



Date: September 24, 2021

Asa Williams  
Construction Project Manager  
U.S. Department of Commerce  
Economic Development Administration, Atlanta Regional Office  
401 West Peachtree Street, N.W., Suite 1820  
Atlanta, Georgia 30308-3510

Re: EDA Award Number: 04-79-07380  
Pinellas County, Florida

Subject: Updated EDA Grant Award Request

Dear Mr. Williams:

This submission is to inform the EDA of a project overrun and request additional EDA financial assistance. The need for this request is the steeply rising costs of construction, resulting in a significantly higher construction bid. The attached application documents update the project cost from the existing \$12 million to \$15,874,343.00. The County's request is for an additional \$3,800,000 bringing the total EDA grant to \$11,263,295.00. The County will be able to provide the incubator project as envisioned in the original application and can commit to the approved scope of work.

Attached please find the following updated forms:

1. SF-424
2. County match commitment letter
3. SF-424C
4. SF-424D
5. CD-511
6. ED-900A
7. Preliminary Engineering Report

Please review this request for additional funding and advise me as to its approval. Thank you for your consideration. I can be reached via email at [cmargiotta@pinellascounty.org](mailto:cmargiotta@pinellascounty.org) or by phone at 727-464-7398.

Sincerely,

A handwritten signature in blue ink that reads "Cindy Margiotta".

Cindy Margiotta  
Division Director, Economic Development

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

Completed by Grants.gov upon submission.

4. Applicant Identifier:

EDA Award No. 04-79-07380

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Pinellas County Board of County Commissioners

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000800

\* c. Organizational DUNS:

0552002160000

**d. Address:**

\* Street1:

Office of Management and Budget

Street2:

315 Court Street

\* City:

Clearwater

County/Parish:

Pinellas

\* State:

Florida

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

33756-5165

**e. Organizational Unit:**

Department Name:

Economic Development

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Cindy

Middle Name:

\* Last Name:

Margiotta

Suffix:

Title:

Division Director

Organizational Affiliation:

\* Telephone Number:

727-464-7398

Fax Number:

\* Email:

cmargiotta@pinellascounty.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Economic Development Administration

**11. Catalog of Federal Domestic Assistance Number:**

11.307

CFDA Title:

Economic Adjustment Assistance

**\* 12. Funding Opportunity Number:**

EDA-2018-Disaster

\* Title:

FY 2018 EDA Disaster Supplemental

**13. Competition Identification Number:**

Construction

Title:

EDA Construction

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Pinellas County

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Tampa Bay Innovation Center Incubator

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant **12&13**

\* b. Program/Project **13**

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: **7/29/2019**

\* b. End Date: **10/29/2023**

**18. Estimated Funding (\$):**

* a. Federal	<b>11,263,295.00</b>
* b. Applicant	<b>4,611,048.00</b>
* c. State	<b>0.00</b>
* d. Local	<b>0.00</b>
* e. Other	<b>0.00</b>
* f. Program Income	<b>0.00</b>
* g. TOTAL	<b>15,874,343.00</b>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on **2/15/2019**

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

**\*\* I AGREE**

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name: **Barry**

Middle Name:


\* Last Name: **Burton**

Suffix:

\* Title: **Pinellas County Administrator**

\* Telephone Number: **727-453-3089** Fax Number:

\* Email: **bburton@pinellascounty.org**

\* Signature of Authorized Representative: 

\* Date Signed: **9/24/2021**

**APPROVED AS TO FORM**

By: Matthew Tolnay

Office of the County Attorney

**BOARD OF COUNTY  
COMMISSIONERS**

Dave Eggers  
Pat Gerard  
Charlie Justice  
Janet C. Long  
Kathleen Peters  
Karen Williams Seel  
Kenneth T. Welch



Barry A. Burton  
County Administrator

September 24, 2021

Asa Williams  
Construction Project Manager  
U.S. Department of Commerce  
Economic Development Administration, Atlanta Regional Office  
401 West Peachtree Street, N.W., Suite 1820  
Atlanta, Georgia 30308-3510

Re: EDA Award Number: 04-79-07380  
Pinellas County, Florida

Subject: Increased Match Commitment

Dear Mr. Williams:

As part of the U.S. Economic Development Administration (EDA) grant application, a local funding match is required. The above project has a bid overrun and this letter serves as the Pinellas County Board of County Commissioners' commitment to meet the updated matching fund requirements for the FY 2018 EDA Disaster Supplemental grant.

