



# ESCAMBIA COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS


## FACILITIES MANAGEMENT DEPARTMENT

100 E. Blount Street  
Pensacola, FL 32501

David W. Wheeler, CFM  
Director

### MEMORANDUM

FMA-035

**TO:** Jack R. Brown, County Administrator  
**FROM:** David W. Wheeler, CFM, Director   
**DATE:** July 30, 2015  
**SUBJECT:** Brownsville Community Resource Center

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The Brownsville Community Resource Center Project currently has a budget of \$1,300,000. The budget breakdown is estimated at \$961,000 for general contractor services, \$170,000 set aside for unforeseen conditions /contingency, \$135,000 for Architectural and Engineering (AE) fees and \$34,000 for our DCAT project management fees. On Monday, August 3<sup>rd</sup>, Purchasing will advertise the Request for Letters of Interest (RLI) for AE services. Once the RLI process is completed a recommendation will be brought before the Board to approve these AE services. The AE's scope will be to prepare construction documents (drawings and specifications) for a formal sealed bid solicitation for a General Contractor to perform the required construction and renovation work. AE efforts to prepare the construction documents are estimated at 4 months and the General Contractor's work is estimated at 9 to 10 months. The project should be completed in January 2017.

To perform this project without the use of a professional AE team would be extremely difficult, requiring numerous formal and informal contract solicitations. At a minimum, we will be required to hire a mechanical engineer to evaluate the HVAC system, a building envelope specialist for the Exterior Insulation Finishing System (EIFS), openings and roof system, and an environmental engineer to assess the indoor air quality concerns in the building. All three would require a solicitation and selection to keep the process competitive. After an extensive investigation of the "as is" condition of the facility, scope narratives, drawings, and specifications will be required in order to solicit contractor services. Many of these activities will require "stamped/sealed" drawings from licensed professionals in order for the Building Inspections Department to issue permits and schedule activity inspections. There are no licensed architects or engineers on staff that can provide this type of "stamp/sealed" construction documents. Our Design and Construction Administrative Team (DCAT) consists of a Division Manager, a Construction Manager and an Administrative Assistant. Their role has always been to act as the owner's representative and managing the activities of the AE team and the contractors associated with a construction or renovation project.

