

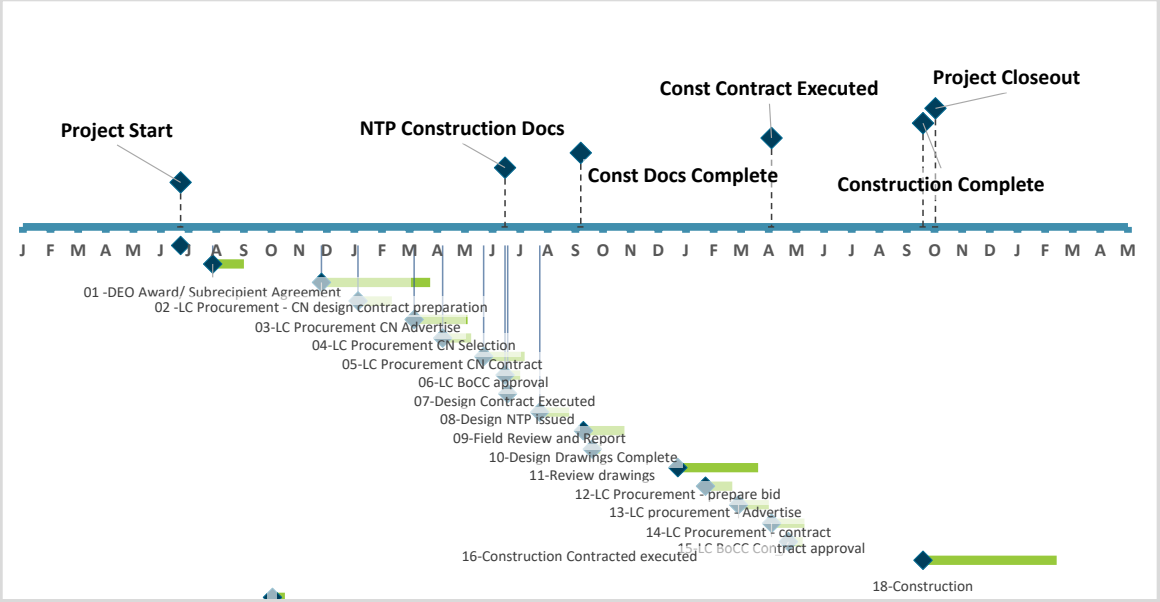
Date:

Rebuild Florida CDBG - Mitigation Critical Facilities Hardening Program Application
Official Project Title

Applicant Information					
Official Applicant Entity Name:				FEIN #:	
Primary Project Contact Name:				DUNS #:	
Title:			E-mail:		
Mailing Address:				Phone Number:	
City:		State:		Zip Code:	
Please list co-applicant entities if any:		Contact Person:		E-mail Address:	

Project Description	
Write an overview/summary, not to exceed 2,500 words, of the project being proposed. 1) State the project purpose and include a description of the critical facility to be hardened. 2) Specify the risk(s) that will be mitigated by completion of this project. 3) Describe how the work will be completed and the team that will be responsible. 4) Explain the method used to determine project funding requirements. 5) Describe anticipated outcomes. 6) Describe how the facility will be maintained after it is hardened.	
Insert Attachment:	Please title doc: EntityNamePD_CFHP

Community Value	
Describe, in 1,500 words or less, the critical facility's value to the community in normal circumstances and in times of natural disasters. Which of the seven community lifelines will be served by completion of this project? How does this project enhance community resilience? Does the facility have any cultural or historical significance? Attach a maximum of ten photographs that provide both interior and exterior views.	
Insert Attachment:	Please title zip folder: EntityNameCV_CFHP



ALICO ARENA SHELTER HARDENING PROJECT DESCRIPTION

1. A. PROJECT PURPOSE

Lee County proposes to harden Alico Arena, a 131,000-square-foot, 4,633-seat multipurpose facility at Florida Gulf Coast University (FGCU), which has sheltered Floridians during nine disasters since 2004. As a state university, FGCU is subject to Florida Statute 252 385 regarding public shelter space requirements. Out-of-county residents, mostly from the Keys, Miami and Fort Lauderdale, come to Lee County for shelter due to easy access from I-75, US 41 and SR 80. Alico Arena was activated by the state during Hurricane Irma and during Hurricane Matthew as a host shelter for out-of-county residents.

