

Lealman Community Hurricane Shelter Hardening

Status: Pending SAR
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Community

Please provide the following information. If the Congressional district number for your community does not display correctly, please contact your State NFIP coordinator.

Add Communities

Please find the community(ies) that will benefit from this mitigation activity by clicking on the Find communities button. If needed, modify the Congressional District number for each community by entering the updated number under the U.S. Congressional District column for that community. When finished, click the Continue button.

NOTE: You should also notify your State NFIP coordinator so that the updated U.S. Congressional District number can be updated in the Community Information System (CIS) database.

Community name	County code	CID number	CRS community	CRS rating	U.S. Congressional District
BELLEAIR BEACH, CITY OF	103	125089	Y	6	2,6
BELLEAIR BLUFFS, CITY OF	103	120239	Y	7	2,6
BELLEAIR SHORE, TOWN OF	103	125090	N		2,6
BELLEAIR, TOWN OF	103	125088	Y	7	2,6
CLEARWATER, CITY OF	103	125096	Y	6	2,6
DUNEDIN, CITY OF	103	125103	Y	5	2,6
GULFPORT, CITY OF	103	125108	Y	6	2,6
INDIAN ROCKS BEACH, CITY OF	103	125117	Y	6	2,6
INDIAN SHORES, TOWN OF	103	125118	Y	6	2,6
KENNETH CITY, TOWN OF	103	120245	Y	8	1,6
LARGO, CITY OF	103	125122	Y	6	2,6
MADEIRA BEACH, CITY OF	103	125127	Y	7	2,6
NORTH REDINGTON BEACH, TOWN OF	103	125133	Y	7	2,6

Community name	County code	CID number	CRS community	CRS rating	U.S. Congressional District
OLDSMAR, CITY OF	103	120250	Y	6	2
PINELLAS COUNTY *	103	125139	Y	2	2,6
PINELLAS PARK, CITY OF	103	120251	Y	6	2,6
REDINGTON BEACH, TOWN OF	103	125140	Y	7	2,6
REDINGTON SHORES, TOWN OF	103	125141	Y	6	2,6
SAFETY HARBOR, CITY OF	103	125143	Y	7	2,6
SEMINOLE, CITY OF	103	120257	N		1,6
SOUTH PASADENA, CITY OF	103	125151	Y	8	2,6
ST. PETE BEACH, CITY OF	103	125149	Y	6	2,6
ST. PETERSBURG, CITY OF	103	125148	Y	5	2,6
TARPON SPRINGS, CITY OF	103	120259	Y	5	2
TREASURE ISLAND, CITY OF	103	125153	Y	6	2,6

Please provide any additional comments below (optional).

Pinellas County is a coastal county located in West Central Florida with almost 600 miles of coastline. It is the seventh most populated county (almost one million people), the most densely populated and second smallest county geographically in Florida. All 25 communities (24 municipalities and the unincorporated areas) in Pinellas County benefit from the Lealman Exchange mitigation project. Community sites are utilized as shelters when households are displaced for smaller disasters, such as tornado and flooding, and as a risk and step down shelter locations to ensure we have sites that do not impact our ability to re-open schools after a hurricane. Shelters serve not only those in evacuation zones that are at risk from storm surge, they also serve mobile home residents, special needs and electric dependent residents, and post-event they support disaster survivors who have been displaced from their homes. This site can also be used to support disaster resource centers by having a resilient

location that can withstand the storm and have a dedicated power and water source to provide relief services. Pinellas County has five evacuation zones with an approximate 688,124 people who may be called to evacuate. This includes about 80,000 people who reside in mobile homes and 2,300 people with special needs who may be called to evacuate for strong tropical storms as well as all hurricanes. For Hurricanes Helene and Milton in 2024, Pinellas County ran shelters for fifty days. This included risk sheltering for both hurricanes, and community sheltering for those displaced from their homes. The step down shelters are essential for those who are displaced from their homes while other housing solutions are found. Almost 80% of all of our hotels are in our Level A evacuation zone and though we were able to utilize over 100 hotels after Hurricanes Helen and Milton this may not be the case for surge situations with greater than 7 feet of surge. Non-school locations have been needed for sheltering every year from 2020 to 2024, opening for eight different storms.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
<u>Pinellas County Historical Storms.pdf</u>	07/09/2026	cperkins@pinellas.gov	Community Attachments	Log of history of storms in Pinellas County showing shelter utilization	
<u>2025PinellasCEMP-Volumel-BasePlan.pdf</u>	07/10/2026	cperkins@pinellas.gov	Community Attachments	Pinellas County Comprehensive Emergency Management Plan	

Filename	Date uploaded	Uploaded by	Label	Description	Action
<u>EOC_Poster_Evac_and_Shelters.pdf</u>	07/14/2026	cperkins@pinellas.gov	Community Attachments	Pinellas County Evacuation Zone map with Shelter locations in non-evacuation zones	

[Continue](#)

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Mitigation plan

Please provide your plan information below.