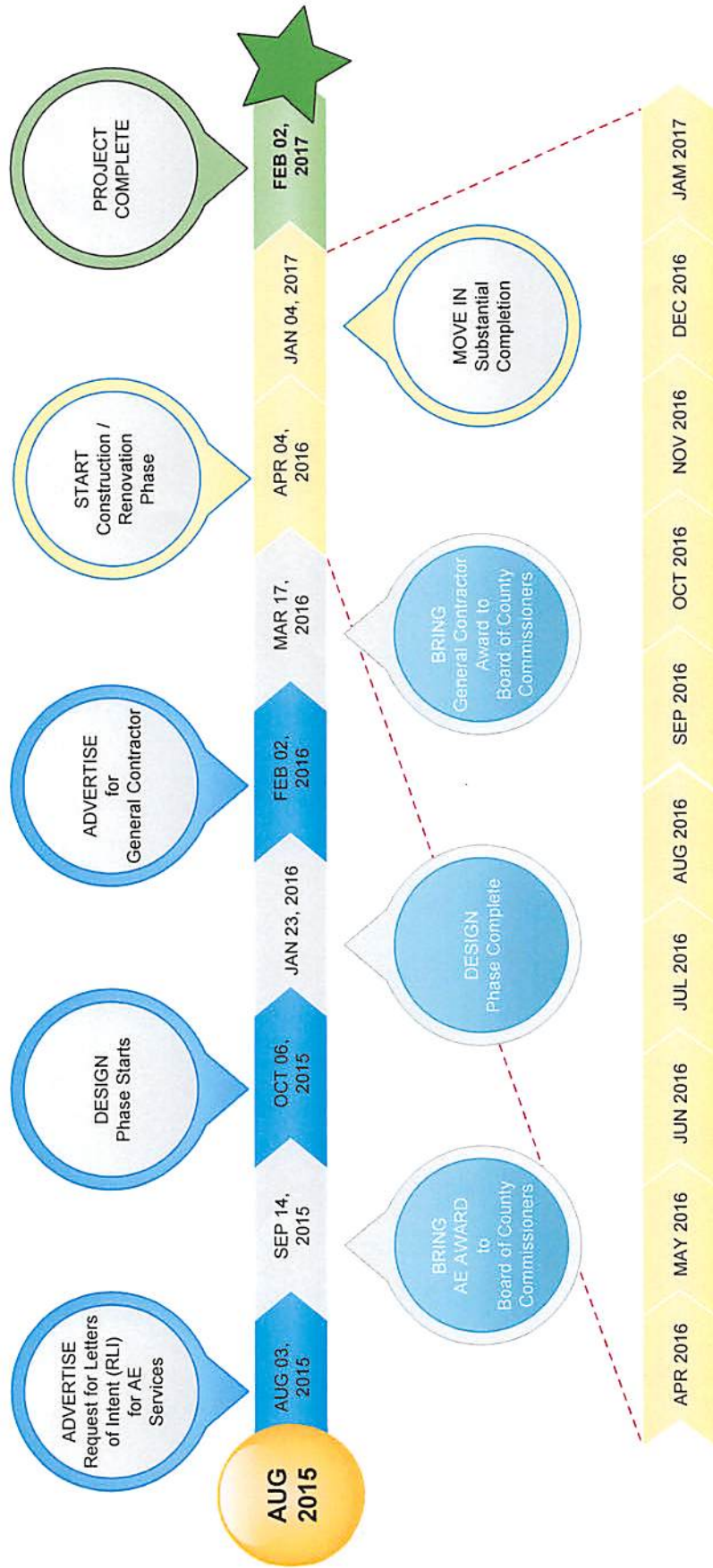
On August 19, 2013 a building inspection was conducted by Facilities Management prior to the property purchase. There were four construction/repair activities that are large in nature and will require stamped/sealed drawings and specifications to solicit licensed general contractors to perform the work.

- Exterior Envelope estimated \$180,000 of repair work. Project is over \$50,000 and will be a formal solicitation. Construction documents (drawings and specs) required for solicitation.
- Heating, Ventilation and Air Conditioning estimated at \$220,000 to replace roof top units. A mechanical engineer will evaluate usage and occupancy of building and size HVAC system accordingly. Project will be over \$50,000 and will be a formal solicitation. Construction documents (drawings and specs) required for solicitation.
- Interior and Exterior Improvements estimated at \$521,000. All interior and exterior improvements will require a thorough evaluation to determine the best approach for an economical but sustainable solution. Although not the recommended path to proceed, these improvements could perceivably be grouped into 5 or 6 separate contract packages and bid out. All packages will require construction documents (drawings and specifications) in order to advertise a formal/informal solicitation.
- Interior Abatement estimated at \$40,000 (assessment and remediation). Environmental consultant/industrial hygienist needs to be hired to conduct an Indoor Air Quality survey. All remediation work will require a detailed work plan and final clearance testing. Informal solicitation will be required with three quotes.

It is my recommendation that we proceed with the solicitation for the "Request for Letters of Interest (RLI)" and bring an architectural and engineering team onboard as soon as possible. The AE team will provide the necessary construction documents for us to solicit the general contractor to perform this work. This will allow us to have one architectural and engineering firm of record and one general contractor to perform and guarantee their work. We will make every effort to expedite all critical activities and get this building up to our established standards and available to the community at the earliest.

Please let me know if you have any additional questions or concerns.

