

FLORIDA REBUILD CDBG - MITIGATION GENERAL INFRASTRUCTURE SUPPORT PROGRAM APPLICATION

Official Project Title:

Community Centers Sheltering Hardening Projects

Applicant Information:

Official Applicant Entity Name: Pinellas County Board of County Commissioners

FEIN #: 59-6000800

DUNS #: 05-520-0216

Primary Project Contact Name: Cathie Perkins

Title: Director Emergency Management

Mailing Address:

Pinellas County Emergency Management

10750 Ulmerton Rd

Building 1, Suite 267

City: Largo

State: FL

Zip Code: 33778

Project Description

Purpose and Description

This project focuses on addressing the countywide need for additional risk sheltering and step-down sheltering during and after tropical events, and community sheltering after inclement weather that may displace residents. The improvements to these two sites will provide almost 800 general population or 400 special needs shelter spaces that will contribute to providing a long-term solution in filling our countywide shelter deficit and operational needs. The project leverages existing community facilities for a collaborative, multi-jurisdictional and practical alternative to new construction. These sites serve year-round as neighborhood centers for Palm Harbor and Lealman by providing a wide range of community-based services. These sites are ideally located and suited for risk sheltering, step-down sheltering and other emergency needs to serve not only their local communities but others across the county and region.

The work being proposed is to harden both critical facilities with energy redundancy, window protection, exterior mitigation, roof and building hardening that will create a long-term solution to the County's sheltering needs and boost the resiliency of these valuable community assets.

The Lealman Exchange primary facility, built to 2001 building codes is currently being upgraded with a generator, through County funding, to provide an uninterrupted power supply to the existing sheltering capability. To expand the capacity at this site, the Lealman Exchange Gym, which is an adjacent building and the focus of this project, would undergo exterior mitigation, roof and building hardening. Once hardened, the gym will become a multipurpose sheltering facility capable of sheltering citizens, pets or special needs citizens and will have the added benefit of the generator capacity on site.

The Palm Harbor site has recently been tendered a Florida Division of Emergency Management (FDEM) grant for an engineering study that will aid in guiding adequate hardening or sheltering enhancements. The County is working toward the same grant opportunity for the Lealman site and will leverage those funds if made available.

The proposed hardening at the Palm Harbor site includes window protection and electrical upgrades including adding a fixed backup generator with on-site fuel storage.

Risks That Will Be Mitigated

Pinellas County is vulnerable to high wind events including frequent severe thunderstorms during the summer months and tornadic activity in the winter months. Pinellas County is vulnerable to tropical cyclones with up to two thirds of our population needing to evacuate for a Category 5 Hurricane. Pinellas County is extremely vulnerable to hurricanes from a number of variables:

- Pinellas County is the most densely populated County in the State of Florida with limited evacuation routes.
- Pinellas County is a peninsula, surrounded by water from the Gulf of Mexico and Tampa Bay that both have a shallow bathymetry which creates an above normal storm surge risk of up to 35 feet and reduces areas that are safe for risk sheltering.
- The majority of roads that connect Pinellas to our surrounding counties are bridges. The Sunshine Skyway, that is vulnerable to high winds and closes when winds exceed 42 miles per hour. The Howard Franklin, Courtney Campbell and Gandy Boulevard are all low lying structures that are very vulnerable to storm surge. We have one major land based roadway leading north into Pasco County that is prone to storm surge and flooding and is also a major evacuation route that can become easily congested.
- Pinellas County has 280 mobile home parks with about 47,000 homes, which accounts for about 9% of our housing stock. These sites are extremely vulnerable to winds and may need to be evacuated for tropical storms, when our traditional shelter sites that are schools may not be available for use. These homes are more prone to wind damages, displacing their residents for tornadoes, strong thunderstorms and tropical storms. In 2019-2020 we had three separate severe weather events that caused damages to mobile homes and have displaced residents. Community Shelters are key facilities that support small and large events, before, during and after.
- Pinellas County's population over 65 is 22%. We maintain a Special Needs Registry with over 4500 people who have self-identified as needing sheltering assistance and of that registry over 1,800 rely on medical equipment that needs an uninterrupted electrical supply.

The absence of locally based, strategically placed community shelters leaves the county with only the school system for sheltering. Using any school site requires the school board to close all schools until we can safely move people who have lost their homes to alternate locations. One of the key gaps identified during Hurricane Irma was that the lack of community shelters for step-down sheltering meant that schools used as shelters were closed longer than needed and prevented the community from returning to normal for almost seven days.