Is the Subapplicant entity that will benefit from the proposed activity covered by the current FEMA approved multi-hazard mitigation plan in compliance with 44 CFR Part 201?

Yes

Please provide plan detail

Plan name	Plan type	Plan approval
Pinellas County Local Mitigation Strategy	Local Multijurisdictional Multi-Hazard Mitigation Plan	date 05/05/2025

Proposed activity description

Mitigation for a community center to be used as a shelter for households that need to evacuate for a tropical cyclone or are displaced from their homes due to damages by an incident.

Please provide any additional comments below (optional).

The Lealman Exchange Gymnasium experienced damage in 2017 from Hurricane Irma from roof damages, peak winds during Irma were recorded at 50-85 mph with a peak gust of 85 mph. In the 2026 Lealman Gymnasium Hardening - Limited Wind Hardening Study conducted for Pinellas County(p13) it was noted there were damages to the gable end wall framing from a 2017 inspection and repairs were made. In 2024, during Hurricanes Debby, Helen and Milton, leaks in the roof were reported and roofing work was completed in the summer of 2025. Wind gusts were 63 mph for Debby, 82 mph for Helene and 101 mph for Milton in the 2024 Hurricane season. Pinellas County has not experienced the higher wind velocities that the improved design would address.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
<u>2025.05.08-ApprovalLtr-FEMA.pdf</u>	07/07/2026	cperkins@pinellas.gov	Mitigation Plan Attachments	FEMA approval letter for Pinellas County Multi-Jurisdictional Local Mitigation Strategy	
<u>Pinellas LMSWG Endorse PDM Lealman Shelter 7-15-2026.pdf</u>	07/15/2026	cperkins@pinellas.gov	Mitigation Plan Attachments	Endorsement Letter from Pinellas Local Mitigation Strategy Working Group - cost is estimated and was updated after the letter was written on 7/15.	
<u>2026 - Lealman Gymnasium Hardening.pdf</u>	07/16/2026	cperkins@pinellas.gov	Mitigation Plan Attachments	2026 Limited Wind Hardening Study - assessment, recommendations and pricing for mitigation measures	

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Scope of work

The project Scope of Work (SOW) identifies the eligible activity, describes what will be accomplished and explains how the mitigation activity will be implemented. The mitigation activity must be described in sufficient detail to verify the cost estimate. All activities for which funding is requested must be identified in the SOW prior to the close of the application period. FEMA has different requirements for project, planning and management cost SOWs.

Subapplication title (include type of activity and location) **Lealman Community Hurricane Shelter Hardening**

Do any of the following apply for this project? **None**

Activities

Primary activity type **Retrofit**
Primary sub-activity type **Wind structural**

Secondary activity type (Optional) **Generator**
Secondary sub-activity type **Permanent**

Tertiary activity type (Optional)

Geographic areas description **The building is located outside of 500-year flood event, in a FEMA zone X. It is located more than one mile from a hurricane coastline in an urban and suburban area with a risk Factor of Exposure C.**

Community lifelines

Primary community lifeline **Safety and security**
Primary sub-community lifeline **Community safety**

Secondary community lifeline (optional) **Food, water, shelter**
Secondary sub-community lifeline **Shelter**

Tertiary community lifeline (optional)