Cc: Chip Simmons, Assistant County Administrator



# BROWNSVILLE COMMUNITY RESOURCE CENTER

## *Possible Future Uses*

(First Draft – 8-10-2015)

- I. Event Center/ Performing Arts/ Culture**
  - a.) Concerts, Plays, Performances
  - b.) Seminars, Training, Weddings, Meetings
  - c.) Social Gatherings (Civic Groups, Sororities, Fraternities)
  - d.) Selected Sports Events (Basketball games)
  
- II. Recreation Programming**
  - a.) After-School Program/ Workshops (Boys & Girls Club/ Salvation Army)
  - b.) Summer Camp (Escambia County Play Learn Grow)
  - c.) Sports Clinics (Local Athletic Associations – Adult & Youth)
  - d.) Selected Sports Events (Local Athletic Associations – Adult & Youth)
  - e.) Boys & Girls Scout Troops
  - f.) Youth Development Groups/ Clubs
  - g.) Youth Mentoring Groups (Goodwill Good Guides/ Big Brother & Big Sisters/ Pretty in Pink/ 100 Black Men/ Project Challenge)
  - h.) Fitness Classes/ Dance Classes
  - i.) Yoga
  
- III. Employment Training/ Placement/ Fairs**
  - a.) Career Source Escarosa
  - b.) Goodwill/ Easter Seals
  - c.) Vocational Training (George Stone)
  - d.) Vocational Rehabilitation
  - e.) Vocational Rehabilitation/ School to Work Transition Program
  - f.) Children's Home Society (YouthWorks)
  - g.) Job Corps
  - h.) Project Search
  - i.) Veteran Services
  
- IV. Community Outreach**
  - a.) Low-Income Assistance Programs (Escambia County LIDEAP, Community Action- LIHEAP)
  - b.) GED Programs (George Stone, PSC)
  - c.) PSC (Educational Opportunity Center)
  - d.) Computer Classes/ Training (Children's Home Society )
  - e.) Senior Programs (Council on Aging/ Area on Aging/ Salvation Army)
  - f.) Health Fairs/ Events/ Workshops (Escambia County Health Department/ Escambia County Community Clinics/ Healthy Start)
  - g.) Social Awareness Events/ Fairs/ Workshops (CDAC)
  - h.) Head Start Registration Site
  - i.) Emergency Coordination Training (Be Ready Alliance)
  - j.) Salvation Army
  - k.) Veteran Services

# Brownsville Community Resource Center - Facility Rental Rates

<b>Non Social Event</b>	\$50 per hour	3 hour minimum	Additional \$30 per hour after 3 hours	\$220 eight (8) hour block	\$100 Deposit
<b>Social Event</b>	\$75 per hour	3 hour minimum	Additional \$55 per hour after 3 hours	\$440 eight (8) hour block	\$100 Deposit

DRAFT

From: Jack R. Brown  
Sent: Friday, August 07, 2015 5:33 PM  
To: Jay LHS companies  
Cc: Nash Patel; Tonya Gant  
Subject: RE: GCIA 2015 community events at Brownsville Community Center

Jay,

Mrs. Wesley was the department head over this last year. She is no longer with us. Tonya Gant is the new Department Head. We are beginning to plan programming for the Brownsville Community Center during this time frame. I will make sure that they have your request. If you are approved to use the center for the dates requested we must insure that you have liability insurance in place insuring the County as an additionally insured party and so designated on the policy prior to allowing the use of the facility. Unfortunately last year we didn't receive this until the 2nd week of the event. I appreciate your checking with us early on. Additionally Mrs. Gant will be having the Board approved a fee schedule for the use of the facility so we will have to get back with you on the cost. What specific rooms do you need? Do the dates listed include all time that is needed to get in the building for any type of decoration, planning, etc...?

My understanding was that this was a huge success last year. I look forward to getting the additional information from you and getting back with you on a cost and locking in dates. Regards, Jack

Jack R. Brown  
County Administrator  
Escambia County  
221 Palafox Place, Suite 420  
Pensacola, Florida 3502  
Email: jrbrown@myescambia.com  
Phone: (850) 595-4947  
Cell: (850) 490-5905  
Fax: (850) 595-4908

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-----Original Message-----

From: Jay LHS companies [mailto:jay@lhs.cc]  
Sent: Monday, August 03, 2015 3:12 PM  
To: Jack R. Brown  
Cc: Nash Patel  
Subject: GCIA 2015 community events at Brownsville Community Center

Hello Jack, hope are are well Sir.

I had left you a message with your secretary mid last week but have been unable to connect.