Use of Natural Infrastructure

The Lealman Exchange Gym is an existing building built in 2001. This structure will need an engineering review and mitigation measures to harden the roof and windows to be utilized as a risk shelter. Pinellas County is in the process of adding a generator to the adjacent building that is utilized as a risk and step-down shelter and through this project would expand the capacity of shelter use by hardening the gymnasium.

The Palm Harbor Community Center is an existing structure. It was built in 1999 and had a roof replacement in 2013. With the installation of window protection and a backup generator this site would be able to be used as a risk shelter.

Both sites are outside of the existing evacuation zones and are in FEMA Flood Zone X (area of minimal flood hazard).

Project Management and Team

Pinellas County will provide all procurement, project management and grant compliance for these projects. The proposed projects would be managed by the Pinellas County Department of Administrative Services, Pinellas County Real Estate Management Department and the Department of Emergency Management. These departments have worked together on similar projects both small and large. The leadership and project teams for the key departments mentioned above have years of experience in grant management, contract management, procurement, building design, remodeling, and construction of critical government facilities.

The engineering studies and design phase will be performed by design professionals licensed in the State of Florida. Construction administration will be managed by in-house licensed construction professionals (resumes available upon request). Vendor and contractor selection and award will comply with established Pinellas County competitively-bid processes that already meet stringent state and federal procurement policies.

Method Used To Determine Project Funding Requirements

Pinellas used standard costing allocations and previous project experience. Value of design and construction fee services schedule. Actual final costs will be determined at the time bids are returned by vendors for evaluation. In the unlikely event that the proposed budget falls short of actual costs, Pinellas County will draw on its Penny for Pinellas funds to complete the project.

Anticipated Outcomes

This application to fund the hardening our local community centers will increase the level of safety for Pinellas residents who utilize County provided shelters during tropical and severe storm events by providing an additional 800 general population or 400 special needs shelter spaces. Fortifying these buildings that are essential to the health, safety and welfare of our communities will provide a long term solution for safe sheltering in a familiar and trusted environment for the LMI populations of Lealman and Palm Harbor.

- Once mitigated both sites will expand our risk sheltering capacity and the sites will be more resilient against impacts of hurricanes.

- Hardening will improve these facilities usefulness as staging, food and water storage and distribution site before, during and after a disaster or other emergency will improve our Food, Water, Shelter, and Agriculture lifeline to be more resilient.
- This will also better ensure our ability to provide step down shelters after an event to move people out of schools so they can reopen.
- The window coverings will provide a provide protection from flying debris for the occupants, guests, and the general public that work in and visit the facilities daily.
- Backup power generation will help sustain and minimize unanticipated center closures that place the wellbeing and safety of the population relying on community centers in jeopardy.
- Hardening will improve and extend the usefulness of these facilities.
- With an estimated \$5:1 cost-savings for mitigation projects this project has excellent ROI savings.

Maintenance

Both facilities are County owned and supported. Regular general maintenance is provided and conducted by Pinellas County Real Estate Management. The Generator for Palm Harbor Community Center will be part of the maintenance and testing schedule by Pinellas County Real Estate Management. Generators are tested on a monthly basis under a full load to ensure they are operating properly. Review and general maintenance of the buildings, including roofs and windows/shuttering will also be conducted by Real Estate Management. Fees and expenditures associated with any inspections, maintenance and repairs will fall under Pinellas County government.

Community Value

On a day to day basis the Lealman Exchange and Palm Harbor Community Center serve as critical community hubs.

Palm Harbor Community Center is dedicated to enriching and building the community through affordable, quality and safe facilities, recreational programs, events, outreach and community services by building connections with residents, businesses and partners. This location offers a myriad of community programs from recreation, education, feeding, and free Wi-Fi to community members. This is an unincorporated area of the county that formed to help support the needs of their community members.

By mitigating this location, Pinellas County can offer continuity of services to seniors and children. Having locations that can support a community after a disaster is key. This site is already well known and utilized by the community and hardening the site will offer another level or protection to the community during and after an event. This site could offer risk sheltering during storms

and feeding capabilities to serve the community if other infrastructure is down. With a backup generator it could offer a cooling location during heat waves for those that may need assistance. Lealman Exchange is a hub for programs and services that meet the needs of the surrounding community, including jobs, housing, food insecurity and social engagement. This location has become an integral part to the local community and helping to ensure it is more resilient to naturally occurring events is important.