Hazard sources

Primary hazard source **Tropical cyclone (Hurricane/Typhoon)**

Secondary hazard source (optional) **Flooding**

Tertiary hazard source (optional) **Tornado**

Is this a phased project?	No
Are you doing construction in this project?	Yes
Percentage of population impacted	7.5
Provide detailed description of population impacted	Pinellas County has five evacuation zones with an approximate 688,124 people who may be called to evacuate. This includes about 80,000 people who reside in mobile homes and 2,300 people with special needs who may be called to evacuate for strong tropical storms as well as all hurricanes. Pinellas plans for sheltering for approximately 40,000 people for a Level E evacuation. The State of Florida Shelter Demand Calculation tool estimates that 7.5% of our population would seek shelter, with a need for approximately 49,629 shelter spaces. Persons displaced by the impacts of an event may exceed the initial number of persons sheltered. During the 2024 hurricane season we had over 6,400 households that were displaced and placed in FEMA Temporary Shelter Assistance. We operated shelter locations for fifty days relying on community locations that were not damaged for step down sites.
Provide a clear and detailed description of your proposed activity	Upgrade the gymnasium building to resist wind pressures from an ultimate wind speed of 170 mh (Vult) this includes structural upgrades, hurricane shutters, replacement of roofing and installation of 72-hour backup generator and fuel tank, domestic water back up and sanitary drainage system back-up. The Hardening improvements include Impact resistance At/GI glazing, on windows and doors, replacement of exterior doors with Impact resistant doors, frames and hardware. Strengthening the roof purlin system, replacement of metal roof decking, strengthening steel frames, enlarge existing frame footings, adding vertical steel reinforcing and concrete in cmu walls, replace any damaged exterior metal flashing, inspect gale end wall framing and add end wall bracing and repair minor cracks in cmu wall for waterproofing.
How will the mitigation activity be implemented?	The county will do a competitive bid for qualified vendors that meet all grant and county procurement requirements. The design process will be done in conjunction with Pinellas County Construction and Property Management the Lealman CRA manager, Pinellas County Emergency Management and in consultation with the Florida Division of Emergency Management Bureau of Response Infrastructure Unit Structural Analyst.
Describe how the project is technically feasible and will be effective in reducing the risk by reducing or eliminating damage to property and/or loss of life in the project area. Please include engineering design parameters and references to the following: preliminary schematic or engineering drawings/design; applicable building codes; engineering practices and/or best practices; level of protection (e.g., life safety, 100-yr flood protection with freeboard, 100-yr wind design, etc.):	Please see attached 2026 Lealman Gymnasium Hardening - Limited Wind Hardening Study that outlines the current state of the structure and the proposed mitigation measures to bring the building up to Vult 170 mph, category 3 (Saffir Simpson Hurricane Scale) hurricane wind resistance. The project, when implemented, will follow the Florida Building codes in existence when the design portion of the project is completed. The design parameters in the 2026 study were based on the 2023 edition (8th edition of the Florida Building code and include the State of Florida Least-Risk Decision Making Hurricane Evacuation Shelter Prescriptive Summary Guidance Table as outlined by ARC 4496. The design wind speed will be compared to the Saffir-Simpson Hurricane Scale that uses a 1-minute sustained wind speed and the Florida Building code requirements for wind pressures based on the ultimate wind speed measured over a 3-second gust in mph

(Vult). Material utilized would meet FBC Chapter 22 (High - Velocity Hurricane Zones) and the ASCE 7-10 wind pressure and suction forces were also evaluated for this structure. This structure is in a FEMA Flood map Zone X and has a very low probability of major site flooding.

Who will manage and complete the mitigation activity?

Pinellas County Emergency Management and Pinellas County Construction and Property Management will oversee the project. A selected licensed and qualified firm will be selected to complete the mitigation work in compliance with all rules and regulations of the state, county and the federal grant.

Will the project address the hazards identified and what risks will remain from all hazards after project implementation (residual risk)?

This project will provide a structure that can be utilized through a Category 2 hurricane for risk sheltering and will provide a more resilient structure to provide step-down sheltering post event, which after larger storm is the longer duration portion of supporting the displaced community members.

When will the mitigation activity take place?

2027-2029

Explain why this project is the best alternative. What alternatives were considered to address the risk and why was the proposed activity considered the best alternative?

Pinellas County owns this facility, and we utilize another building on this same property as a both a risk and step-down shelter. By expanding capacity on one campus we will reduce costs, staffing needs and logistical support during operations. County owned properties are made available as needed, whereas other partners may not be able to make a facility available for sheltering and it may not be suitable for risk sheltering in case a storm intensifies. During Covid and after Hurricanes Helene and Milton it was extremely difficult to find suitable locations for operating sheltering operations. This facility is located in a non-evacuation area and is outside of the FEMA 500-year floodplain. With 2/3 of our county in hurricane evacuation zones, we have limited areas where risk shelters for hurricanes can be located this facility is more than one mile from the coastline. Having a non-public school option is critical so we can continue shelter operations for households who are displaced. The wind mitigation project and generator will make this a suitable location located in a central area of our county that is easily accessible by all of our communities. Hardening an existing facility is more cost effective than building a new community center. Pinellas County is currently building a new community center in the northern portion of our county that will also serve as a risk and step-down location and the cost is \$4.5M. A 2026 estimate for a new build of a like facility to replace the Lealman Exchange Gymnasium was estimated at \$10.3 Million not including design fees. Pinellas County has rented facilities or previous events, Covid vaccine sites, that cost about \$32,000 a month (2021 pricing) for a 19,000sf facility with 300 parking spaces. Over 80 locations were assessed before we could find a suitable place in terms of space, parking, traffic ingress and egress and a willing owner to host disaster response activities. Pinellas County Construction and Property Management estimates that current pricing would be about \$14sf for a similar facility, costing about \$18,000 a month to rent (see attached Average Rental Rates). After Hurricanes Helene and Milton we utilized step down locations for up to 50 days. Multiple locations, not County owned, were only made available to us for very short periods of time which increases costs for logistics, staffing and created more stress for the disaster survivors who had been displaced.

Please identify the entity that will perform any long-term maintenance and provide a maintenance, schedule and cost information. The subapplicant or owner of the area to be mitigated is responsible for maintenance (including costs of long-term care) after the project is completed?

