



Pinellas County

Staff Report

File #: 17-961A, Version: 1

Subject:

Interlocal Agreement with the Palm Harbor Community Services Agency to provide British Petroleum Economic Settlement funds to support the construction of a parking lot and address a budget shortfall in the Phase 1 Library Expansion Project.

Recommended Action:

Approval of the Interlocal Agreement (Agreement) with Palm Harbor Community Services Agency (PHCSA) for expenditure of Deepwater Horizon funds (BP funds) to construct a parking lot and address a budget shortfall in the Phase 1 Library Expansion Project at the East Lake Community Library.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.4 Invest in infrastructure to meet current and future needs

4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public's resources

Summary:

This Agreement provides \$350,000 for construction of a joint-use parking lot and to address a budget shortfall in the Phase 1 Library Expansion Project. PHCSA is requesting a reallocation of previously approved BP funds to shift the joint-use parking lot to the library property and bridge the funding gap in the Phase 1 Library's Expansion Project.

Background Information:

On December 13, 2016, the Board approved the appropriation of \$350,000 from BP funds construct a parking lot on the Cypress Woods Elementary School. The funding agreement to support this project was never drafted or approved as a delegated item.

The parking lot was originally intended to be a joint-use parking lot with the neighboring Cypress Woods Elementary School. The lot, which was planned to incorporate a portion of the School Board property via a license agreement, was to provide additional parking for the school and required parking for the future phase 2 expansion of the library. However, after numerous discussions with the School Board and extensive review of the library site, the School Board preferred to maintain only one main entrance to the school property for campus security reasons; and the additional parking area for the library was not needed at this time. Therefore, the joint-use parking concept between the library and the school is no longer necessary.

The Phase 1 Library Expansion Project will require additional on-site parking, which is designed to be located at the front of the library. This additional parking will indirectly provide a benefit to the school, whereby, parents will be able to park in the library parking lot and walk their children down the

sidewalk and around to the main school entrance.

The Agreement identifies the project, the funding terms, and establishes the relationship between the parties. The Agreement term is one (1) year. The PHCSA Board approved the agreement on June 21, 2017.

PHCSA will use the \$350,000 to construct a parking lot (\$150,000), and to address a budget shortfall (\$200,000) in the Phase 1 Library Expansion Project at the East Lake Community Library, located at 4125 East Lake Road in Palm Harbor.

The Phase 1 Library Expansion Project will add 2,500 square feet to the library, which requires storm water site improvements. This expansion is funded by a \$1,000,000 State grant. The basis for the grant estimate was a flat cost per square foot and was not detailed to include site improvements and soft costs such as master planning, design, permitting and inspections. Based on the contractor's proposal from construction documents, the project has a \$200,000 budget shortfall to complete the expansion as designed. An alternative to close the funding gap would be to reduce the project scope. Items for reduced scope consideration would include; (1) wall/door room divider to split the large community room into two smaller rooms, (2) a lower quality, less efficient air conditioning system, or (3) reducing the roof structure needed for a single story, which would preclude and future second story addition.

Fiscal Impact:

This Agreement provides funding of \$350,000 from the \$7.1 million BP funds. The funding has been appropriated for this purpose in the Fiscal Year 2017 Budget. The County shall have no obligations related to maintenance, operation, and/or any other activity yielding a fiscal impact.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management

Partners:

East Lake Community Library
Palm Harbor Community Services Agency
Individual neighborhood/library supporters of parking lot expansion

Attachments:

Interlocal Agreement
Exhibit A
Exhibit B
Exhibit C
Letters of support