During Hurricane Irma in 2017, more than 34,000 people sought refuge in Lee County shelters. Of those, 1,500 were in Alico Arena. Because of the arena seating and available medical and food preparation equipment on site, additional people could shelter in Alico Area during a critical, dire event.

Proposed structural hardening includes the upper roof structure, the lower roof structure, anchoring roof-mounted equipment, upgrading the existing roof system and storm-proofing windows. All of this work will be done to withstand winds of at least 170 mph, which exceeds current Florida Building Code requirements of 110 mph. This new work also extends the life of the roof for another 20 years.

As part of its regional mitigation planning, Lee County values Alico Arena for its ability to broadly serve South, Southwest and Southeast Florida residents, especially those with low and moderate incomes who require access to shelters within reach of mass transit or a direct, low-cost drive.

1. B. DESCRIPTION OF THE CRITICAL FACILITY

Alico Arena encompasses 100,000 square feet of main arena space, with an additional 9,000-square-foot auxiliary gym, 10,000-square-foot strength training and conditioning center, and 12,000 square feet of athletic offices. Original design drawings prepared by Hastings+Chivetta indicate that the facility was designed in 2001 with later additions constructed in 2017. The arena portion of the existing facility and arena parking lot have been utilized as a hurricane shelter and staging area for emergency response purposes through an agreement between Lee County and the building owner since August 10, 1999.

2. RISK MITIGATION

Lee County's vulnerability to tropical weather events and wildfires requires year-round planning with multiple agencies on how to safely shelter residents and visitors during storms like Hurricane Irma. Southwest Florida has an above normal storm surge risk, which limits the facilities that can serve as hurricane shelters. Alico Arena is located outside FEMA's designated Special Flood Hazard Area. Its inland location, which is easily accessed from I-75 and US 41, coupled with its 1,500 shelter spaces makes its hardening a high-impact activity.

As part of its strategic, regional mitigation strategy, Lee County received post-Irma HMGP funds for a permanent generator at Alico. This CDBG-MIT funding now enables the County to harden the 17-year-

old roof and the storefront of this critical shelter facility. Emergency shelter guidelines and design criteria have been established as a base for proposed upgrades to harden the arena. This includes sustaining wind speeds of at least 170 mph, which exceeds current Florida Building Code requirements of 110 mph and the current roof designed to 130 mph. This new work also extends the usefulness of the structure as a shelter for another 20 years.

An investment of CDBG-MIT funds ensures Alico Arena's long-lasting capacity to provide 3,000 shelter spaces to reduce the risk of future injury or death during disasters. Alico Arena hardening specifically addresses Florida DEO's comprehensive Risk Based Mitigation Needs Assessment by providing accessible shelter for Floridians in the event of flooding, severe storms, tropical cyclones and wildfires.

The Alico Arena hardening specifically reduces risk during a disaster for low- and moderate-income individuals, elderly and disabled populations, who specifically depend on shelters because the expense of evacuating or hardening their residence may not be feasible. Homeless populations also depend on shelters during emergencies, as they cannot remain in the outdoor locations in which they currently reside.

Alico Arena is accessible to ADA standards, and all proposed work will ensure continued accessibility.

3. WORK COMPLETION AND MANAGEMENT TEAM

Drawings will be completed by a structural engineer to meet a prioritized list of strengthening/hardening elements, which include reinforcing the roof structure (steel bar joists) in the main arena and hardening/replacing the main arena roof system (deck, insulation and roof membrane), reinforcing wall to roof connections, hardening exterior walls as required and reinforcing/replacing existing storefront window/entry systems. The work needed to complete the hardening will be overseen by Lee County Department of Facilities Construction and Management in conjunction with the FGCU Facilities Department. Lee County Procurement in collaboration with FGCU, will select a Design Professional and General Contractor through established Lee County Complete Negotiation protocols and in compliance with all federal guidelines outlined in the Federal Register Notice 84 FR 45838 and Florida DEO requirements.

4. DETERMINATION OF PROJECT FUNDING REQUIREMENTS

The amount of funds required for this proposal were drawn from concept plans and bids for comparable work for other hardening projects, including hardening of the roof at Hertz Arena in Lee County, which also serves as a general population shelter. This proposal includes probable costs as well as a contingency to ensure that the proposal reasonably estimates the required funding. In the unlikely event that the proposed budget falls short of actual costs, Lee County and FGCU will negotiate how to cover the shortfall.