The proposed projects will help with the following lifelines:

- Safety and Security by offering Community safety and continuity of government services.
- Food, Water and Shelter by becoming a risk, step-down or community shelter to help protect people during and after a disaster.
- Health and Medical by installing generators at the Palm Harbor Community Center we will be able to put our most vulnerable community members that rely on uninterrupted electrical supplies to support their medical equipment.

One of the key elements of helping a community return to normal conditions as quickly as possible is to the ability to re-open schools and community centers to support community activities. Having safe locations for people who have been displaced by a disaster is also critical. With Pinellas County being a peninsula and the threat of our bridges being compromised during a storm, it is essential to our almost one million residents that we have local options to support their needs. Pinellas County has twenty-four municipalities and a large unincorporated area, all of which can be served by these community sites during a disaster.

Palm Harbor Community Center
1500 16th Street, Palm Harbor, FL 34683



Palm Harbor Community Center
1500 16th Street, Palm Harbor, FL 34683



Lealman Exchange
5175 45th St N, St. Petersburg, FL 33714

Full Facility



Lealman Exchange
5175 45th St N, St. Petersburg, FL 33714
Gym





Capacity Plan

Project Goals

The goal of this project is to increase the resiliency of these critical community centers to sustain severe weather events. This will increase our shelter capacity within Pinellas County and further protect our vulnerable residents who may be transportation challenged, not have other safe options for sheltering and to provide critical post disaster locations for those that have been displaced or to provide critical lifelines to our community. Both community centers are located in a FEMA X Zone, outside the designated Special Flood Hazard Area. Their open spaces, kitchen and food preparation areas make them ideal structures for sheltering.

Targeted Stakeholders

Pinellas County Emergency Management believes in a Whole Community approach to building community capacity and resiliency. Emergency Management will coordinate with stakeholders including its twenty-four municipal partners, Tampa Bay Regional Planning Council and other

regional agencies, various county departments, and community leaders. Coordination with these partners will be key to successful completion of this project effort.

This project involves a variety of stakeholders that include, but are not limited to:

- Pinellas County Municipalities
- Department of Health – Pinellas County
- Pinellas County Health and Human Services
- Pinellas County Emergency Management
- Pinellas County Administrative Services
 - Real Estate Management
 - Procurement
- Pinellas County Residents
- The State Florida, through its Department of Economic Opportunity and the Florida Department of Health
- The United States government, through its Department of Housing and Urban Development

Tasks & Deliverables

The work plan for this project will be coordinated by a Project Manager from Pinellas County Real Estate Management in conjunction with the Department of Emergency Management. The Department of Administrative Services and the Procurement Division will assist in the establishment of the construction bids by reviewing and finalizing the bid documents. All contractors will be hired through a process that meets requirements of the Pinellas County Competitive Bid protocols, the Federal Register Notice 84 FR 45838, and Florida DEO requirements.

The Project team will manage the following tasks:

1. Engineering Review of Palm Harbor Community Center
2. DEO Award and Subrecipient Agreement
3. Preconstruction planning development for Palm Harbor (Window Mitigation and Generator Installation)
4. Preconstruction planning development Lealman Exchange
5. Environmental Review Lealman Exchange
6. Engineering \ Building Design Lealman Exchange
7. Electrical Engineering Design Palm Harbor Community Center
8. Generator acquisition and installation Palm Harbor Community Center
9. Window mitigation acquisition and installation Palm Harbor Community Center
10. Monitoring of Installation Phase
11. Competitive Contractor Bids & Contracts Lealman Exchange
12. Construction Phase Lealman Exchange
13. Monitoring of Construction Phase
14. Post Construction Phase Lealman Exchange

15. Post -construction auditing and reporting Palm Harbor Community Center (Window Mitigation and Generator Installation)
16. Post -construction auditing and reporting Lealman Exchange
17. Project Closeout Palm Harbor Community Center
18. Project Closeout Lealman Exchange

Resource Staffing, Monitoring and Quality Controls

Pinellas County has the expertise, staffing and financial capacity for this project. The County has years of experience in successful construction projects, grant management, hazard mitigation projects and product procurement. The County owns these two sites and coordination for all work will be done through Pinellas County Emergency Management and the Department of Administrative Services, particularly the Real Estate Management and Procurement divisions. This means that there will be no need for additional staff to be hired to complete this project.