Name of Funding Source: General Fund and/or Penny for Pinellas Infrastructure Sales Surtax  
Funding Type: Cash

The local matching fund requirement is \$4,611,048.00 and will be available immediately. Matching funds are committed to this project and unencumbered.

Please contact Cindy Margiotta at (727) 464-7398 or [cmargiotta@pinellascounty.org](mailto:cmargiotta@pinellascounty.org) if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Barry A. Burton". The signature is written over a circular official seal of the Pinellas County Administrator.

Barry A. Burton  
Pinellas County Administrator

cc: Cindy Margiotta, Economic Development

**APPROVED AS TO FORM**  
By: Matthew Tolnay  
Office of the County Attorney

Pinellas County Administration  
315 Court St. • Room 601  
Clearwater, FL 33756  
Main: (727) 464-3485  
FAX: (727) 464-4384  
V/TDD: (727) 464-4062  
[www.pinellascounty.org](http://www.pinellascounty.org)

### BUDGET INFORMATION - Construction Programs

*NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.*

COST CLASSIFICATION	a. Total Cost	b. Costs Not Allowable for Participation	c. Total Allowable Costs (Columns a-b)
1. Administrative and legal expenses	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
2. Land, structures, rights-of-way, appraisals, etc.	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
3. Relocation expenses and payments	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
4. Architectural and engineering fees	\$ <input type="text" value="825,000.00"/>	\$ <input type="text"/>	\$ <input type="text" value="825,000.00"/>
5. Other architectural and engineering fees	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
6. Project inspection fees	\$ <input type="text" value="50,000.00"/>	\$ <input type="text"/>	\$ <input type="text" value="50,000.00"/>
7. Site work	\$ <input type="text" value="950,000.00"/>	\$ <input type="text"/>	\$ <input type="text" value="950,000.00"/>
8. Demolition and removal	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
9. Construction	\$ <input type="text" value="13,551,343.00"/>	\$ <input type="text"/>	\$ <input type="text" value="13,551,343.00"/>
10. Equipment	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
11. Miscellaneous	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
12. SUBTOTAL (sum of lines 1-11)	\$ <input type="text" value="15,376,343.00"/>	\$ <input type="text"/>	\$ <input type="text" value="15,376,343.00"/>
13. Contingencies	\$ <input type="text" value="498,000.00"/>	\$ <input type="text"/>	\$ <input type="text" value="498,000.00"/>
14. SUBTOTAL	\$ <input type="text" value="15,874,343.00"/>	\$ <input type="text"/>	\$ <input type="text" value="15,874,343.00"/>
15. Project (program) income	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
16. TOTAL PROJECT COSTS (subtract #15 from #14)	\$ <input type="text" value="15,874,343.00"/>	\$ <input type="text"/>	\$ <input type="text" value="15,874,343.00"/>
<b>FEDERAL FUNDING</b>			
17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter eligible costs from line 16c Multiply X <input type="text" value="71"/> % Enter the resulting Federal share.			\$ <input type="text" value="15,874,343.00"/>

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Pinellas County Administrator
APPLICANT ORGANIZATION Pinellas County Board of County Commissioners	DATE SUBMITTED 9/24/2021

SF-424D (Rev. 7-97) Back

**APPROVED AS TO FORM**

By: Matthew Tolnay  
Office of the County Attorney



Applicants should also review the instructions for certification included in the regulations before completing this form. Signature on this form provides for compliance with certification requirements under 15 CFR Part 28, 'New Restrictions on Lobbying.' The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Commerce determines to award the covered transaction, grant, or cooperative agreement.

**LOBBYING**

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 15 CFR Part 28, for persons entering into a grant, cooperative agreement or contract over \$100,000 or a loan or loan guarantee over \$150,000 as defined at 15 CFR Part 28, Sections 28.105 and 28.110, the applicant certifies that to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, 'Disclosure Form to Report Lobbying,' in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure occurring on or before October 23, 1996, and of not less than \$11,000 and not more than \$110,000 for each such failure occurring after October 23, 1996.