When final design for the Alico Arena hardening has been completed, the Design Professional will provide an Opinion of Probable Cost which will be the basis of review for the establishment of the Construction Bid from the selected General Contractor. The General Contractor is required to secure a minimum of three (3) bids for each component of the project and these bids are shared and reviewed by County Facilities' staff and FGCU prior to approving the Contract for Construction.

The total estimate for this project is \$2,786,415, or an approximate one-time investment of \$1,858 per shelter space to help ensure the availability of 1,500 shelter spaces to serve residents of Southwest, South, and Southeast Florida for the next 20 years.

5. ANTICIPATED OUTCOMES

This proposal to upgrade and harden Alico Arena to current design recommendations will increase the level of safety for Florida residents who utilize County-provided shelters during an emergency event. This ensures sheltering capacity as recommended in the Florida DEO's comprehensive Risk Based Mitigation Needs Assessment.

6. Maintenance

Because Alico Arena is a continuing sports and entertainment venue for FGCU, the continued maintenance and upkeep of the facility is paramount to the university's educational mission. It is important to note that many of the hardening improvements are passive in nature, and as such do not require maintenance. The upgraded roofing and storefront will be included in FGCU's normal maintenance programs to keep the venue updated and attractive as a regional destination for sports, education and entertainment programs. The University's budget is supported annually by state resources.

Rebuild Florida Critical Facility Hardening Program Project Budget Template Instructions

This template is customizable to fit the budget proposal for your project. Feel free to edit left-hand segments and add notes when needed.

If a section does not have enough cells for the category that you are working on, you can add cells by highlighting a complete row and right-clicking. A dialogue box will appear that permits you to add a row of cells. Click “Insert” and then select either “Insert Above” or “Insert Below”, depending on where you would like the new row to be placed. The new row will appear above or below the row you highlighted.

Enter project name, primary contact name and phone number and the official applicant entity name.

1. On the left-hand side of the template there is a list of major project items numbered 1 to 3. Beneath each major project are related sub-groups. You may edit each of these areas to fit your proposed budget plan. For example, if you do not have Mechanical Hardening, you may delete that numbered row and the related subgroups.
2. List anticipated and committed sources of other project funding sources in the “Sources of Other Funds” category. These funds are non-CDBG-MIT funds. Include entities you have contacted, even if a funding commitment has not yet been made. Disclose the amount you requested or expect to receive. If you need to add rows in this section, follow the directions for adding rows outlined above.
3. You can use the right-side Notes column to elaborate on budgeted items as needed.

FL CDBG Mitigation

Rebuild Florida Critical Facilities Hardening Program Project Budget (Template)

Project Name:	Alico Arena Hurricane Sheltering Hardening	Primary Contact Name and Phone Number:	Joan D. LaGuardia 239-533-2314	Official Applicant Entity Name:	Lee County Board of County Commissioners
Project		Budget			Notes
Description	CDBG-MIT Amount	Other non CDBG-MIT Funds	Source of Funds*	Total Funds (CDBG-MIT and Other)	
1. Critical Facilities Hardening					
Harden upper roof structure	\$ 870,675.				Strengthen roof structure and connection/load transfer to exterior walls
Harden lower roof structure	\$ 250,000.				Strengthen roof structure and connection/load transfer to exterior walls
Anchoring Roof Mounted Equipment	\$ 50,000.				Reinforce structure under roof mounted equipment to counteract additional design uplift load
Storm Proofing Windows	\$ 485,000.				Replace existing storefront windows and entrance systems meeting current wind load criteria
Replace Upper Roof Areas	\$ 142,375.				Replace existing roofing system at end of useful life with new code compliant roof system
Replace Lower Roof Areas	\$ 41,225.				Replace existing roofing system at end of useful life with new code compliant roof system
2. Mechanical Hardening					

Ventilation/Air Conditioning Units					
Generator Unit Installation/Repair					
Water Pump Installation/Repair					
3. Other	\$ 294,285				General contractor fees, bond and insurance.
Contingency	\$ 367,855				20% of hardening total
Administration	\$ 175,000.				Lee County construction and grant administration costs and required threshold and third party inspections
Planning	\$ 110,000				Engineering design and construction administration fees
Totals:	\$2,786,415	0	0	0	

*** All funds identified for use on your project must be fully disclosed and detailed to ensure budget accuracy and no duplication of benefits. Show the sources and amounts of other funds needed to complete the project below, including local funds and grants from other agencies. Any anticipated or committed funds must also be included.**

Source of Other Funds	Amount
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

Alico Arena Hardening Capacity Plan

The over-arching goal of the capacity analysis for hardening Alico Arena is to ensure long-term availability of a minimum of 1,500 shelter spaces for Southwest, South and Southeast Florida residents for approximately the next 20 years. Completion goal for the project itself is two years.