Just when you get a moment can you please reach out to me re Gulf Coast Indian Association (GCIA) our not for profit group.

Last year you and the County Commissioners had let us use the Brownsville Community Center for our communities cultural & religious events and the community was able to celebrate several wonderful cultural and religious program and events. The community was very thankful for your generous support to allowing us the use of the facility.

We would like the opportunity to once again request on behalf of our community the use of the same facility, (Brownsville Community Center) for this years 2015 GCIA cultural and religious celebrations under the same terms and conditions if possible.

Our date this years are the following 7 days:

Our events start at 6pm till around 11:00pm to midnight.

Navratri Garba Dance events

Friday October 16th

Saturday October 17th

Wednesday October 21st

Friday October 23rd

Saturday October 24th

Wednesday October 28th

And finally our Dewali New year celebration on Saturday November 14th

In addition to the fees charged last year will also gladly provide the necessary liability insurance for each day and as we had done last year, we request only for one day permission for beer & wine permit for the last day November 14th Dewali celebration all other religious events are without alcohol.

Please let me know your thought and feel free to call myself at 850-393-1780 and/or Nash Patel at 850-393-1779.

Jack, as always, thank you Sir for your kind consideration towards our community and please feel free to reach out to both myself and Nash if we can ever do anything for you personally and or the County.

Thanks-Jay

Sent from Dr. Jay S. Patel's iPhone

## Jack R. Brown

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**From:** Tonya Gant  
**Sent:** Tuesday, August 04, 2015 12:47 PM  
**To:** Jack R. Brown  
**Subject:** Brownsville Community Center Rental

Hi Jack,

**My Findings:** FYI - Currently, the *Criminal Conflict and Civil Regional Counsel* (2<sup>nd</sup> floor of this building) pays \$2,040 a month for 2,248 square feet of office space. At the Brownsville Community Center (kitchen) - only the refrigerator/freezer (industrial size) is operable. The office space on the second floor at the Brownsville Community Center is not recommended as mold has been identified (August 2013) so it is not advisable to enter into an agreement for that space.

The going rate for leased office space:

- 150 to 250 square feet = \$250.00 a month
- Over 250 square feet = \$300.00 a month
  - The prices go up from there

Anyone renting or leasing the building will need to be out of the building by April 2016 as the entire building will be turned over to the general contractor. Once we find out George's space needs (square footage) I will have a better idea of how to charge – We may want to consider, in the rental/lease rate, the cost for custodial services, utility cost (AC), dumpster fees, etc. I have a copy of the lease agreement for the Criminal Conflict Counsel if you would like to see it. Please let me know if you need anything else. Thanks.

-Tonya

**Tonya Gant**  
Board of County Commissioners  
Director, Neighborhood & Human Services  
(850) 595-3123 Work  
(850) 777-0339 Mobile  
trgant@myescambia.com  
221 Palafox Place (Old County Courthou...  
Pensacola, Florida 32502



## Jack R. Brown

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**From:** Jack R. Brown  
**Sent:** Tuesday, August 04, 2015 6:58 PM  
**To:** grghawthorne@yahoo.com; Tonya Gant  
**Subject:** Lease

George,

Tonya Gant is still working to determine the amount that the county needs to charge you for rental as well as determine how many offices that you could have and for how long. She needs to know exactly which offices that you are discussing and the reason for each. The county will be running programs out of Brownsville as well so we will have to evaluate if it makes would for both entities. The kitchen is problematic as they plan on renting the center out for events for in many cases may also want to rent the kitchen. Please get back with Tonya tomorrow. Thanks, Jack

Jack R. Brown  
County Administrator  
Escambia County  
221 Palafox Place, Suite 420  
Pensacola, Florida 3502  
Email: [jrbrown@myescambia.com](mailto:jrbrown@myescambia.com)  
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## Jack R. Brown

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**From:** Jack R. Brown  
**Sent:** Tuesday, June 30, 2015 3:02 PM  
**To:** grghawthorne@yahoo.com; District3; District4; District5; District2; District1  
**Cc:** Rick Outzen; Shannon Nickinson; Quint Studer; Jackie; Tom Ninestine; Sue Straughn; Charles Thornton; Branden; John; Jessica Griffen; Angela Crawley; Aretta Green  
**Subject:** RE: Magic Johnson Community Empowerment Center MOU Proposal for Brownsville Community Center

George,

I just got off the phone with Lumon, this is not ready for the agenda and he scheduled a meeting for the three of us on July 10, 2015 at 10:30 a.m. in his office.

