

The Dunbar LLC Response

Pricing unsealed at Aug 14, 2024 2:01 PM

CONTACT INFORMATION

Company

The Dunbar LLC

Email

thedunbargnv@gmail.com

Contact

Jessica Johnson

Address

732 NW 4th St
Gainesville, FL 32601

Phone

N/A

Website

N/A

Submission Date

Aug 14, 2024 1:57 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Aug 9, 2024 12:31 AM by Jessica Johnson

QUESTIONNAIRE

1. Corporate Resolution Granting Signature*

Pass Fail

The response must be submitted by an officer of the business who is legally authorized to enter into a contractual relationship in the name of the bidder. An authorized representative who is not an officer may sign the proposal, but must attach or upon request provide a corporate resolution granting authorization to the representative to execute on behalf of the business. Are you authorized to submit this RFA?

Confirmed

Please Note: Responses to this question may be publicly displayed after the due date has passed.

2. Drug Free Workplace*

Pass Fail

In accordance with §287.087, Florida Statute

Do you certify that you meet the following:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Yes

Please Note: Responses to this question may be publicly displayed after the due date has passed.

3. Conflict of Interest*

Pass Fail

The bidder certifies that to the best of his knowledge or belief, no elected/appointed official or employee of the County is financially interested, directly or indirectly, in the purchase of the goods or services specified on this order. (Select yes, if there is no conflict of interest)

Confirmed

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4. Responsible Agent Designation*

Pass Fail

The Consultant shall designate a responsible agent and alternate as necessary, for all dealings, communications, or notices or contracts between the County and the Consultant by completing and returning this Responsible Agent Form. Any notice or communication to or from the responsible agent shall be deemed to be a communication to the Consultant.

RESPONSIBLE AGENT:

ADDRESS:

PHONE NO.:

EMAIL ADDRESS:

ALTERNATE RESPONSIBLE AGENT:

ADDRESS:

PHONE NO:

EMAIL ADDRESS:

RESPONSIBLE AGENT: Jessica Johnson

ADDRESS: 726 NW 4TH STREET GAINESVILLE, FL 32601

PHONE NO.: 561-810-9170

EMAIL ADDRESS: thedunbargnv@gmail.com

ALTERNATE RESPONSIBLE AGENT: Shelton Seraphin

ADDRESS: 220 NW 8TH AVE GAINESVILLE, FL 32601

PHONE NO: 912-707-7837

EMAIL ADDRESS: iss.9one@gmail.com

Please Note: Responses to this question may be publicly displayed after the due date has passed.

5. Has your agency received funding in the Special Projects and Community Enhancements (SPACE) 24-416 RFA, CAPP or CHOICES?*

No Pass Fail

Please Note: Responses to this question may be publicly displayed after the due date has passed.

6. How many permanent, full-time employees are employed with your agency?* Pass Fail

2

Please Note: Responses to this question may be publicly displayed after the due date has passed.

7. What is your agency's net worth?* Pass Fail

0

Please Note: Responses to this question may be publicly displayed after the due date has passed.

8. Provide your Employer Identification Number (EIN)* Pass Fail

Do not include dashes.

Maximum response length: 9 characters

993827484

Please Note: Responses to this question may be publicly displayed after the due date has passed.

9. Provide physical address in Alachua County.* Pass Fail

Maximum response length: 200 characters

732 NW 4TH STREET GAINESVILLE, FL 32601

Please Note: Responses to this question may be publicly displayed after the due date has passed.

10. Provide a mailing address.* Pass Fail

Maximum response length: 200 characters

732 NW 4TH STREET GAINESVILLE, FL 32601

Please Note: Responses to this question may be publicly displayed after the due date has passed.

11. Project Name*

Pass Fail

The Dunbar

Please Note: Responses to this question may be publicly displayed after the due date has passed.

12. Amount of funds being requested*

Pass Fail

Maximum of \$15,000

Maximum response length: 7 characters

15,000

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13. Does your proposed project benefit residents of Alachua County living at or below 150% Federal Poverty Level?*

Yes

Pass Fail

Please Note: Responses to this question may be publicly displayed after the due date has passed.

14. Does your proposed project fit into one of the BoCC's approved funding category?*

Pass Fail

Adequate Food

Please Note: Responses to this question may be publicly displayed after the due date has passed.

15. Please describe the proposed project, and quantify the anticipated benefits to residents of Alachua County living at or below 150% Federal Poverty Level*

Maximum response length: 2500 characters

Pass Fail

The proposed project involves the revitalization of The Dunbar Hotel, historically known as the only hotel in Gainesville, Florida, that accepted Black patrons during the segregation era. It served as a significant cultural hub, welcoming both famous Black musicians like Duke Ellington, B.B. King, and Ella Fitzgerald, as well as local workers such as strawberry pickers and vegetable farmers. The project aims to reopen The Dunbar as a restaurant and community space, drawing inspiration from its historical significance.

The hotel currently has 10 rooms with communal bath and shower facilities, but we plan to downsize to 5-7 uniquely designed rooms, each with private bathrooms. The restaurant will offer a gourmet dining experience inspired by local cuisine, Gainesville dishes, and flavors from past travels. The building sits on a large plot with a spacious backyard, offering a multitude of uses. The courtyard will extend the dining area, hosting events such as private birthdays, dinners, cookbook clubs, weddings, yard sales, and community gatherings. Additionally, we plan to establish a free community library for children and book lovers, as well as a free food pantry offering bread, pasta, canned goods, and other essentials year-round.

The Dunbar is located behind the Gainesville Police Department, and through discussions with officers and GPD employees who pass by on their way home, we've learned that this project would be a welcome addition. It will provide a convenient place for officers to take a break or grab a bite before a long shift. We see this as an opportunity to show our support and gratitude to those who keep our community safe, and this grant will enable us to do so.