Stakeholders benefitting from this plan include all residents of Southwest Florida, primarily Lee County and its six municipalities, along with adjacent Collier, Charlotte and Hendry Counties. Florida DEO's comprehensive Risk Based Mitigation Needs Assessment identified Lee and Collier County, as HUD-MID communities. As part of its regional mitigation planning, Lee County values Alico Arena for its ability to broadly serve South, Southwest and Southeast Florida residents, especially those with low and moderate incomes who require access to shelters within reach of mass transit or a direct, low-cost drive.

The work plan for this project will be coordinated by the Lee County Project Manager, in conjunction with the Florida Gulf Coast University Facilities Department. Under the compliance direction of Lee County Procurement, they will oversee selection of the Design Professional and General Contractor. The Project Manager with FGCU support will assist in the establishment of the Guaranteed Maximum Price (GMP) and review the line item bids with the Construction Manager before finalizing the GMP. All contractors will be hired through a process that meets requirements of Lee County Competitive Negotiation protocols, the Federal Register Notice 84 FR 45838, and Florida DEO requirements.

Due to the nature of the building, an independent Florida Certified Threshold Inspector will be required to review all structural work being completed on the project, based on a threshold inspection plan provided by the Engineer of Record for the project. This special inspector is in addition to the normal building inspections being performed by a third party certified building and fire inspector as part of the normal building permit process required for all university construction projects as well as the Lee County Facilities Department Senior Tech Inspectors and FGCU Facilities Department oversight, who monitor compliance with the construction documents on a daily basis.

The Hardening team will undertake the following tasks:

1. Execute Grant award (Lee County Board of County Commissioners).
2. Solicit/select Professional Design consultant (Lee County Procurement with Complete Negotiation Selection Committee made up of Lee County and FGCU staff).
3. Solicit/select Construction Manager (Lee County Procurement with Complete Negotiation Selection Committee made up of Lee County FGCU staff).
4. Review all construction documents and bidding procedures and results.
5. Establish GMP (Lee County Project Manager and FGCU staff with Construction Manager).
6. Award contract for construction (Lee County BoCC).
7. Monitor construction (Lee County Facilities Construction and Maintenance and FGCU Facilities staff).

Lee County has adequate expertise, staffing and financial capacity for this project. The Lee County Facilities Construction and Maintenance Department currently has two (2) registered Architects, three (3) registered Engineers as well as three (3) technicians with a combined total of over 30 years construction experience providing field support. We have decades of experience in successful compliance to HUD/CDBG and other grant requirements.

Lee County's project manager is Scott Musheff, P.E., Senior Project Engineer for Lee County Department of Construction and Facilities Management. He has 30 years of experience managing local government projects, including administration of CDBG and FEMA HMGP grants.

Florida Gulf Coast University's project coordinator is Jim Hehl, Assistant Vice-President of Physical Plant. He serves on the university Safety and Facilities, Environmental Stewardship, Architectural and Construction Management, Campus Master Plan committees. He has a Bachelor of Science degree in Facilities Management from Eastern Michigan University and an Associate in Applied Science in Refrigeration, Heating and Air Conditioning Technology from Ferris State University.

Florida Gulf Coast University administrative oversight will be provided by Ruth Rodrigues, Director, Emergency Management. She has 16 years of experience with emergency shelter management and higher education experience.