**As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above applicable certification.**

\* NAME OF APPLICANT

Pinellas County Board of County Commissioners

\* AWARD NUMBER

04-79-07380

\* PROJECT NAME

Tampa Bay Innovation Center Incubator

Prefix:

\* First Name:

Middle Name:

Barry

\* Last Name:

Suffix:

Burton

\* Title:

Pinellas County Administrator

\* SIGNATURE:

\* DATE:



9/24/2021

APPROVED AS TO FORM

By: Matthew Tolnay  
Office of the County Attorney



## ED-900A - Additional EDA Assurances for Construction Or Non-Construction Investments

For **ALL** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

1. Understands that attorneys' or consultants' fees, whether direct or indirect, expended for securing or obtaining EDA investment assistance are not eligible costs. See 13 C.F.R. § 302.10(a).
2. Understands that conflicts of interest or appearances of conflicts of interest are prohibited and may jeopardize this application or result in the forfeiture of investment funds. A conflict of interest occurs, for example, where a representative, official, employee, architect, attorney, engineer, or inspector of the applicant, or a representative or official of the federal, State or local government, has a direct or indirect financial interest in the acquisition or furnishing of any materials, equipment, or services to or in connection with the project. See 13 C.F.R. § 302.17.
3. Will comply with the reporting requirements under the Government Performance and Results Act (GPRA) of 1993 and the GPRA Modernization Act of 2010 (GPRAMA) for measuring and reporting project performance.

For **CONSTRUCTION** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

1. Will operate and maintain the facility in accordance with at least the minimum standards as may be required or prescribed by applicable federal, State and local agencies for the maintenance and operation of such facilities.
2. Will require the facility to be designed to comply with the Americans with Disabilities Act of 1990 (ADA) (42 U.S.C. 12101 et seq.), the Architectural Barriers Act of 1968 (42 U.S.C. 4151 et seq.) and the Accessibility Guidelines for Buildings and Facilities regulations, as amended (36 C.F.R. part 1191), and will be responsible for conducting inspections to insure compliance with these requirements.
3. For the two-year period beginning on the date EDA investment assistance is awarded, will refrain from employing, offering any office or employment to, or retaining for professional services any person who, on the date on which the investment assistance is awarded or within the one-year (1) period ending on that date, served as an officer, attorney, agent or employee of the Department of Commerce and occupied a position or engaged in activities that EDA determines involved discretion with respect to the award of investment assistance under PWEDA. See section 606 of PWEDA and 13 C.F.R. §302.10(b).
4. Will have no facilities under ownership, lease or supervision to be utilized in this project that are listed or under consideration for listing on EPA's List of Violating Facilities.
5. Will comply with Executive Order 12699, "Seismic Safety of Federal and Federally Assisted or Regulated New Building Construction," which imposes requirements that federally-assisted facilities be designed and constructed in accordance with the most current local building codes determined by the awarding agency or by the Interagency Committee for Seismic Safety in Construction (ICSSC) and the most recent edition of the American National Standards Institute Standards A58, Minimum Design Loads for Buildings and Other Structures.

6. Will observe and comply with federal procurement rules, as set forth in 2 C.F.R. part 200, as applicable, for award of any contracts for architectural engineering, grant administration services, or construction financed with EDA investment assistance

For **NON-CONSTRUCTION** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

1. Will comply with applicable regulations regarding indirect cost rates, if indirect costs are included in the application.
2. Will comply with the requirement that this investment assistance will not provide a proprietary benefit to a private individual, for-profit corporation, or other commercial entity.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL



Barry Burton

TITLE

Pinellas County Administrator

APPLICANT ORGANIZATION

Pinellas County Board of County Commissioners

DATE SUBMITTED

9/24/2021

**APPROVED AS TO FORM**

By: Matthew Tolnay  
Office of the County Attorney

**TBIC Incubator**  
**EDA Award No. 04-79-07380**  
**Preliminary Engineering Report**

**C.1. Description of Project Components**

The project is the construction of a new 45,000 square foot facility to house the Tampa Bay Innovation Center business incubator. This is proposed to be a split level, two-story structure. Parking will be under a portion of the building and also at the rear of the property. The facility will include approximately 30,000 square feet of client space, plus co-working/collaboration space, office space and a conference/community room.