Pinellas County, the owner, is responsible for any long-term maintenance. Long term maintenance may include roofing inspection and gutter maintenances, HVAC preventive maintenances and Building envelope painting and sealing. These costs are included in the Long Term Maintenance attachment with an estimate of cost escalation through year 2045. In addition, maintenance costs for the generators are estimated at \$3,700 per year to include load bank evaluation, annual maintenance and fuel replenishment with an anticipated 3-8% per year. (attached)

Additional comments (optional)

The figure for 7.5% of the population affected is based upon the 2025 Statewide Emergency Shelter Plan - Shelter Demand Calculation Tool that estimates that 7.5% of our evacuating population will seek shelter for a hurricane. (attached)

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
2025PINELLASCOUNTYDEMANDCALCUALTIONFORM.pdf	07/09/2026	cperkins@pinellas.gov	Scope of Work Attachments	2025 State of Florida Shelter Demand Calculation Tool for Pinellas County	
LongtermMaintenanceCosts.pdf	07/15/2026	cperkins@pinellas.gov	Scope of Work Attachments	Estimated long term maintenance costs a	
Generator Operating and Maintenance costs.pdf	07/16/2026	cperkins@pinellas.gov	Scope of Work Attachments	Generator operating and maintenance costs	
Avg Rental Rates 2Q 2026 (CoStar).pdf	07/16/2026	cperkins@pinellas.gov	Scope of Work Attachments	2026 Average Rental Rates - rounded up as rents are trending up.	
Covid Lease documentl.pdf	07/16/2026	cperkins@pinellas.gov	Scope of Work Attachments	2021 Lease Agreement details	
2026 - Lealman Gymnasium Hardening.pdf	07/16/2026	cperkins@pinellas.gov	Scope of Work Attachments	2026 Limited Wind Hardening Study - assessment, recommendations and pricing for mitigation measures	

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Schedule

Specify the work schedule for the mitigation activities.

Add tasks to the schedule

Please include all tasks necessary to implement this mitigation activity; include descriptions and estimated time frames.

Task Name	Start Month	Task Duration (in Months)
Notice of award - Agreement Process	1	3 months

Task Description

Receive notice, follow established protocols for acceptance and approval of the award from the Board of County Commissioners

Task Name	Start Month	Task Duration (in Months)
Notice to Proceed for design	4	2 months

Task Description

Notify qualified, selected vendor from Consultant Competing Negotiation Act (CCNA) to proceed with design process

Task Name	Start Month	Task Duration (in Months)
Site Evaluation and Programming	5	1 months

Task Description

Conduct site evaluation to define feasibility, scope and design direction.

Task Name	Start Month	Task Duration (in Months)
Schematic Design phase	6	1 months

Task Description

Architectural design incorporating all elements of the scope, collaboration with key partners and preliminary drawings

Task Name	Start Month	Task Duration (in Months)
Design Development Phase	7	2 months

Task Description

Approved schematic design is refined into detailed drawings and specifications for construction documentation.

Task Name	Start Month	Task Duration (in Months)
Design Document Submittal	9	1 months

Task Description

Review and approval of County and key stakeholders of design documents.

Task Name	Start Month	Task Duration (in Months)
Construction Document Phase	10	2 months

Task Description

Detailed ready to build drawings and specifications finalized.

Task Name	Start Month	Task Duration (in Months)
Submittal for Building Permit	12	4 months

Task Description

Review by Building Development Review Services for compliance with all codes and regulations.

Task Name	Start Month	Task Duration (in Months)
Bid Advertisement for contracting firm	16	1 months

Task Description

Advertise and select qualified contractor in compliance with grant requirements

Task Name	Start Month	Task Duration
Pre-Bid Meeting	17	(in Months) 1 months

Task Description

Formal session to clarify project requirements, address questions and ensure all potential bidders have the same understanding of the project and requirements of federal grant and local regulations.

Task Name	Start Month	Task Duration
Bid	18	(in Months) 1 months

Task Description

Receive bids and review for compliance, selecting the most qualified responsive bidder.

Task Name	Start Month	Task Duration
Award	19	(in Months) 2 months

Task Description

Review and selection of contractor, sign all agreements to ensure compliance.

Task Name	Start Month	Task Duration
Construction	21	(in Months) 13 months

Task Description

Mitigation measures as identified in the Scope of Work and in compliance with construction documents to occur

Task Name	Start Month	Task Duration
Substantial completion, Punch List and Completion	34	(in Months) 1 months

Task Description

Ensure all construction components are complete, inspected and passed.

Estimate the total duration of your proposed activities (in months). **35**

Proposed project start and end dates

Start Date **2026-10-01**

End Date **2029-08-30**

Continue

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Location

Introduction

Project location

Provide a detailed description of the proposed project's location.