ALICO ARENA HARDENING PROJECT COMMUNITY VALUE

In normal circumstances, Florida Gulf Coast University's Alico Arena primarily serves its men's and women's basketball and women's volleyball programs, as well as important university events, like Commencement. However, the venue is also known regionally for hosting a wide range educational, cultural and popularly entertaining special events, including concerts, speakers, road shows, tradeshow, corporate events, athletic and recreation camps, and high school graduations. Over the years, the facility has hosted the Beach Boys, U.S. Vice Presidents Joe Biden and Dick Cheney, former Russian President Mikhail Gorbachev, retired General Colin Powell, former First Lady Laura Bush, and acclaimed poet and author Maya Angelou. Low- and moderate-income populations are particularly served by diverse events including Make a Difference Day by Wells Fargo, Hoops on Mission 3v3 Basketball Tournament and the Career Source SWFL Regional Career Fair.

Aside from the activity areas, the arena houses locker rooms for men's and women's basketball, beach and indoor volleyball, men's and women's cross country, men's and women's tennis, visiting teams, and officials. The arena also houses the athletics ticket office and primary equipment room and showcases FGCU athletics successes via a trophy display area in the entry lobby.

During natural disaster and other emergencies, Alico arena has been called on by the Florida Department of Emergency Management and by Lee County to shelter Floridians from harm. Centrally located in Southwest Florida, Alico Arena is just minutes from Naples and Fort Myers off of I-75 between Exit 123 and Exit 128. It doubles as both a shelter and a staging area for Lee County Emergency operations during a Declaration of Emergency. Its large open spaces and abundant parking ideally answer the needs for staging relief and critical supplies for both local and regional quick-strike support as well as community sheltering during the storm and as refuge after the storm.

Of the seven (7) critical community lifelines, the facility provides for the following three (3) crucial elements of emergency preparedness:

- **SECURITY AND SAFETY:** Although primarily a project identified for hardening of the building to withstand tropical typhoon events, the facility may be pressed into action for any declared emergency where people need to have a safe refuge. The venue has also been utilized to welcome and protect residents from other areas of Florida who are impacted by severe weather or other crisis. Because of the inland location of the facility, it is not prone to inundation by storm surge. On FEMA Flood Insurance Rate Maps, it is in an X Zone, outside the Special Flood Hazard Area.
- **FOOD, WATER AND SHELTER:** When placed into use as a shelter, the arena, which is already designed to host large crowds for sporting events and concerts is already equipped with adequate restroom facilities and food service options within the structure for the demands of an emergency event. Supplies can be assembled in the large spaces prior to the storm to provide for the anticipated number of people who may be sheltered. After a storm event, its ample parking area can be used to stage and distribute supplies. Alico Arena often serves the Harry Chapin Food Bank as a food distribution center.
- **MEDICAL:** The facility is equipped with areas devoted to training of sports teams which can be placed into use as medical facilities should the need arise for shelter occupants during the event or for first responders or the general public in the aftermath.

This project will enhance community resilience by ensuring the availability and safety of 3,000 shelter spaces as called for in the grant requirements and in keeping the DEO's comprehensive Risk Based Mitigation Needs Assessment. The proposal helps ensure local resilience to events including floods, severe storms, tropical cyclones and wildfires.

Lee County's Local Mitigation Strategy, which includes input and requires approval from all six incorporated areas within Lee County, specifically lists Alico Arena as a valuable regional shelter. Lee County emergency management staff looks to capacity of this facility to assist with multi-county needs for sheltering.

The Alico Arena hardening specifically protects the safety and economic resilience of low- and moderate-income individuals who face severe economic hardship when injuries or displacement result from lack of local sheltering. This interrupts ability to work and access to jobs.

Capacity Plan	
Provide a strategic plan overview of 1,500 words or less that addresses goals, stakeholders, the work plan, (major tasks and deliverables), resources (staffing and budget) and monitoring/quality controls. Identify the staff members who will be responsible and/or positions that will be filled for CFHP project management and maintenance. Provide a short profile on each person on your current staff who perform project-related tasks and a position description for any new hires who will be assigned to project responsibilities. Have any project contractors been identified? If so, briefly describe your selection process.	
Insert Attachment:	Please title doc: EntityNameCP_CFHP

Implementation Plan	
Prepare a chronological timeline for the entire life of the project that organizes work into logical, manageable tasks and deliverables. The Implementation Plan Template has been provided in Appendix D of the CFHP Guidelines.	
Insert Attachment:	Please rename template: EntityNameIP_CFHP