**Western Elevation:**

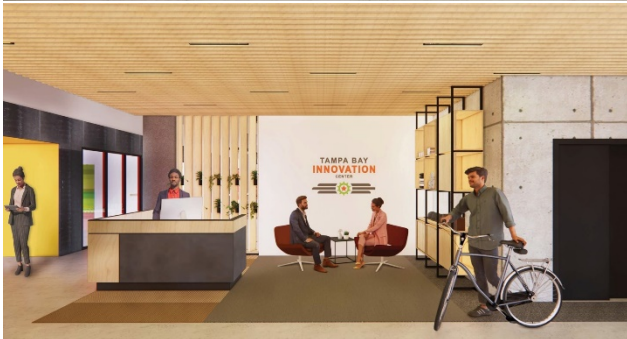




**Eastern Elevation:**



**Main Entrance/Central Lounge:**

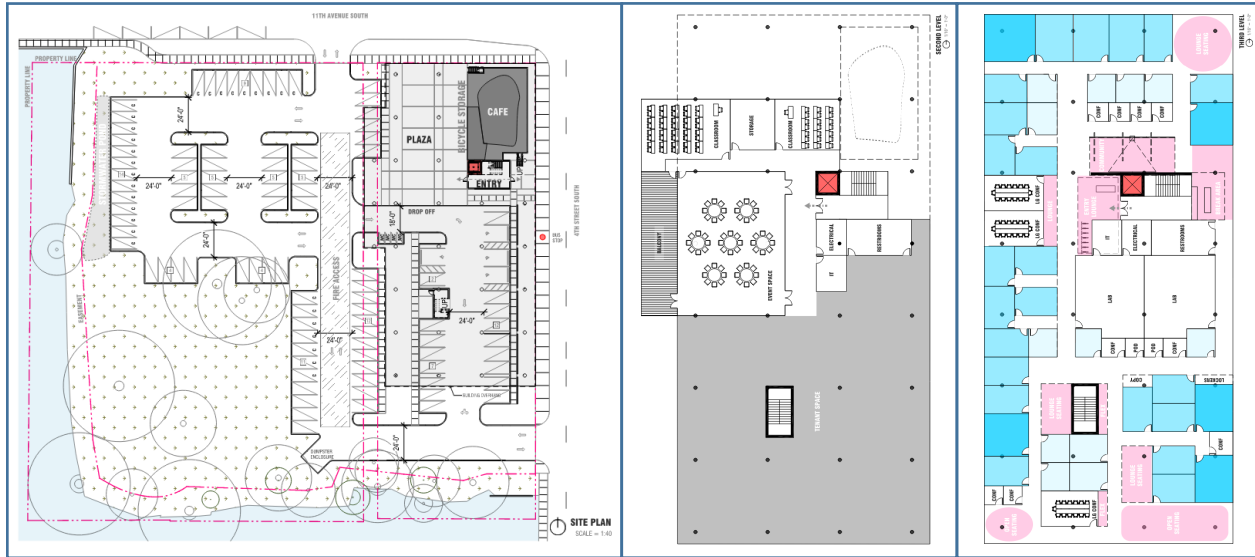


## C.2. Verifying Statement

The project components described in this engineering report are consistent with the EDA investment project description that is provided in Section B.2 of Form ED-900.

## C.3. General Layout and Location of Existing Site Conditions

### General Layout:



Surface parking is located on the western side of the property and on the ground level beneath the two-story client area. The entry level is raised above the flood plain and includes a lobby, office space and the community room. The floor immediately above the entry area contains the upper atrium, additional offices and the co-working/collaborative area. The two-story client floors are a half-story above the entry/atrium floors. Access to the site is primarily from Eleventh Avenue South, but there is also a drive aisle from Fourth Street South.