Lealman Exchange is located in a Community Redevelopment Area of Pinellas County that is generally bounded by the City of Pinellas Park to the north, Kenneth City to the west, and the City of St. Petersburg to the south and east. It is located more than one mile from a hurricane coastline and is in an urban and suburban area with a risk factor exposure C. It is in a non-evacuation area for all levels of hurricanes, outside of the FEMA 500 year flood plain and is centrally located within Pinellas.

Latitude

27.818025

Longitude

-082.693172

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
Detailed description of Proposed Project Location.pdf	07/14/2026	cperkins@pinellas.gov	Project Location Attachments	Detailed description of area, including legal description, deed language, NFIP Community Identification Number, Congressional District, Benefiting area map, FEMA firmette, Map of Pinellas jurisdictions.	

Project benefiting area

Provide a detailed description of the proposed project's benefiting area.

This area was identified as being physically, economically and aesthetically distressed and since 2015 the County has implemented improvements in the area. Approximately 27% of the housing in this area is mobile homes and about 9.8% of residents live below the federal poverty level. Pinellas County has utilized the main building on the Lealman Exchange campus since 2019 as a shelter, both risk and step down. The main location has been utilized eight times as a shelter from 2020-2024 and this additional building will expand capabilities for both risk and step-down sheltering. This location is centrally located and has also been used for disaster recovery resource purposes, providing a key site to provide disaster services.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
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Project impact area

Provide a detailed description of the proposed project's impact area.

This location will serve all communities that have residents that need to evacuate or are unable to remain in their homes after an incident. This could include tornadoes, flooding and tropical cyclones. The main building on the campus is able to accommodate approximately 600 general population evacuees or 300 special needs evacuees. The mitigation project for the gymnasium would enable us to expand our capacity by increasing by 800 general population spaces or 400 special needs. Lealman is outside of our evacuation zones which is critical for our selection to ensure that if a storm increases in intensity the site remains outside of an evacuation order. Having an onsite generator ensures we can support special needs clients during a storm and assist with the decompression of medical management facilities (such as hospitals) that take in special needs clients who have the highest levels of need for electricity for life sustaining medical equipment. Power restoration can take weeks and months so having a facility that people can be moved to that we have guaranteed power is critical. For Hurricane Milton in 2024, at the peak just over 83% of our county was without power. After hurricanes Helene and Milton in 2024 we had over 3,360 households (approx 7,100 people) in FEMA Transitional Shelter Assistance and an additional 300 households in State Non-congregate Sheltering programs. Over 100 hotels were used to help house people who had been displaced. FEMA Disaster Survivor Assistance Teams when surveying neighborhoods to provide assistance reported finding people who had remained in homes that were unsafe due to flooding impacts and some who were living in their cars. Ensuring we have community sites for people to relocate to temporarily is essential.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
Pinellas County 2024 Hurricane Season After Action Report.pdf	07/14/2026	cperkins@pinellas.gov	Location project impact area Attachments	2024 Hurricane Season After Action Report - see Figures 20 and 21 for extent of damages throughout	

Filename	Date uploaded	Uploaded by	Label	Description	Action
				the county for hurricanes Helene and Milton - Project Impact Area	
2026AnnualPopulationShelterNeedsAnalysis.docx	07/14/2026	cperkins@pinellas.gov	Location project impact area Attachments	2026 Analysis of number of people in evacuation zone, shelter demand estimates and shelter locations and capacity. Including identified step-down shelter locations	

Project site inventory

Does this project subapplication propose to mitigate a property/structure(s)? (Examples: residential home, commercial building, bridge, fire station, levee, pumping station, wastewater treatment plant, telephone pole, electric line, etc.) **Yes**

Please describe how the propert(ies) will be selected upon subgrant approval. (Example: Saferoom Lottery Project, Fix the Bricks Project)

Please [download the excel template](#), and then fill out the template with building or infrastructure data.

Enter the location of the property/structure.

List of location(s) (1 location)

Status	Location ID	Address	Inventory type	Structure type	Mitigation action
✓	<u>129178</u>	5175 45th St N, , St. Petersburg, FL, Pinellas, 33714	Building	Government	Wind retrofit, Generator

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Budget

Budget cost estimate should directly link to your scope of work and work schedule. You must add at least one item(s) greater than 0 for your cost estimate. As necessary, please adjust your federal/non-federal cost shares, and add the non-federal funding source(s) you are planning to use this project. Once you have completed this section, please click the Continue button at the bottom of this page to navigate to the next section.

Add budget cost types and item(s)

First, click the Add cost type button below to add cost type cost estimate and then click the Add item(s) button to add the item(s) for the cost estimate.

