

## **LEE COUNTY SALVATION ARMY SHELTER HARDENING PROJECT DESCRIPTION (LeeCountyPD\_CFHP\_3)**

### **1. (A.) PROJECT PURPOSE**

Lee County proposes to harden the Salvation Army's Center of Hope, a 29,760-square-foot shelter for the homeless, which has succumbed to the wear and tear of weather in Southwest Florida. Due to deterioration of the roof and the limited resources of this non-profit agency, the failing condition of the roof eliminates this structure as a safe shelter during a storm event. With these proposed upgrades, the roof will allow the shelter's temporary residents to shelter-in-place and allow others from the community to use the Center of Hope as a hurricane or disaster shelter.

Proposed roof hardening includes removal and replacement of the existing roof-to-roof and roof-to-wall expansion joints, installation of pressure-treated wood, membrane, all metal and pipe features, vents and drains. This project also proposes to upgrade all roof-mounted mechanical and electrical units of the cooling/heating system. No interior AC work is included. All of this work will be done to withstand winds of at least 170 mph, which exceeds current Florida Building Code requirement of 160 mph. All mechanical work will meet Miami-Dade approved roof standards.

Estimated construction cost of this proposal is \$239,356, or an approximate one-time investment of \$1,063.80 per shelter space to help ensure the availability of 225 shelter spaces to specifically serve the homeless and other clients of the Salvation Army of Lee, Hendry and Glades Counties. In June 2018, FEMA's Federal Insurance and Mitigation Administration reported that every dollar invested to harden facilities beyond wind storm code requirements will return \$5 in future cost savings. That is a critical indicator of value for this shelter. If the current roof fails in a hurricane, the repair/replacement cost would easily be at least five times the cost of the proposed roof repairs. Additional federal CDBG or other funds would be redirected to serve current clients. Capacity to provide temporary housing and replacement of ongoing food, career counseling, prisoner re-entry and other services would be lost at this site during replacement or repair of this structure. This hardening aims to help extend the usefulness of this facility as a shelter during a disaster event and as a food supply and distribution hub for another 15-20 years. The total estimated cost of this project is \$337,491.96 with 20% contingency based on construction costs and administrative costs.

Currently, in the event of a hurricane, overnight residents must be evacuated to alternate locations. Replacing the roof of this structure will allow these residents to shelter in place during a hurricane with windstorm velocity up to 170 mph, exceeding the current Florida Building Code requirement of 160 mph. This offers clients who frequently use the Center of Hope to shelter in a safe facility that is familiar to them while also increasing the availability of resources in the general shelters.

In dire events, the Salvation Army could potentially accept additional homeless individuals and provide publicly available food for the community. The Center of Hope serves the homeless and other LMI populations of Lee, Hendry and Glades County. Lee is a HUD MID-qualified community, where 276,873 people, nearly 42 percent of the population, qualify for HUD's LMI category. In Hendry, 45% of county residents qualify as LMI.

The Salvation Army is an important partner to Lee County in providing other HUD-qualified services, including overnight shelter for the homeless. It offers ancillary services based on a low-barrier, housing-

focused model with the goal of rapid rehousing. Currently, Lee County has contracts with Salvation Army to provide homeless, intervention, food insecurity, and housing services for three years.

Natural disasters and other crises heighten the importance of the Center of Hope's beneficial programs. The Center's Family Unit serves families by provides emergency shelter and basic needs, including food, access to case management and the procurement of resources to obtain employment and stable housing. The Crisis Management program's outreach services addresses food insecurity for clients experiencing an emergency, including low-income households that are in imminent danger of becoming homeless and need supplemental food assistance. The program allows people to access food on a monthly basis as well as the opportunity to connect with social service workers who can provide referrals for other community resources and help clients with ACCESS Florida and other areas of assistance. In addition, re-entry programs for the Florida Department of Corrections and the Federal Prison Bureau operate from the Center of Hope.