## Site Data

SITE LOCATION: ST. PETERSBURG, FLORIDA

EXISTING USE: VACANT LOT  
 PROPOSED USE: OFFICE AND CAFE

EXISTING ZONING: CORRIDOR COMMERCIAL TRADITIONAL 1 (CCT-1)  
 NEIGHBORHOOD SUBURBAN MULTI-FAMILY (NSM-1)

TOTAL SITE AREA: ±112,528 SF (2.58 AC.)  
 BUILDING AREA: 45,000 SF  
                   1,800 SF (AT GRADE - CAFE LEVEL)  
                   43,200 SF (ABOVE GRADE - FLOORS 2 & 3; 25,162 SF SITE COVERAGE)

FLOOR AREA RATIO: 0.40  
 BUILDING HEIGHT: 42'-0" PLUS 2 FEET PARAPET

BUILDING SETBACKS: FRONT           0 FT OR 10 FT FROM CURB  
                           STREET SIDE    0 FT OR 5 FT FROM CURB

TOTAL PROPOSED IMPERVIOUS: 0.45

**REQUIRED PARKING PER CITY SHARED PARKING TABLE\*:**

OFFICE PARKING: 105 SPACES  
 RESTAURANT: 8 SPACES  
 TOTAL PARKING: 113 SPACES

**\*REDUCED PARKING PER LDC 16.40.090.3.2:**

- 15% REDUCTION - TREE PRESERVATION AND FREQUENCY TRANSIT ROUTE  
 (5% TREE PRESERVATION / 10% FREQUENCY TRANSIT ROUTE) = 97 SPACES
  - 1 SPACE - SCOOTER/MOTORCYCLE SPACES  
 (SUBSTITUTE 4 MOTORCYCLES SPACES FOR 1 AUTOMOBILE SPACE) = 96 SPACES
  - 5 SPACES - BICYCLE PARKING  
 (REDUCTION FOR PROVIDING 30 BICYCLE SPACES ABOVE THE REQUIRED) = 91 SPACES
- TOTAL REQUIRED PARKING = 91 SPACES

**PROVIDED PARKING:**

REGULAR SPACES: 76 SPACES  
 COMPACT SPACES: 18 SPACES  
 ACCESSIBLE SPACES: 4 SPACES  
 ON-STREET PARKING: 6 SPACES  
 TOTAL PROVIDED PARKING: 104 SPACES

MOTORCYCLE SPACES: 4 COVERED SPACES  
 BICYCLE SPACES: 36 COVERED SPACES (24 GROUND FLOOR, 12 UPSTAIRS)  
 - ALL BICYCLE SPACES MEET LONG TERM REQUIREMENTS

THE SUBJECT PROPERTY LIES WITHIN ZONE "AE - EL 8 FEET" PER FIRM PANEL 12103C0219G FOR FEMA FIRM MAP DATED SEPTEMBER 3, 2003.

