



Pinellas County

Staff Report

File #: 23-0704D, Version: 1

Subject:

First Amendment to the Community Development Block Grant Program Subaward Specific Performance and Use Restriction Agreement with Personal Enrichment Through Mental Health Services, Inc. d/b/a PEMHS, for Community Development Block Grant funded facility improvements.

Recommended Action:

Approval and execution by the County Administrator of the First Amendment to the Community Development Block Grant (CDBG) Program Subaward Specific Performance and Use Restriction Agreement (First Amendment) with Personal Enrichment Through Mental Health Services, Inc. d/b/a PEMHS (PEMHS), for CDBG funded facility improvements.

- This First Amendment increases the CDBG funding amount by \$9,353.00 to cover the costs related to project description changes and higher than anticipated bids. The total CDBG investment is \$198,583.00.
- This First Amendment amends the project description to replace the installation of anti-ligature fixtures with the stripping and polishing of floors to protect against damage from wear and tear.
- This First Amendment extends the term of Agreement CD22PEMHS three (3) months to December 31, 2023, to provide additional time for project completion, and extends the term of the Restricted Period 15 months, to January 1, 2037, restricting the use of the property to serving low- and moderate-income individuals with mental and behavioral health illnesses and disorders.
- This First Amendment increases the amount of required property insurance coverage PEMHS must carry through the term of the Agreement.
- On September 25, 2022, the County provided CDBG funding to PEMHS for rehabilitation costs to include replacement of flooring, air conditioning system, doors/handles/locks and toilets with anti-ligature fixtures and interior painting, at PEMHS facility located at 11254 58th Street N, Pinellas Park, Florida 33782, benefitting approximately 25,000 low- and moderate-income persons with mental and behavioral health illnesses and disorders.
- Funding for this amendment is consistent with FY23 Adopted Budget and FY24 Tentative Budget for the Community Development Grant Fund.

Strategic Plan:

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

Foster Continual Economic Growth and Vitality

4.2 Invest in communities that need the most

Summary:

This First Amendment to the CDBG Program Subaward Specific Performance and Land Use Agreement CD22PEMHS provides an additional \$9,353.00 in CDBG funding, increasing the total CDBG investment to \$198,583.00; modifies the scope of the project description; extends the term of the Agreement three (3) months to allow for project completion; extends the term of the Restricted Period 15 months; and increases the required insurance coverage.

The original cost for the project was \$189,230.00, with funding being provided by the County for facility improvements including the replacement of flooring, air conditioning system, doors/handles/locks and toilets with anti-ligature fixtures and interior painting. PEMHS requested to change the scope of the project to remove the installation of anti-ligature fixtures that are being replaced in another project and include the stripping and polishing of existing flooring at the facility to protect against wear and tear. The bids for the project came in higher than anticipated and PEHMS has requested funding to cover the additional \$9,353.00.

The Agreement requires that performance be completed by September 30, 2023. PEMHS is unable to complete the project on or before the expiration date. It is necessary to extend the term of the Agreement three (3) months to December 31, 2023, to allow time for project completion.

As a result of the term extension and the additional funding being provided, it is necessary to extend the term of the Restricted Period 15 months to January 1, 2037, restricting the use of the property to serving low- and moderate-income individuals with mental and behavioral health illnesses and disorders.

As a result of the additional funding being provided, it is necessary to increase the amount of insurance PEMHS must carry on the property to the amount of the total CDBG investment.

Background/Explanation:

On July 19, 2022, the Board executed Resolution No. 22-60, which approved the 2022-2023 (FY23) Action Plan. The PEMHS Facility Rehabilitation Project was approved as a facility rehabilitation activity in the Action Plan.

On September 25, 2022, the County Administrator executed CDBG Agreement CD22PEMHS, as recorded in Official Records Book 22218, Page(s) 1071-1099, providing CDBG funding for facility improvements including the replacement of flooring, air conditioning system, doors/handles/locks and toilets with anti-ligature fixtures and interior painting at the facility located at 11254 58th Street N, Pinellas Park, Florida 33782, benefitting approximately 25,000 low- and moderate-income individuals with mental and behavioral health illnesses and disorders. The Agreement was effective October 1, 2022, through September 30, 2023, with the land use restriction expiring on October 1, 2035.

Fiscal Impact:

The total amount of funding for this agreement is not to exceed \$198,583.00 during the term of the Agreement. Funding for this Agreement is consistent with the County's FY23 Adopted Budget and is included in the FY24 Tentative Budget for CDBG funds.

Delegated Authority:

Authority for the County Administrator to sign this Agreement is granted under Code Section 2-62 (a) (1) or Resolution No. 22-60.

Staff Member Responsible:

Carol Stricklin, Director, Housing and Community Development

Partners:

Personal Enrichment Through Mental Health Services, Inc. d/b/a PEMHS
U.S. Department of Housing and Urban Development

Attachments:

First Amendment to the Community Development Block Grant Program Subaward Specific Performance and Land Use Restriction Agreement
Community Development Block Grant Program Subaward Specific Performance and Use Restriction Agreement, September 25, 2022
Agency Request
Project Location Map
Resolution No. 22-60