### 1. (B.) DESCRIPTION OF THE CRITICAL FACILITY

The Salvation Army Center of Hope encompasses 29,760 square feet of overnight barracks and administrative offices. The facility also includes a food preparation area and a parking lot where the Salvation Army mobile food distribution vehicles could be staged during a natural disaster or other crisis. The structure also has storage for food, clothing and other critical supplies that would be distributed after a disaster event.

The Salvation Army Center of Hope, 2400 Edison Ave., Fort Myers, FL 339015, is located at 26 37' 58.96"N; 81 51' 49.96"W.

### 2. RISK MITIGATION

Lee County's disaster vulnerability includes tropical weather events, wildfires during the dry season – especially in dense vegetation areas where the homeless often find refuge, and the occasional cold snap of temperatures in the '30s and below. These require year-round planning with multiple agencies on how to safely shelter the homeless and assist all County residents during storms and other disasters.

The proposed project will mitigate risks by enhancing the Salvation Army's ability to offer shelter during a hurricane or other disaster. This **increase of 225 shelter spaces** will not only enhance risk mitigation for the homeless, it will also lessen the demand on the county's current limited resources in emergency shelters for other residents of Lee County.

In addition, the Salvation Army is already a disaster response organization. The facility typically houses essential items to distribute to the community after a disaster such as food, clothing and other necessities. A secure roof, free from the current patched exposed areas, will protect stored supplies and ensure their immediate availability for distribution to the community as soon as it is safe to mobilize.

Please note that the Fort Myers-based Salvation Army serves Lee, Hendry and Glades counties.

### 3. WORK COMPLETION AND MANAGEMENT TEAM

Lee County will provide all procurement, project management and grant compliance for this project in conjunction with the Salvation Army of Lee, Hendry and Glades Counties.

The work needed to complete the hardening will be overseen by the Lee County Department of Facilities Construction and Management in conjunction with the Salvation Army's operations manager for programs and maintenance. Lee County Procurement will select a Design Professional and General Contractor through established Lee County Competitive 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 three estimates submitted by local contractors specifically for the Salvation Army project. These bids range from \$239,356 to \$169,759. Lee County elected to use the highest of the estimates and included a 20% contingency of direct construction costs 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 the Salvation Army will negotiate how to cover the shortfall.

Lee County will draw on its general reserves to provide the required early advance funding for the project. Lee County's reserves are not available to fund this project fully as we are in both the 2020 hurricane season and the global pandemic.

#### 5. ANTICIPATED OUTCOMES

This proposal to upgrade and harden the Salvation Army Center of Hope will increase the level of safety for Florida residents who utilize County-provided shelters during an emergency event by providing an additional 225 shelter spaces earmarked specifically for the homeless. This ensures sheltering capacity as recommended in the Florida DEO's comprehensive Risk Based Mitigation Needs Assessment. It also directly addresses a high-risk portion of the LMI population of Lee, Hendry and Glades counties. Specific outcomes include:

- Creation of **225 new shelter spaces** primarily for the homeless;
- Provide a safe shelter in a familiar and trusted environment for homeless and other LMI clients of Lee, Hendry and Glades counties;
- Harden the building against future loss in a hurricane to preserve its usefulness as a food and water storage, staging and distribution site before, during and after a natural disaster or other emergency – an estimated \$5:1 cost-savings; and
- Help extend the usefulness of this facility as both a safe shelter and a food and water supply and distribution hub for another 15-20 years.

#### 6. MAINTENANCE

Because the Salvation Army Center of Hope is a continuing shelter for the homeless and a disaster-response agency, the continued maintenance and upkeep of the facility is paramount to the Salvation Army mission. The upgraded roofing will be included in the Salvation Army's normal in-house maintenance programs to keep the structure updated and useful. Note that the Salvation Army has long been a partner to Lee County in providing services to the homeless and other LMI populations. They have proven reliability and compliance in other HUD- and County-funded projects, and the County has all confidence that this relationship with the County and dedication to community service will continue.

If this project is approved, the Salvation Army will enter into the standard agreement with Lee County Emergency Management and Public Safety to serve as a shelter.