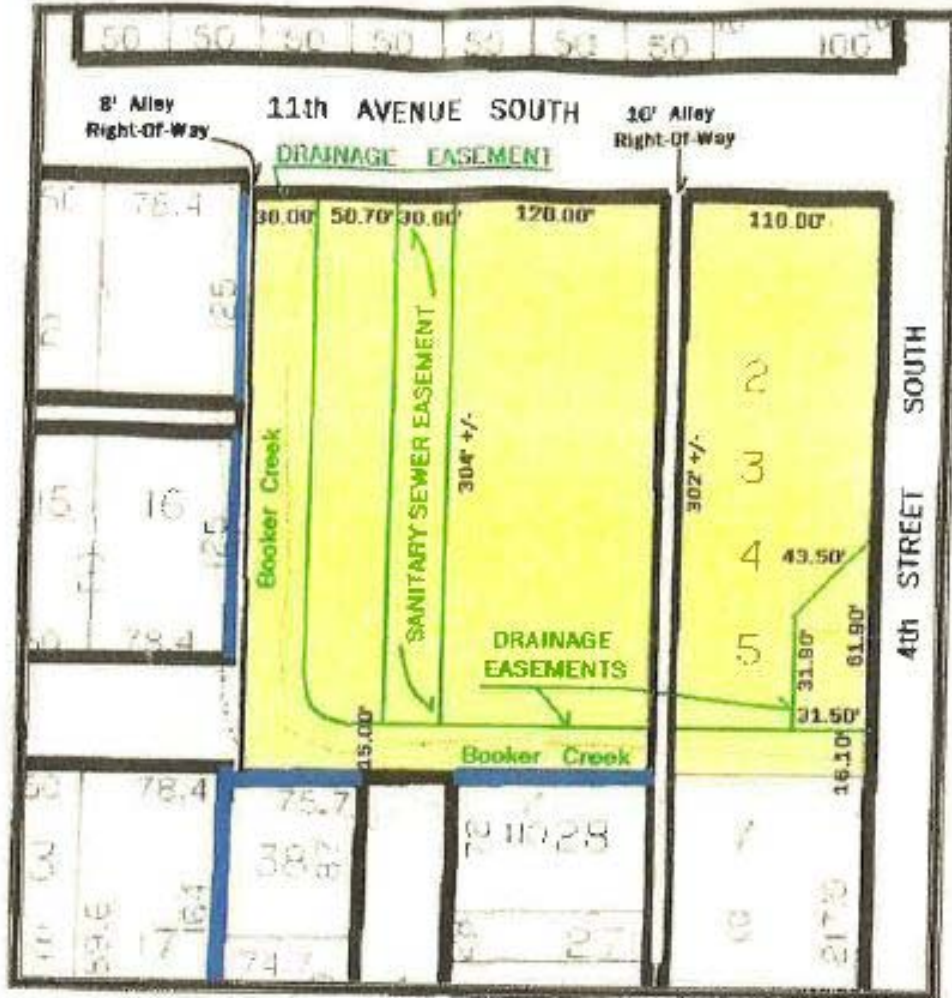
PRIMARY BUILDING OCCUPANCY: B

SECONDARY BUILDING OCCUPANCIES: A-2, S-2, E

MIXED-USE SEPARATION: ACCESSORY OCCUPANCIES — — — — — YES  
 NON-SEPARATED OCCUPANCIES — — — — — NO  
 SEPARATED OCCUPANCIES (SEE TABLE) — — — — — YES  
 \*\*SPECIAL PROVISIONS (PER IBC 510) — — — — — NO

SEPARATION REQUIREMENTS PER IBC TABLE 508.4					
OCCUPANCY	B	A-2	S-2	E	
B	NOT REQUIRED	1 HR	1 HR	1 HR	
A-2	-	NOT REQUIRED	1 HR	0 HR	
S-2	-	-	NOT REQUIRED	0 HR	
E	-	-	-	NOT REQUIRED	