Jack R. Brown  
County Administrator  
Escambia County  
221 Palafox Place, Suite 420  
Pensacola, Florida 3502  
Email: [jrbrown@myescambia.com](mailto:jrbrown@myescambia.com)  
Phone: (850) 595-4947  
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Fax: (850) 595-4908

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**From:** George Hawthorne [mailto:[grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)]  
**Sent:** Tuesday, June 30, 2015 12:55 PM  
**To:** Jack R. Brown; District3; District4; District5; District2; District1  
**Cc:** Rick Outzen; Shannon Nickinson; Quint Studer; Jackie; Tom Ninestine; Sue Straughn; Charles Thornton; Branden; John; Jessica Griffen  
**Subject:** Re: Magic Johnson Community Empowerment Center MOU Proposal for Brownsville Community Center

Jack,

I talked to Lumon multiple times over the last few days and HE said to get it on the agenda, that is why we are making a public push now. He told me he supported this initiative.

However, how can anyone at the County NOT support of the most prolific African-American businessman, celebrity and billionaire to come to Escambia to deal with our most pressing issues (particularly in the Black poor communities) and bring national resources?

It seems like a no brainer!

**George Hawthorne**  
Chief Executive Officer

Diversity Program Advisors, Inc.  
251-504-7313 Cell

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**From:** Jack R. Brown <[jrbrown@co.escambia.fl.us](mailto:jrbrown@co.escambia.fl.us)>  
**To:** "[grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)" <[grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)>; District3 <[District3@co.escambia.fl.us](mailto:District3@co.escambia.fl.us)>; District4 <[District4@co.escambia.fl.us](mailto:District4@co.escambia.fl.us)>; District5 <[District5@co.escambia.fl.us](mailto:District5@co.escambia.fl.us)>; District2 <[District2@co.escambia.fl.us](mailto:District2@co.escambia.fl.us)>; District1 <[District1@co.escambia.fl.us](mailto:District1@co.escambia.fl.us)>  
**Cc:** Rick Outzen <[rick@inweekly.net](mailto:rick@inweekly.net)>; Shannon Nickinson <[snickinson@pensacolatoday.com](mailto:snickinson@pensacolatoday.com)>; Quint Studer <[quint@studergroup.com](mailto:quint@studergroup.com)>; Jackie <[jmiles@pensacolavoic.com](mailto:jmiles@pensacolavoic.com)>; Tom Ninestine <[tninesti@gannett.com](mailto:tninesti@gannett.com)>; Sue Straughn <[sstraughn@weartv.com](mailto:sstraughn@weartv.com)>; Charles Thornton <[charlesdthornton@gmail.com](mailto:charlesdthornton@gmail.com)>; Branden <[branden@newsradio1620.com](mailto:branden@newsradio1620.com)>; John <[john@sstiflorida.com](mailto:john@sstiflorida.com)>; Jessica Griffen <[jessica@sstiflorida.com](mailto:jessica@sstiflorida.com)>  
**Sent:** Tuesday, June 30, 2015 12:30 PM  
**Subject:** RE: Magic Johnson Community Empowerment Center MOU Proposal for Brownsville Community Center

George,

I hope you. Are doing well. As I have relayed to you on several occasions you need to schedule meetings regarding the vision for the Brownsville center through Commissioner May's office. Jack

