

**TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM**

Triumph Gulf Coast, Inc. ("Triumph Gulf Coast") has created a pre-application process to provide initial consideration of potential ideas for projects or programs that may seek an award of funding. Applicants are required to participate in the pre-application process. Notwithstanding the response from Triumph Gulf Coast on the pre-application form, an Applicant may still elect to submit an Application.

**APPLICANT INFORMATION:**

Name of Individual/Entity/Organization: Franklin County Board of County Commissioners

Brief Description of Background of Individual/Entity/Organization: The Franklin County Board of County Commissioners is one of the eight disproportionately affected counties in Northwest Florida.

Contact Information:

Primary Contact Information: Mr. Mark Curenton

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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: Franklin County Tourist Development Council

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**REQUIRED EXECUTIVE SUMMARY:**

In a maximum of three (3) pages, please describe the proposed project or program, including (i) the amount of funds being sought from Triumph Gulf Coast; (ii) the amount and identity of other sources of funds for the proposed project or program; (iii) the location of the project or program; (iv) summary description of the proposed program, including how the program will be transformational and promote economic recovery, diversification, and enhancement of the

disproportionately affected counties, and (v) a summary timeline for the proposed project or program.

I. Amount of funding requested: \$2,000,000.00

- Construction – Fire Sprinkler System- \$275,000.00
- Construction – Main Hall - \$100,000.00
- Construction – Meeting Room - \$180,000.00
- Redo the handicap ramp from entrance hallway to main hall –\$90,000.00
- Paving and landscaping on the northwest side of the main building – \$135,000.00
- Reroof Main Auditorium - \$220,000.00
- Historic Exterior Restoration including refurbishment of windows on the second floor of the main hall - \$730,000.00
- Architectural and Engineering fees - 15% - 20% (\$259,500.00 - \$346,000.00)

II. Franklin County Tourist Development Council - \$100,000.00

III. Fort Coombs Armory & Convention Center

66 4<sup>th</sup> Street

Apalachicola, Florida 32320

- IV. This project is intended to (1) install an automatic fire sprinkling system in the building, (2) remediate and encapsulate the lead based paint and refinish the wood floor in the main hall, (3) renovate the walls, floor and ceiling in the meeting room, including the windows, (4) reconstruct the handicap ramp from the entrance hallway to the main hall , (5) adding additional parking and landscaping to the northwest side of the main building, (6) reroof the main auditorium, and (7) restoration of the exterior doors as well as pressure washing the exterior brick wall, point and repair of the brick veneer, refurbishing the fifteen windows on the second floor of the main hall and providing a new elastomeric paint system to the exterior brick veneer.

The State Fire Marshal has determined that, based on the use and construction of the building, it is required to have an automatic fire sprinkling system. There will have to be sprinkler heads in the attic above the main hall, in the main hall and adjoining spaces and in the crawl space under the building to meet the current fire safety codes.

The Armory is 116 years old and all the painted surfaces contain lead based paint that was applied many years ago. At some places in the main hall the paint is flaking off from the surface. In these areas, special precautions will have to be taken to scrape the flaking paint off the surface; then the entire painted surface will be repainted to encapsulate the existing lead based paint. The floor in the main hall will be refinished to remove any lead paint dust that has settled there.

The meeting room was part of the 1936 addition to the Armory. It appears to have been remodeled in the early 1950s. There is a suspended ceiling with fluorescent lighting. The walls have wooden wainscoting with fiberboard panels above. The fiberboard has deteriorated and become very brittle. The rooms are heated and cooled with window air conditioning units. This project will install central heating and air conditioning to the room. The original restrooms for the building, which are not handicapped accessible, will be converted to storage and a coffee preparation area. The eight windows in the northwest wall will be restored to their original condition and the walls and ceiling will be renovated to an appropriate period appearance.

Fort Coombs Armory is the largest event/entertainment site for rent in Franklin County. The renovations on the building will be beneficial to the community and attract visitors from out of town. In return, the local shops, restaurants, catering companies, hotels, bed and breakfasts, and rental homes in the area will profit from the improvements because of the increased use of the Armory.

Franklin County is a Rural Area of Opportunity, designated in July 8, 2015.

- V. We anticipate the project to last anywhere from 12 to 18 months.

The Armory is a state building that Franklin County leases from the State of Florida. The renovations on this building will be beneficial to the State, while also preserving a historic building. The projects we are proposing will bring us closer to completion of the Armory. Franklin County has already received over \$500,000.00 in grant funds and about the same in local sources, including Tourist Development Council and Board of County Commissioners. Listed below are the renovations and projects that the Armory has had in the past.

2012 – Reroof Armory (\$224,702.00)

2013 – TDC funded renovations and program study (\$58,172.00)

2014 – Lead-based paint abatement consultant services and termite treatment (\$116,844.00)

2015 – Replacement of half the windows, installing central heating and cooling system in the building, building new ADA accessible restrooms, and building a new warming kitchen. (\$1,009,849.00)

2016 – Leveling the floors in the main hall. (\$195,532.00)

Total renovations to date - \$1,605,099.00

### **IMPORTANT NOTICE**

This pre-application process will **not** result in an award of funding by Triumph Gulf Coast. Rather, this process is designed to facilitate submission of ideas for potential projects or programs before the Applicant expends time and/or resources to complete a full Application. All Applicants for funding are required to complete an Application, which will be scored, and then considered for award in the discretion of Triumph Gulf Coast Board.