Emergency Management will have the Director, Operations Manager, Health and Human Services lead work on the overall mitigation needs in conjunction with Real Estate Management who oversees the proposed sites. A scope will be jointly drafted and coordination and advertisement through Procurement Services will be sought. The grant reporting and oversight of budget will be done by the Admin Finance Program Lead for Emergency Management.

Phase 1: Both of these sites will undergo an engineering review to determine the most effective means to harden the existing structures. The Palm Harbor project will also include a review for the installation of a fixed site generator.

Phase 2: The initial engineering reviews will be studied to determine what the best mitigation measures are: type of window protections, roof line and roofing materials. Once this is agreed upon plans and designs will be developed that will include estimate of costs for these mitigation measures.

Phase 3: Once those are completed then the project will be put out to bid for construction and pricing.

Current staff will manage the implementation of the project tasks and compliance with grant requirements. Upon grant award and execution, a Project Manager and Finance Lead will follow established County procedures to move the project through all phases. This process will include all required federal and state requirements for construction contracts.

Both the Palm Harbor and the Lealman communities have senior leadership assigned by the County Administrator to oversee all aspects of Whole Community engagement. These Assistant County Administrators facilitate and oversee the local community centers will ensure their viability and sustainability as community assets.

The project leadership team includes:

Cathie Perkins, Emergency Management Director, has over 27 years of experience in emergency management in the public and private sectors and served as the Local Mitigation Strategy Chair in Miami-Dade County for five years, including oversight of the Hazard Mitigation Grant Program after Hurricane Irma.

Joe Borries, Emergency Management Operations Manager, has over 22 years' experience in local government projects, including seven years administration of Emergency Management Preparedness and Assistance (EMPA), Emergency Management Performance Grant (EMPG), and Emergency Planning and Community Right-To-Know Act (EPCRA) grants.

Mecca Serfustini, Emergency Management Health and Human Services Program Lead, Mecca holds a degree Public Administration and is formally educated in grant administration and project management; and holds several years of experience in each. In her time as Pinellas County Emergency Management's Health and Human Services Program Lead, she has become an expert in the County's shelter program and has identified several opportunities to expand the current capabilities.

Betsy Farley, Emergency Management, Admin Finance Program Lead, provides grant administration and has worked for Risk Management, Real Estate Management and Public Works and is familiar with project administration for a variety of projects.

Joseph Lauro, Director of Administrative Services,

Merry Celeste, Division Director, Purchasing and Risk Management, Department of Administrative Services

Andrew Pupke, Division Director, Facilities and Real Property Division, Department of Administrative Services, Mr. Pupke has thirty (30) years' experience in public service, including employment with the State of Florida, the Pinellas County School Board, and since 2000 with the Pinellas County Board of County Commissioners. Mr. Pupke's areas of experience include environmental and occupational health, project management, fleet management, facility management, new construction and renovation and real estate.

Tim Lewallen, AIA, NCARB, LEED AP, Senior Registered Architect, Building Design and Construction, Department of Administrative Services is an architect registered in the State of Florida. He has 15 years of experience in the Tampa Bay area as a designer, architect and facility planner. He was registered with the state in 2009 and has previously worked with both private architectural firms and as the project architect with Tampa General Hospital. He currently holds the title of Senior Registered Architect with the Pinellas County Department of Administrative Services.

Fredricka Collins, Management and Budget Manager, Office of Management and Budget

Christopher D. Moore, CFM, Assistant to the County Administrator, Lealman Community

Nancy McKibben, Assistant to the County Administrator, Palm Harbor Community
Hank Hodde, MS, CFM, ENV SP, Sustainability and Resiliency Coordinator, has 12 years of experience in the field of hazards and coastal management. He currently is responsible for creating the County's first sustainability and resiliency program and action plan.

Implementation Plan

Tasks			
Start	End	Duration	Label \ Description
10/1/2020	12/31/2020	91	Engineering Review Palm Harbor Community Center
11/1/2020	12/31/2020	60	DEO Award and Subrecipient Agreement
1/15/2021	4/15/2021	90	Preconstruction planning development Palm Harbor Community Center (Window Mitigation and Generator Installation)
1/15/2021	4/15/2021	90	Preconstruction planning development Lealman Exchange
4/15/2021	5/15/2021	30	Environmental Review Lealman Exchange
5/15/2021	8/15/2021	92	Engineering \ Building Design Lealman Exchange
4/1/2021	5/1/2021	30	Electrical Engineering Design Palm Harbor Community Center
5/1/2021	8/15/2021	106	Generator acquisition and installation Palm Harbor Community Center
4/1/2021	6/1/2021	61	Window mitigation acquisition and installation Palm Harbor Community Center
8/15/2021	12/31/2021	138	Competitive Contractor Bids & Contracts Lealman Exchange
1/10/2022	12/31/2022	355	Construction Phase Lealman Exchange
1/10/2022	2/24/2022	45	Post Construction Phase Lealman Exchange