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** George Hawthorne <[grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)>  
**Date:** 06/30/2015 11:42 AM (GMT-06:00)  
**To:** District3 <[District3@co.escambia.fl.us](mailto:District3@co.escambia.fl.us)>, "Jack R. Brown" <[jrbrown@co.escambia.fl.us](mailto:jrbrown@co.escambia.fl.us)>, District4 <[District4@co.escambia.fl.us](mailto:District4@co.escambia.fl.us)>, District5 <[District5@co.escambia.fl.us](mailto:District5@co.escambia.fl.us)>, District2 <[District2@co.escambia.fl.us](mailto:District2@co.escambia.fl.us)>, District1 <[District1@co.escambia.fl.us](mailto:District1@co.escambia.fl.us)>  
**Cc:** Rick Outzen <[rick@inweekly.net](mailto:rick@inweekly.net)>, Shannon Nickinson <[snickinson@pensacolatoday.com](mailto:snickinson@pensacolatoday.com)>, Quint Studer <[quint@studergroup.com](mailto:quint@studergroup.com)>, Jackie <[jmiles@pensacolavoic.com](mailto:jmiles@pensacolavoic.com)>, Tom Ninestine <[tninesti@gannett.com](mailto:tninesti@gannett.com)>, Sue Straughn <[sstraughn@weartv.com](mailto:sstraughn@weartv.com)>, Charles Thornton <[charlesdthornton@gmail.com](mailto:charlesdthornton@gmail.com)>, Branden <[branden@newsradio1620.com](mailto:branden@newsradio1620.com)>, John <[john@sstiflorida.com](mailto:john@sstiflorida.com)>, Jessica Griffen <[jessica@sstiflorida.com](mailto:jessica@sstiflorida.com)>  
**Subject:** Magic Johnson Community Empowerment Center MOU Proposal for Brownsville Community Center

Dear Commissioners and Administrator,

Unfortunately with no success, I have been trying to get a return call from the County Administration for more than a month to schedule of a meeting to discuss a proposed "public-private-partnership" regarding the attached Memorandum of Agreement between Magic Johnson Foundation Inc. (MJF), a non-profit charitable foundation, and Magic Johnson Bridgescape Academy (MJBA), a joint-venture between Magic Johnson Enterprises, Inc. and Edison Learning Inc, and Diversity Program Advisors,

Inc., a Florida corporation, and Soft Skills Training Institute of Florida, a Florida corporation regarding a collaborative business association of companies to provide professional services to develop and operate community resource centers in Escambia County Florida. Collectively the aforementioned parties are hereinafter referred to as the "Project Team"

However, now time is running out to open this facility before the next school year and make substantive outcomes for at-risk youth and their families. I cannot understand how it is that we have America's top African-American businessman, top minority business employer, global celebrity and black billionaire trying to provide substantive resources and community building assets to the County and we cannot get a call back or any timely response to such a greatly needed program and personality.

Escambia County years ago purchased an existing 34,000 s.f. facility described as a Gymnasium, Daycare and Office Building and a separate residential building described as a single-story House located at 3100 W. Desoto Street in the Brownsville Community Redevelopment Area and herein referred to as the Brownsville Community Resource Center (BCRC). This facility is currently has no clearly defined operational plan, structure or programs that have a sustainable future.

Clearly, the lower income, blighted Brownsville neighborhood and surrounding communities exhibit significant unemployment (especially among youth/young adults), high crime, juvenile delinquency and low educational attainment. The County has allocated \$1.8 million in Local Option Sales Tax (LOST) funds for the design and renovation of the existing facility (these funds are restricted to capital improvements only).

However, Escambia County's desire and intent to reduce poverty, unemployment and crimes has made it necessary to develop proactive solutions to develop programs and facilities that provides comprehensive "community resource center model for the Brownsville Community Resource Center building. Our team provides this solution and develop resources to provide exactly that operation

Whereas, as a centralized-portal of entry into an integrated system of social services, the ECRC can provide a major mechanism for proactive, holistic, and efficient service delivery and integration, the BCRC has the potential to play a significant role in enhancing access to services for Escambia's children, families and communities. Benefits to families may include: health, workforce development, educational and recreational services; reduction in service duplication; community involvement activities; cross-generational interaction; large-scale volunteer opportunities; and a feedback mechanism for the community.