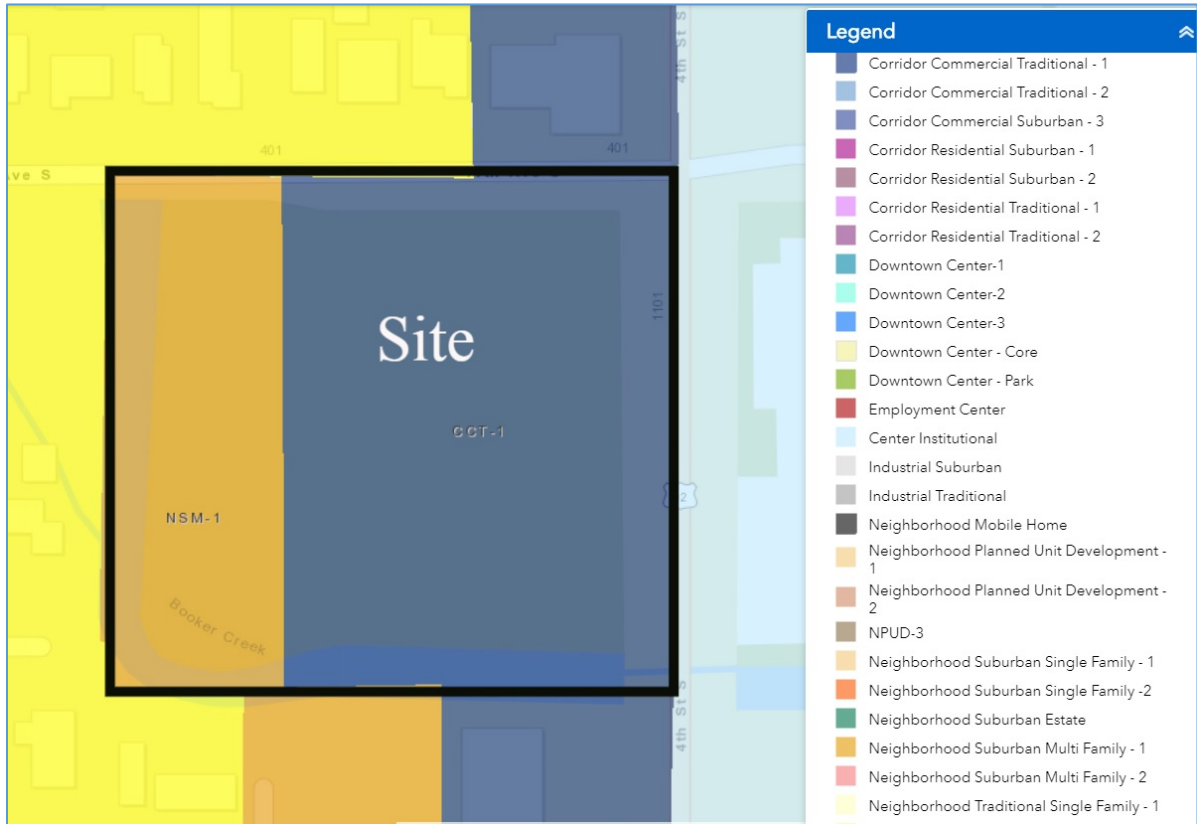
**Parcel Map/Easements:**



The site is located on the southwest corner of Fourth Street South and Eleventh Avenue South in the City of St. Petersburg. The Booker Creek waterway runs along the western and southern edge of the site. The alley shown on the plat was never actually constructed. The thirty-foot wide sanitary sewer easement begins 240 feet west of Fourth Street.

