyles programs covers a number of areas, including Project B.O.O.M., the youth-led opioid education program. We also offer Passport to Manhood for boys and SMART Girls for Girls. Both programs help members take steps in moving from adolescence to adulthood, focusing on self-esteem, healthy decision-making; forming healthy relationships with the opposite sex, family and friends; conflict resolution; and becoming productive citizens.

Also new in 2019 is the Percy Peek Pioneers, our traveling coed basketball team. Team members must attend the Club at least four days a week and must participate in at least two programs, including academics. If they receive a D or an F in a core subject they must participate in tutoring. The 20-member team travels to other counties to play similar teams from other Boys & Girls Clubs.

The Percy Peek Clubhouse also continues its tradition of providing all teens with plenty of opportunities to play basketball, including Night Hoops, when the Clubhouse is open in the evening on certain nights.

We promote Good Character and Citizenship through teen membership in Keystone Club, which focuses its efforts on teaching teens leadership skills and promoting community service. During the year, Keystoners participate in a variety of service activities, including participation in

Restoring the Village Initiative, in the process learning what it means to be a good and engaged citizen.

### **Coming Up Next Year**

Our Percy Peek Clubhouse programs will build on the success of current programming. For example, in the area of academics, we will continue our partnership with Indian River State College to ensure that any members who qualify can take part in dual enrollment. This program gives students the exciting opportunity to take college classes while still attending high school. We recognize the need for those members who are not college-bound to earn technical certifications in various fields, and this partnership with IRSC will allow them to do that.

In addition, we will capitalize on the tremendous popularity of the Summer Career and College Boot Camp by infusing a career and college focus into activities throughout the year. For example, we will be teaching teens how to be entrepreneurs. Through a partnership with two of our corporate sponsors, Everglades Equipment Group and Nature's Grounds Landscaping, we will show members not only how to work in a landscaping business, but how to start and run their own business. We're also planning to hire a workforce development job coach, whose sole job will be to work with teen Club members on developing their job prospects and making sure they are as qualified as possible to enter the world of work. The coach also will help members obtain jobs and keep their jobs once they are hired.

We're also excited about the upcoming expansion of our coed traveling sports team program. Based on the Pioneers' success, we plan to add traveling coed flag football, soccer and possibly baseball teams in the coming year.

**November 7, 2019**



**CITY OF FORT PIERCE**

**PROPERTY LEASE – HUMAN DEVELOPMENT RESOURCES  
CENTER GYMNASIUM**

**RFP NO. 2020-007**

**ADDENDUM NO. 1**


The purpose of this addendum is to modify dates listed in the proposal document.

- ❖ **Last day for inquiries and questions:**  
5:00 PM, MONDAY, DECEMBER 2, 2019
  
- ❖ **Bid Due Date/Bid Opening:** RFP due date has been changed from  
3:00 PM, THURSDAY, NOVEMBER 14, 2019 to:

**3:00 PM, WEDNESDAY, DECEMBER 11, 2019**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:   
Manual

Signature: William Armstead  
Typed or Printed

Company Name: Boys & Girls Clubs of St. Lucie County

Address: 3104 Avenue J, Fort Pierce, FL 34947  
\_\_\_\_\_

Date: December 9, 2019

/lh

**December 2, 2019,**



**CITY OF FORT PIERCE**

**PROPERTY LEASE – HUMAN DEVELOPMENT RESOURCES**  
**CENTER GYMNASIUM**

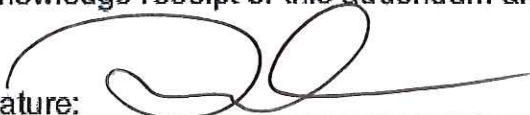
**RFP NO. 2020-007**

**ADDENDUM NO. 2**

The purpose of this addendum is to make modifications to the solicitation number(s) stated throughout the proposal document. Please disregard the original document and use the revised proposal document attached.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:  \_\_\_\_\_  
Manual

Signature: \_\_\_\_\_  
William Armstead  
Typed or Printed

Company Name: \_\_\_\_\_  
Boys & Girls Clubs of St. Lucie County

Address: \_\_\_\_\_  
3104 Avenue J, Fort Pierce, FL 34947

\_\_\_\_\_

Date: \_\_\_\_\_  
December 9, 2019

/gm

Attachment

December 4, 2019.



CITY OF FORT PIERCE

PROPERTY LEASE – HUMAN DEVELOPMENT RESOURCES  
CENTER GYMNASIUM

RFP NO. 2020-007

ADDENDUM NO. 3

The purpose of this addendum is to provide modifications to the Application of Proposal to Lease Property.

- ❖ **Modification to Proposed Lease Area Item five (5) – Page 13 of the RFP document has been revised, see attached.**

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:  \_\_\_\_\_  
Manual

Signature: William Armstead \_\_\_\_\_  
Typed or Printed

Company Name: Boys & Girls Clubs of St. Lucie County \_\_\_\_\_

Address: 3104 Avenue J, Fort Pierce, FL 34947 \_\_\_\_\_  
\_\_\_\_\_

Date: November 9, 2019 \_\_\_\_\_

/gm

Attachment