The respective members of the Project Team have designed a comprehensive implementation program for a "One-Stop-Shop" to provide programmatic initiatives and management operations that could address Escambia's poverty, crime, unemployment, at-risk-youth, social service delivery and community development at the Brownsville Community Resource Center (Brownsville Model) and illustrated on Exhibit A attached hereto.

The Project Team will seek County and School District support and collaboration for funding the Brownsville Community Resource Center (BCRC) program implementation; and provide insight into possible funding options to implement and sustain the proposed BCRC's programs and ongoing operations.

The services provided by the Project Team pursuant this MOU, shall be performed and provided as a "collaborative service agreement between individual companies." The Project Team acknowledges and agrees that they respectively have offered to support the undertakings agreed to under this MOU

in support of the programmatic efforts of as outlined on the attached "Service Matrix" developed for this initiative. The Project Team further acknowledges and agrees that this MOU imposes no legal obligations or responsibilities on the members of the Project Team or their respective subsidiaries or affiliates with respect to the purpose of this MOU.

Accordingly, we are formally requesting to have a BOCC Workshop on this public private partnership proposal in order to be operational by the next school year and begin enrollment within the next 30 days. Please review the attached documents and contact me at the number below to discuss this matter.

George Hawthorne  
Chief Executive Officer  
Diversity Program Advisors, Inc.  
251-504-7313 Cell

----- Forwarded Message -----

From: George Hawthorne <[grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)>  
To: John Rigsby <[jarigsby@sstiflorida.com](mailto:jarigsby@sstiflorida.com)>; "[jar1327@gmail.com](mailto:jar1327@gmail.com)" <[jar1327@gmail.com](mailto:jar1327@gmail.com)>; Jessica Hall <[jessica@sstiflorida.com](mailto:jessica@sstiflorida.com)>  
Sent: Friday, June 12, 2015 7:51 AM  
Subject: Fwd: Escambia County

Here is the MOU Jessica excuse the old contact in my phone I couldn't change

Sent from my iPhone

Begin forwarded message:

From: Chris Morrow <[cmorrow@magicjent.com](mailto:cmorrow@magicjent.com)><<mailto:cmorrow@magicjent.com>>>  
Date: June 11, 2015 at 8:29:14 PM CDT  
To: "Stancil, Curtiss"  
<[Curtiss.Stancil@edisonlearning.com](mailto:Curtiss.Stancil@edisonlearning.com)><<mailto:Curtiss.Stancil@edisonlearning.com>>>, Larry Johnson Sr. <[ljohnson@magicjent.com](mailto:ljohnson@magicjent.com)><<mailto:ljohnson@magicjent.com>>>  
Cc: "Nti, Emeka" <[Emeka.Nti@edisonlearning.com](mailto:Emeka.Nti@edisonlearning.com)><<mailto:Emeka.Nti@edisonlearning.com>>>, "George Hawthorne ([grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)><<mailto:grghawthorne@yahoo.com>>)" <[grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)><<mailto:grghawthorne@yahoo.com>>>  
Subject: RE: Escambia County

Hi Curtiss,

My apologies for the delay. Please see attached.

Thanks,

Chris Morrow  
Magic Johnson Enterprises

From: Stancil, Curtiss [<mailto:Curtiss.Stancil@edisonlearning.com>]

Sent: Thursday, June 11, 2015 2:08 PM

To: Chris Morrow; Larry Johnson Sr.

Cc: Nti, Emeka; George Hawthorne ([grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)<mailto:[grghawthorne@yahoo.com](mailto:grghawthorne@yahoo.com)>)

Subject: Escambia County

Hello Quick follow-up can you please sign the MOU for Escambia and send back to George!

Thanks

Curtiss Stancil

Sr. Vice President, Sales

EdisonLearning, Inc.

Harborside Financial Center

2910 Plaza 5

Jersey City, NJ 07311-4043

(804) 982-9349

(804) 739-7260

[Curtiss.Stancil@edisonlearning.com](mailto:Curtiss.Stancil@edisonlearning.com)<mailto:[Curtiss.Stancil@edisonlearning.com](mailto:Curtiss.Stancil@edisonlearning.com)>

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