Grand total: \$5,394,041.70

Budget type: Construction



Cost type: Cost estimate	\$5,394,041.70
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Cost estimate is the line item(s) budget to support the scope of work for the execution and completion of the project. Be sure to include the cost associated with revisions/formal adoption. To add a line item, Please click on the Add an item button. Click anywhere within each row or the arrow to edit or delete the line item(s)

Cost Items

- | | | |
|---|---|--------------|
| ▶ | Item: Replace exterior glazing w/ Impact Resist Windows | \$108,240.00 |
| ▶ | Item: Replace exterior glazing w/ Impact Resist Doors | \$9,750.00 |
| ▶ | Item: Replace all exterior doors w/Impact Resist Double | \$39,400.00 |

▶	Item: Replace all exterior doors w/Impact Resist Single	\$19,000.00
▶	Item: Strengthen roof purlin Add roof purlins 2-6ft	\$203,245.00
▶	Item: Replace Metal Decking FBC Metal Roof decks w insul	\$445,200.00
▶	Item: Tighten x bracing nuts & bolts	\$13,500.00
▶	Item: Strengthen Steel FramesWeld Plates to Frame Flange	\$231,000.00
▶	Item: Enlarge exist frame footing-Cut/Patch existing SOG	\$23,250.00
▶	Item: Enlarge existing frame foot by 50%	\$75,000.00
▶	Item: Enlarge existing frame foot	\$23,260.00
▶	Item: Add Vert Steel Reinforce&Concr-Filled cell w/rebar	\$12,000.00
▶	Item: Replace Metal Flashing - wall panel flashing	\$20,000.00
▶	Item: Inspect Gable end wall framing	\$13,500.00
▶	Item: Inspect Gable end wall framing-add gable end brace	\$100,000.00
▶	Item: Repair minor wall cracking cut out and seal crack	\$10,200.00
▶	Item: Generator 200w	\$221,000.00
▶	Item: Domestic Water System Backup	\$272,727.00

▶	Item: Sanitary Drainage System	\$71,429.00
▶	Item: General Conditions & Markups	\$1,565,830.00
▶	Item: Design Consulting Fees	\$446,552.00
▶	Item: Tighten Modify existing x bracing	\$100,000.00
▶	Item: Interior Finish Repairs Int Gym Repairs	\$175,960.00
▶	Item: Interior Finish Repairs Int Locker Mns Repair	\$61,515.00
▶	Item: Interior Finish Repairs Int Lib Offices Stage Lab	\$202,740.00
▶	Item: Interior Lighting Repairs Int Gym	\$65,985.00
▶	Item: Interior Lighting Repairs Int Locker Rm	\$13,670.00
▶	Item: Interior Lighting Repairs Int Lib Office Stage	\$67,580.00
▶	Item: Generator Related Electrical Upgrades	\$301,298.70
▶	Item: Soft Costs (estimate)	\$481,210.00

Program income (optional)

Cost share

Cost share or matching means the portion of project costs not paid by federal funds.

Proposed federal vs. non-federal funding shares

Hazard Mitigation Assistance (HMA) funds may be used to pay up to 75% federal share of the eligible activity costs. For Building Resilient Infrastructure and communities (BRIC), small impoverished communities may be eligible for up to 90% federal share. For Flood Mitigation Assistance (FMA), and severe repetitive loss (SRL) properties may be eligible for up to 100% federal share. Repetitive loss (RL) properties may be eligible for up to 90% federal share.

Cost estimate

Is this a small impoverished community? ⓘ

This determines your federal/non-federal share ratio.
No

	% Percentage	\$ Dollar amount
Proposed federal share	48.30	2606000.00
Proposed non-federal share	51.70	2788041.70
		Based on total budget cost: \$5,394,041.70

Non-federal funding sources here

That portion of the total costs of the program provided by the non-federal entity in the form of in-kind donations or cash match received from third parties or contributed by the agency. In-kind contributions must be provided and cash expended during the project period along with federal funds to satisfy the matching requirements.

Funding source	% Non-federal share by source	Funding amount
▶ Funding source: Capital Improvement Program	100.00%	\$2,788,041.70

Additional comments.

The Lealman gymnasium and school building (Buildings 1 and 2) are currently leased out and generate approximately \$190,000 per year.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
<u>2026.07.15LealmanGymCostUpdt.pdf</u>	07/16/2026	bfarley@pinellas.gov	Budget Attachments	July 2026 updated cost estimates from consultant	
<u>2026.07.16FundingCommitmentLtr- LealmanGym.pdf</u>	07/16/2026	bfarley@pinellas.gov	Budget Attachments	Funding Commitment Letter	

Continued

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Cost-effectiveness

How was cost-effectiveness determined for this project?

✓ Not applicable

Please explain why this project is not applicable.

Requesting FEMA to complete the BCA

Please provide any additional comments below (optional).