Rebuild Florida CDBG-MIT GIP Proposal
 PinellasCountyPD_GIP3
 Community Centers Sheltering Hardening Proposal

6/5/2021	8/5/2021	61	Post -construction auditing and reporting Palm Harbor Community Center (Window Mitigation and Generator Installation)
2/24/2022	5/24/2022	89	Post -construction auditing and reporting Lealman Exchange
8/5/2021	8/28/2021	23	Project Closeout Palm Harbor Community Center
5/24/2022	6/16/2022	23	Project Closeout Lealman Exchange

Blueprints/Architectural Designs

Both project sites have As-Built drawings available. Project design will leverage those drawings and that work is include in the project scope.

**FL CDBG Mitigation
 General Infrastructure Program Project Budget**

Project Name:	Community Centers Sheltering Hardening Proposal	Primary Contact Name and Phone Number:	Cathie Perkins 727-464-5550	Official Applicant Entity Name:	PinellasCountyBD_GIP3
Project		Budget			Notes
Description	CDBG-MIT Amount	Other non CDBG-MIT Funds	Source of Funds*	Total Funds (CDBG-MIT and Other)	
Design/Planning Palm Harbor CSA	\$50,000.00	\$27,500.00	FDEM	\$77,500.00	Window Protection and Electrical Engineering planning and design.
Design/Planning Lealman Exchange	\$433,750.00	\$0	NA	\$433,750.00	Window Protection and Construction Engineering planning and design.
Construction Palm Harbor Community Center	\$1,500,000.00	\$0	NA	\$1,500,000.00	Adding Window protection and backup electrical power with an onsite generator. To provide full facility power including the kitchen and HVAC system. All shutters will be impact rated and pass Florida Building Code TAS 201, 201, and 203 tests.

Rebuild Florida CDBG-MIT GIP Proposal
PinellasCountyPD_GIP3
Community Centers Sheltering Hardening Proposal

Construction Lealman Exchange	\$4,650,000.00	\$0	NA	\$4,650,000.00	Includes replacement of the existing roof-to-roof and roof-to wall expansion joints, membrane, all metal and pipe features, vents and drains.
Administration	\$25,000.00	\$0	NA	\$25,000.00	
Other	\$25,000.00	\$0	NA	\$25,000.00	General Contractor fees, bond and insurance
Contingency Palm Harbor	\$75,000.00	\$0	NA	\$75,000.00	5% of construction costs
Contingency Lealman	\$241,250.00	\$0	NA	\$241,250.00	5% of construction costs
Totals:	\$7,000,000.00	\$27,500.00	FDEM	\$7,027,500.00	

Source of Other Funds

Source of Other Funds	Amount
1. Florida Division of Emergency Management - Engineering Review grant – <u>pending final agreement</u> – Palm Harbor	\$27,500.00
2. Florida Division of Emergency Management - Engineering Review grant - <u>applying</u> – Lealman Exchange	\$27,500.00
3. Penny for Pinellas – Lealman Exchange Main Building – <u>awarded</u> – generator	\$850,000.00
4.	
5.	

Leveraged Dollars

Florida Division of Emergency Management - Engineering Review grant - awarded – Palm Harbor.
Florida Division of Emergency Management - Engineering Review grant - applying – Lealman Exchange. Penny for Pinellas – Lealman Exchange – awarded – generator.

Funding currently in the Pinellas County Capital Improvement Plan, Project 004180A Emergency Sheltering (including special needs shelters) is \$5,760,000 through FY23; however, this is funding for all emergency sheltering, not just specific to the Lealman Exchange and Palm Harbor Community Center. Currently there are several proposals with the Pinellas County School Board for School Risk Sheltering updates.

Overall LMI Benefit

Provide the area that will benefit from the project. Upload the csv file obtained from the HUD FY 2020 ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data Map Application. The process for obtaining this file can be found in the Rebuild Florida GIP Checklist and Instructions.

Under Development.