The benefits to residents of Alachua County living at or below 150% of the Federal Poverty Level are significant. By restoring The Dunbar, we aim to create a space that serves the needs of the local community, particularly the Pleasant Street neighborhood. The restaurant will offer affordable dining options, while the food pantry will provide free, essential items to those in need. The project also seeks to bring together long-time residents and newcomers, addressing concerns about gentrification and fostering a sense of community and connection. Furthermore, the revitalization of the hotel will transform an empty, deteriorating building into a valuable asset for the neighborhood, enhancing the overall quality of life for local residents.

16. Please describe how your project will build capacity, enhance effectiveness and/or efficiency of your agency's service delivery*

Maximum response length: 2500 characters

Pass Fail

Building Capacity: The reopening of The Dunbar will allow us to serve a broader segment of the community, including both locals and travelers. By converting the hotel into a space with 5-7 uniquely designed rooms and a gourmet restaurant, we are expanding our ability to offer unique lodging and dining experiences. The inclusion of a free community library and food pantry will further increase our capacity to serve those in need, particularly residents of the local low-income community.

Enhancing Effectiveness: The project will improve the effectiveness of our services by fostering a stronger sense of community and addressing the needs of the Pleasant Street neighborhood. The hotel's history as a cultural hub for Black patrons during segregation will inform its new role as a gathering place for diverse community members. The restaurant will not only provide affordable dining options but also offer a space for community events, bridging the gap between long-time residents and newcomers and addressing concerns about gentrification.

This project will also create a safe and supportive work environment for our staff. Our goal is to provide the best possible benefits and invest in our employees by offering top-tier training guides. Drawing inspiration from a past job where group therapy was provided for staff, I would like to implement a similar program here, having personally experienced its positive impact. This investment in staff well-being and development will lead to better service for our customers and a more cohesive team.

Increasing Efficiency: The renovation of The Dunbar will streamline our operations by transforming a deteriorating, underutilized building into a vibrant, multi-purpose space. The design of the rooms with personal bathrooms, the strategic use of the large backyard for events, and the integration of a courtyard dining area will all contribute to more efficient service delivery.

The project will also address our marketing needs by providing necessary resources, and we plan to invest in kitchen equipment that enhances speed and safety, as well as software that will make serving customers more efficient. These improvements will ensure that we can deliver high-quality service while maintaining a safe and efficient work environment.

Overall, this project will enable us to better serve our community and ensure that The Dunbar Hotel once again becomes a treasured asset in Gainesville.

Please Note: Responses to this question may be publicly displayed after the due date has passed.

17. Describe measurable outcomes for the project.*

Pass Fail

Maximum response length: 2500 characters

To ensure The Dunbar's success and impact, several measurable outcomes will be tracked. Initially, we aim to complete renovations of the outdoor courtyard, kitchen, and restrooms, and launch The Dunbar within three months, while raising capital through yard sales, events, grants, and other sources. Long-term goals include achieving a 75%

occupancy rate within 1-4 years and establishing the restaurant as a top dining destination in Gainesville within 2-3 years.

Additionally, we plan to host at least 12 community events annually, create 15 new jobs, and distribute 1,000 free food pantry items monthly to support local low-income residents. Guest satisfaction should reach 85% or higher, with a 75% occupancy rate for hotel rooms and a 10% quarterly increase in restaurant revenue. We aim to donate about 200 books yearly to support literacy in the community, while historic restoration should be completed within 18 months. We will also implement comprehensive staff training and therapy programs, invest in efficient kitchen equipment and customer service software, and achieve a 25% growth in social media followers with a 5% engagement rate. Other goals include generating \$50,000 from events, reducing operational costs by 10%, and fostering local supplier partnerships with at least 10 new contracts. Employee satisfaction should be at 90%, and community involvement should see 500 volunteer hours from staff. These measures will ensure we meet our goals, positively impact the community, and cater to a diverse audience effectively.

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18. Describe the timeline and anticipated milestone dates for the project.*

Pass Fail

Maximum response length: 2500 characters

The Dunbar Hotel project is structured in three distinct phases.

Phase 1 (2025/2026) focuses on the foundational setup, including business registration, signing the lease, and completing branding with logos and marketing materials. Additionally, a business account will be opened and the restaurant menu finalized. The second month will see the implementation of an onboarding system and staff training program, along with the purchase of kitchen equipment and finalization of its layout. Yard renovations, including landscaping and outdoor seating setup, will also begin. By the third month, yard renovations will be completed, staff will be hired and trained, and a mock service will be conducted. We aim to open in late October, concluding Phase 1.

Phase 2 (2026/2027) will commence once revenue is generated from the successful outdoor service established in Phase 1. This phase involves renovating the downstairs area to create indoor dining spaces and completing the installation of a full bar, enhancing the overall guest experience.

Phase 3 (2027) will use the funds generated from Phase 2 to renovate and upgrade the boutique hotel rooms, completing the final stage of our project and ensuring a fully realized and luxurious guest experience.

Please Note: Responses to this question may be publicly displayed after the due date has passed.

19. SGI Budget Template for which grant funds will be used and the dollar amount anticipated for each.*

Download and fill out the SGI Budget Template provided in the attachments, and upload it here.

Pass Fail

 [COMPLETED--25-416_SGI_Budget_Template.csv](#)

 [COMPLETED-25-416_SGI_Budget_Template.pdf](#)

Please Note: Responses to this question may be publicly displayed after the due date has passed.

20. Acknowledgement of Requirements*

Pass Fail

Did you review and complete all the required documents, attachments, addenda and questions and answers?

Confirmed

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