Requesting FEMA to complete the BCA we will provide any additional information needed.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
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Continue

Lealman Community Hurricane Shelter Hardening

Status: Pending SAR
signature

Environmental/Historic Preservation (EHP) Review Information

Introduction

An environmental/historic preservation review is required for all activities for which FEMA funds are being requested. FEMA will complete this review with the assistance of both the state or tribal government and the local applicant. It is important that you provide accurate information. If you are having problems completing this section, please contact your application point of contact.

A. National Historic Preservation Act - Historic Buildings and Structures

1. Does your project affect or is it in close proximity to any buildings or structures 50 years or more in age? **Yes**

Please confirm that you have provided the information listed below by selecting each check box. (If you have not provided these documents in any other section of the application, please attach the required documents below.)

To help FEMA evaluate the impact of the project, please indicate below any other information you are providing. (optional)

Please provide an explanation and any information about this project that could assist FEMA in its review. (optional)

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
LEX Gym Hardening - EHP Review Part A.pdf	07/15/2026	cperkins@pinellas.gov	closeProximityTo50YearOldBuilding.attachmentIds	Building information, photographs, USGS Quadrangle map, potential eligible historic property, Lealman Historic Resources, Historic Buildings and Structures,	

B. National Historic Preservation Act - Archeological Resources

Does your project involve disturbance of ground? **No**

C. Endangered Species Act and Fish and Wildlife Coordination Act

1. Are federally listed threatened or endangered species or their critical habitat present in the area affected by the project? **No**

2. Does your project remove or affect vegetation? **No**

3. Is your project in, near (within 200 feet), or likely to affect any type of waterway or body of water? **No**

D. Clean Water Act, Rivers and Harbors Act, and Executive Order 11990 (Protection of Wetlands)

1. Will the project involve dredging or disposal of dredged material, excavation, adding fill material or result in any **No**

modification to water bodies or wetlands designated as 'waters of the U.S' as identified by the US Army Corps of Engineers or on the National Wetland Inventory?

E. Executive Order 11988 (Floodplain Management)

1. Does a Flood Insurance Rate Map (FIRM), Flood Hazard Boundary Map (FHBM), hydrologic study, or some other source indicate that the project is located in or will affect a 1% annual chance floodplain, a 0.2% annual chance floodplain, a regulatory floodway, or an area prone to flooding? **No**

2. Does the project alter a watercourse, water flow patterns, or a drainage way, regardless of its floodplain designation? **No**

F. Coastal Zone Management Act

1. Is the project located in the state's designated coastal zone? **No**

G. Farmland Protection Policy Act

1. Will the project convert more than 5 acres of prime or unique farmland outside city limits to a non-agricultural use? **No**

H. Resource Conservation and Recovery Act (RCRA) and Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (Hazardous and Toxic Materials)

1. Is there a reason to suspect there are contaminants from a current or past use on the property associated with the proposed project? **No**

2. Are there any studies, investigations, or enforcement actions related to the property associated with the proposed project? **No**

3. Does any project construction or operation activities involve the use of hazardous or toxic materials? **No**

4. Do you know if any of the current or past land-uses of the property affected by the proposed project or of the adjacent properties are associated with hazardous or toxic materials? **No**

I. Other Environmental/Historic Preservation Laws or Issues

1. Are there other environmental/historic preservation requirements associated with this project that you are aware of? **No**

2. Are there controversial issues associated with this project? **No**

3. Have you conducted any public meeting or solicited public input or comments on your specific proposed mitigation project? **No**

J. Summary and Cost of Potential Impacts

Having answered the questions in parts A. through I., have you identified any aspects of your proposed project that have the potential to impact environmental resources or historic properties? **No**

Continue

Lealman Community Hurricane Shelter Hardening

Status: Pending SAR
signature

Evaluation

Is the applicant participating in the Community Rating System (CRS)? **Yes**

Select rating. **2**

Is the applicant a Cooperating Technical Partner (CTP)? **No**

Was this application generated from a previous FEMA HMA Advance Assistance or Project Scoping award or any other federal grant award, or the subapplicant is a past recipient of Building Resilient Infrastructure and Communities (BRIC) non-financial Direct Technical Assistance? **No**

Has the applicant adopted building codes consistent with the international codes? **Yes**

Year of building code **2023**

Please provide the building code. **Florida Building Code, Eighth Edition (2023)
<https://codes.iccsafe.org/content/FLBC2023P1>**

Have the applicant's building codes been assessed on the Building Code Effectiveness Grading Schedule (BCEGS)? **Yes**

Select rating. **3**

Describe involvement of partners to enhance the mitigation activity outcome. **Pinellas County Emergency Management is part of the Local Mitigation Strategy Working Group and works closely with county departments, municipalities, and community partners to identify opportunities to expand our supportive services during disasters. We have worked with our LMS Chair, our floodplain administrator, our County representative for the Lealman CRA, Construction and Property Management, Risk Management and our Office of Management and Budget to ensure that we have considered all aspects of this project, the local community and alternatives for this mitigation measure.**

Additional comments (optional)