Budget		
Include your project budget using the Budget Template found in Appendix E in the CFHP Guidelines. Ensure your budget is reasonable, appropriate and accurate. Are the budgeted items consistent with the project description and tasks? Does the amount requested fall within the CFHP applicant's allowable minimum (\$50,000) and maximum (\$15,000,000)? Ensure there is no duplication of benefits.		
Insert Attachment:		Please rename template: EntityNameBudget_CFHP
Is there any duplication of benefits?	Yes:	No:
All funds identified for use on your project must be fully disclosed and detailed to ensure budget accuracy and no duplication of benefits.		
Do you anticipate receiving any funds for this project that will not be supplied by the CDBG-MIT program? If yes, detail the anticipated or committed funds in the Leveraged Dollars section.	Yes:	No:

Leveraged Dollars

If your project involves the qualified use of matching or leveraged funds or services in any capacity, (see Part 4.6 in the CFHP Guidelines) then describe the specifics of leveraged fund/service usage. Answer: 1) Are there local or other funds available to address the proposed project in whole or in part? If yes, report all sources of funding and the amount available. 2) Disclose sources and uses of non CDBG-MIT funds. 3) What other federal, state and/ or local entities have you contacted concerning funding for the proposed project and what were the results? Put "N/A" if this section is not applicable to your project.

County Selection

Select each county that your project benefits. DEO will use this information to assess MID, social vulnerability, rural and fiscally-constrained areas. Only counties eligible for CDBG-MIT funds are listed below.

Alachua	Flagler	Levy	Polk
Baker	Gilchrist	Manatee	Putnam
Bradford	Glades	Marion	Sarasota
Brevard	Hardee	Martin	Seminole
Broward	Hendry	Miami-Dade	St. Johns
Charlotte	Hernando	Monroe	St. Lucie
Citrus	Highlands	Nassau	Sumter
Clay	Hillsborough	Okeechobee	Suwannee
Collier	Indian River	Orange	Taylor
Columbia	Lafayette	Osceola	Union
DeSoto	Lake	Palm Beach	Volusia
Dixie	Lee	Pasco	Wakulla
Duval	Leon	Pinellas	

Overall LMI Benefit
Identify and list the Census Tract number followed by all LMI Block Groups your project benefits. Example: Tract: 200, Block group: 2, 3; Tract: 2902, Block group: 1, 3, 4, 5, etc.

Special Designations		
Does your project benefit an Area of Critical State Concern according to Florida Statutes 380.05?	Yes:	No:
What is the area of critical state concern?		

Compliance		
According to 84 FR 45838 August 30, 2019 Section V.A.(18), "The State shall make reviews and audits, including on-site reviews of any subrecipients, designated public agencies, and local governments, as may be necessary or appropriate to meet the requirements of section 104(e)(2) of the HCDA, as amended, as modified by this notice. In the case of noncompliance with these requirements, the State shall take such actions as may be appropriate to prevent a continuance of the deficiency, mitigate any adverse effects or consequences, and prevent a recurrence. The State shall establish remedies for noncompliance by any designated subrecipients, public agencies, or local governments."		
Can you certify to comply with state and federal register regulations as outlined in 84 FR 45838?	Yes:	No:

Maintenance Agreement

According to 84 FR 45838 August 30, 2019 Section V.A.2.a(10), "Each grantee must plan for the long-term operation and maintenance of infrastructure and public facility projects funded with CDBG-MIT funds. The grantee must describe in its action plan how it will fund long-term operation and maintenance for CDBG-MIT projects. Additionally, the grantee must describe any State or local resources that have been identified for the operation and maintenance costs of projects assisted with CDBG-MIT funds." As such, Federal Register expectations on maintenance for CDBG-MIT projects are expected to be maintained by each entity who proposes a CFHP project.

Can you certify that your entity will comply with state and subrecipient monitoring and maintenance requirements as outlined by 84 FR 45838?

Yes:

No:

Sign and Date

As the primary entity contact for this project, I certify that staff, contractors, vendors and community partners of our mitigation initiative:

- A. Will comply with all HUD and Florida requirements in the administration of the proposed CDBG-MIT funded activities;
- B. Will work in a cooperative manner to execute the Subrecipient Agreement that provides the pathway for successful CDBG-MIT program(s) and/or project(s) and;
- C. Certify that all information submitted in this Application is true and accurate

Signature:

Date:

Print button will only print application and not attached documents. Submit button will deliver application to email to the cdbg-mit@deo.myflorida.com. Please attach all relevant documents to this email.