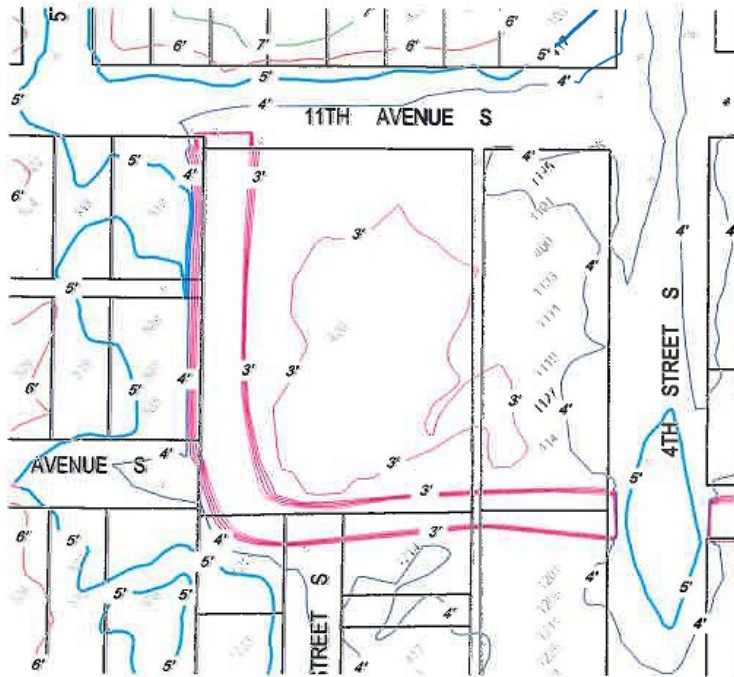


**Zoning:**

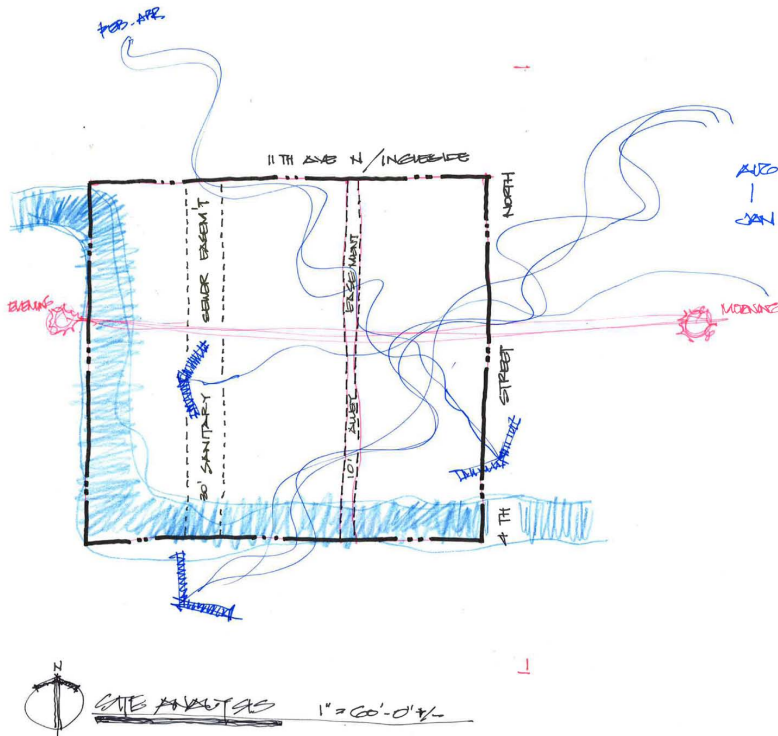


The western one-third of the property is zoned Neighborhood Suburban Multi-Family (NSM-1). The eastern two-thirds is zoned Commercial Corridor Traditional (CCT-1).

**Topography:**



**Seasonal Prevailing Winds and Sunshine:**



#### **C.4. Feasibility Analysis for Constructability of the Project**

The municipality (City of St. Petersburg) in which the new facility will be constructed, has confirmed the feasibility of constructability based on the size of the proposed facility compared to the available land, land use, and zoning.

The alley only exists on the plat, and the right-of-way was or will be vacated. The facility is oriented so as to keep all structures off of the sanitary sewer and drainage easements and within the CCT-1 zoning category. The City has granted a variance to allow for parking on the NSM-1 portion of the site.

A significant portion (42%) of Pinellas County's land area is located within a 100-year floodplain. We plan to use this facility as a pilot project to show other developers in the area how to construct buildings and other infrastructure to be sustainable and resilient in this environment. The facility will be constructed such that the lowest occupied floor and all supporting equipment are well above the floodplain and will meet all floodplain construction requirements of local ordinances as well as the updated FEMA FIRMs (updated August 24, 2021). It will also be built to withstand the high winds associated with extreme weather events in our region.

#### **C.5. Proposed Method of Construction**

Construction procurement will be done through a competitive bid, based on signed and sealed construction documents (plans and specifications). The method of construction will be design/bid/build.

#### **C.6. Number of Construction Contracts**

Two construction contracts are anticipated for this project. One for site clearance and signage and another for the overall construction.

### C.7. Detailed Construction Cost Estimate

#### TBIC EDA Grant Budget

ITEM	ORIGINAL	Update 9/24/2021
Architectural and engineering fees	825,000	825,000
Project Inspection fee	50,000	50,000
Site Work	950,000	950,000
Construction	9,677,000	13,551,343
Contingency	498,000	498,000
	12,000,000	15,874,343

### C.8. Real Property Acquisition

Pinellas County owns the subject property free of all encumbrances.

### C.9. Permits Required for the Proposed Project

City of St. Petersburg Certificate of Concurrence

City of St. Petersburg Commercial Site Plan/Engineering Review

City of St. Petersburg Wastewater and Water Requests for Services

City of St. Petersburg Right-of-Way Vacation

City of St. Petersburg Utility Plans Reviews & System Tracking

Southwest Florida Water Management District Environmental Resource Permit

Florida Department of Environmental Protection Domestic Wastewater Collection/Transmission System

Florida Department of Environmental Protection Notice of Intent to Use the General Permit for Construction of Water Main Extensions for PWSs

Florida Department of Environmental Protection National Pollution Discharge Elimination System (NPDES) Permit



	2023											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Design Phase</b>												
Selection/Negotiation of Architect												
Design												
Schematic Design												
Design Development												
Construction Documents												
<b>Construction Phase</b>												
Bidding/Award												
Construction												
Punch List/Closeout												

### C.11. Project Budget Breakdown

Architectural and Engineering Fees - \$825,000.00 – The project will be completed using a design/bid/build process. This amount includes costs associated with the design phase.

Project Inspection Fees - \$50,000 – This includes costs associated with construction and materials inspection.

Site Work - \$950,000.00 – This includes work done to prepare the site for vertical construction.

Construction - \$13,551,343 – This is the total construction cost

Contingencies - \$498,000

**Total Cost - \$15,874,343**