We have limited assets that are owned by the County and the Lealman Exchange complex has become an essential hub for this impoverished area and has become a critical asset for the County for disaster response and recovery. By continuing to develop resources in this area we are maximizing our efficiencies for disaster response by reducing additional staffing needs and ensuring we have facilities that are readily available. By adding a generator and water and wastewater redundancies, we will be more nimble in our response and be able to utilize this facility even when there are critical infrastructure failures after a large event. During Hurricanes Helene and Milton in 2024, we had widespread water outages due to critical losses of water pressure, that then rendered the ability to flush toilets inoperable in a number of our shelter locations. We experienced about 80% power outages from Hurricane Milton that make the need for dedicated facilities with power critical for our special needs and electric dependent communities. To build a new facility that would be rated for risk sheltering would cost approximately \$800/ sq ft. or about \$12 Million.

Attachments

Filename	Date uploaded	Uploaded by	Label	Description	Action
PinellasCodeEffectivenessVerisk Letter 1-25-2025.pdf	07/10/2026	cperkins@pinellas.gov	Evaluation Attachments	BCEGS letter Pinellas County	
Pinellas County 2024 Hurricane Season AAR Overview_adacompliant.pdf	07/10/2026	cperkins@pinellas.gov	Evaluation Attachments	Pinellas County 2024 Hurricane Season After Action Report overview	

Filename	Date uploaded	Uploaded by	Label	Description	Action
<u>Pinellas County 2024 Hurricane Season After Action Report.pdf</u>	07/14/2026	cperkins@pinellas.gov	Evaluation Attachments	Pinellas County 2024 Hurricane Season After Action report (full version)	

Continue

Lealman Community Hurricane Shelter Hardening

Status: Pending SAR
signature

Submit subapplication

Assurances and certifications

OMB number: 4040-0009, Expiration date: 02/28/2025 [View burden statement](#)

SF-424D: Assurances - Construction Programs

Content:

OMB Number: 4040-0009

Expiration Date: 02/28/2025

Certain of these assurances may not be applicable to your project or program. If you have any questions, please contact the awarding agency. Further, certain Federal 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 the 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 nondiscrimination 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 for 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 nondiscrimination. 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 or 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.

OMB number: 4040-0013, Expiration date: 02/28/2025 [View burden statement](#)

SF-LLL: Disclosure of Lobbying Activities

Content:

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013

Expiration Date: 02/28/2025

The applicant is not currently required to submit the SF-LLL.

- | | |
|--|-----------------------|
| 1. Type of federal action: | grant |
| 2. Status of federal action: | bid/offer/application |
| 3. Report type: | initial filing |
| 4. Name and address of reporting entity: | SubAwardee |

Tier, if known:

Name	County of Pinellas
Street 1	315 Court Street
Street 2	
City	Clearwater

State	FL
Zip	33756
Zip Ext	0000

Congressional district, if known:

5. If reporting entity in No.4 is subawardee, enter name and address of prime:

Name	Florida Division of Emergency Management
Street 1	2555 Shumard Oak Boulevard
Street 2	C/O Laura Dhuwe - Hazard Mitigation Unit
City	Tallahassee
State	FL
Zip	32399
Zip Ext	2100

Congressional district, if known:

6. Federal department/agency: FEMA

7. Federal program name/description: FY26 Pre-Disaster Mitigation (PDM)
Congressionally Directed (CDS) Grant Program

CFDA number, if applicable: 97.143

8. Federal action number, if known: DHS-26-MT-143-00-01

9. Award amount, if known: \$2606000.00

10a. Name and address of lobbying registrant:

Prefix

First name Harry

Middle name

Last name Glenn

Suffix

Street 1 800 Maine Ave SW

Street 2

City Washington DC

State DC

Zip 20024

Zip Ext

10b. Individual performing services: (including address if different from No. 10a)

Prefix

First name Harry

Middle name

Last name Glenn

Suffix

Street 1

Street 2

City

State

Zip

Zip Ext

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Sign and submit

- ☐ By checking this box, I certify (1) to the statements contained in the list of certifications and (2) that the statements here 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 and 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).

Submit

[Return to full
sub-application](#)



You have successfully submitted your Subapplication.

x

Lealman Community Hurricane Shelter Hardening

Status: Submitted to recipient

Subapplicant information

Name of federal agency

FEMA

Type of submission

Application

STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT

2555 SHUMARD OAK BLVD
TALLAHASSEE, FL 32399 United States

State	UEI-EFT	DUNS #	EIN #
FL	N6KVCUU7LC61	930172528	800749868

Subapplicant type

Local Government

Is the subapplicant subject to review by Executive Order 12372 Process?

Yes-This Pre-application/application was made available to the Executive Order 12372 Process for review on.

Enter date

2025-10-01

Is the subapplicant delinquent on any federal debt?

No

[Continue](#)