

Triumph Gulf Coast, Inc. Pre-Application Form

(February 2019)



Multi-Purpose Library Facility

“ a TRIUMPH Community Hub ”

Applicant Information:

Name of Entity/Organization: Wakulla County Board of County Commissioners (Board)

Proposal Title: Multi-Purpose Library Facility

Amount of Triumph Funds Requested: _____

Total Estimated Project Cost: _____

Brief Description of Individual Entity/Organization: Local Government – Charter County

Federal Employer Identification Number: 59-6031875

Contact Information:

Primary Contact Information: Sheree T. Keeler

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Co-applicants, partners, or other entities or organizations having a role in the proposed project or program: None

Current Situation

Wakulla County operates one public Library located in the Medart Community at 4330 Crawfordville Highway (US 319), south of Crawfordville. With this being the only Library in Wakulla County, we operate a mobile book service that travels to Panacea, St. Marks and Sopchoppy as well as a book drop off at Azalea Park in Crawfordville.

The County's current Library is a dynamic hub, continually evolving with programs, activities and resources (the "services") for all age groups and interests. The current Library space and location is inadequate for the County's current and growing population and high demand for services, especially those that are technology oriented, requiring high-speed internet.

The current location of the Library along US 319 in the Medart Community is a less than desirable location with its heavy traffic patterns and lack of sidewalks or bike paths, nor is it close to schools, other County services or businesses. Furthermore, the Library does not have adequate space to provide a business center, nor is it constructed to serve as a high-risk disaster shelter.

Wakulla County is steadily attracting new residents with its unique offering of outdoor recreational opportunities, natural resources, quality schools and close proximity to Leon County, all of which are reflected by the growth in the County's population, small retail/service sector and residential development projects. However, with that growth comes a demand for County services, essential public safety services, access to technology, infrastructure, cultural and entertainment opportunities and other ideas associated with a quality of life community in which to live and work.

There is a need for adequate shelter for housing citizens and keeping them safe during pre and post disaster events. Not having adequate shelter can escalate critical situations when citizens are faced with eminent danger before and during an event as well as post disaster recovery. Shelters are necessary to manage and prevent crisis situations, especially for the most vulnerable. The Wakulla County Local Mitigation Strategy Work Group at its February 26, 2019, meeting post Hurricane Michael, recognized the need for a County high-risk shelter and amended the County's 2016 Local Mitigation Strategy, Appendix 7, to include a high-risk shelter as project #34.

A lack of high-speed internet, turnkey facilities, and easy access to airports, interstates or deep-water ports is hindering the County's ability to attract businesses, other than food/personal services and small retailers. Wakulla County cannot compete with large metropolitan areas; Gulf Coast counties with white, sandy beaches and transportation networks; or, upland counties with easy access to I-10. Nor can we continue to depend on our rural quality of life, natural resources and day visitors to sustain us any longer. We must offer and provide services, programs, technology and facilities that are not just attractive but that are in high demand. If Wakulla does not transform it cannot sustain its current economy nor compete with other areas that are meeting the demands of citizens, families, youth, businesses, educators, entrepreneurs and others.

Building A Vibrant Triumph Community Hub

Wakulla County can however begin to transform itself into a dynamic community hub for families, individuals, businesses, and entrepreneurs' looking for that smaller, rural setting with current, modern assets and technological amenities with close access to airports, interstates, or larger cities, such as Tallahassee. The County has the ideal parcel to begin this transformation by constructing a multi-purpose Library at its Community Center property to create a "*Triumph Community Hub*."

The Community Center property is centrally located at the intersection of Trice Lane and Shadeville Road (CR 61) in Crawfordville. The 22-acre parcel is owned by the County and includes a 26,000 square foot facility with a current assessed value of \$1 million. The Community Center is easily accessed from either US 319 or US 98, and it is close to downtown Crawfordville providing important connectivity to other County services, businesses, retailers, etc. Pedestrian paths from schools, businesses and residential areas are either constructed or planned. It is located across the street from the County's Trice Lane Fire/EMS station allowing for quick access to emergency services.

A new multi-purpose Library at the Community Center property will provide a central location and space for traditional and non-traditional Library services, amenities and highspeed internet; provide a much-needed business center; and, a high-risk shelter for events such as a cat 5 hurricane. It will also connect families, youth, individuals, businesses, entrepreneurs and others to Community Center services, amenities and meeting space and, it allows the County to centralize its efforts and resources for efficient and economical service delivery.

The vision of a transformational "Triumph Community Hub" can only be accomplished with Triumph funding for the construction of a new multi-purpose Library. The Hub will provide a myriad of services, programs and resources in one location and important connectivity to pedestrian paths, retailers, food establishments and businesses in the Crawfordville town area. It will help bridge the gap in high-speed internet and cellular services experienced in rural communities by offering such services under one roof.

Wakulla County is seeking **\$9,625,148** from Triumph to construct a 18,950 square foot multi-purpose Library facility. Approximately 7,187 square feet will be dedicated as the "high risk shelter" area that can shelter 359 persons, allowing 22 square feet per person. The County will provide separate space for a dedicated business center.

Attachments:

- #1 Preliminary cost estimates
- #2A Preliminary Plan showing Library Space and possible Business Center space
- #2B Preliminary Plan showing Shelter Space within the multi-purpose Library facility.
- #3 Community Center Draft Concept Plan approved by the Board, November 2017.
- #4 Local Mitigation Strategy, Appendix #7, page with Shelter Project #34

Please Select the Proposal’s Eligibility Category

Pursuant to Section 288.8017, Triumph Gulf Coast, Inc. was created to make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties (i.e., Bay, Escambia, Franklin, Gulf, Okaloosa Santa Rosa, Walton or Wakulla County). See section 288.08102, F.S.

1. From the choices below, please check the box that describes the purpose of the proposed project or program (check all that apply):

- Ad valorem tax rate reduction within disproportionately affected counties;
- Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;
- Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students’ technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor’s and master’s level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education, encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within the disproportionately affected counties; Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
- Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh from Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected counties.

Please Select the Priorities this Proposal’s Outcomes will Achieve

1. Please check the box if the proposed project or program will meet any of the following priorities (check all that apply).

Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long- term economic growth potential of the disproportionately affected counties may be enhanced by the investment.

Increase household income in the disproportionately affected counties above national average household income.

Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.

Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.

Benefit the environment, in addition to the economy.

Provide outcome measures.

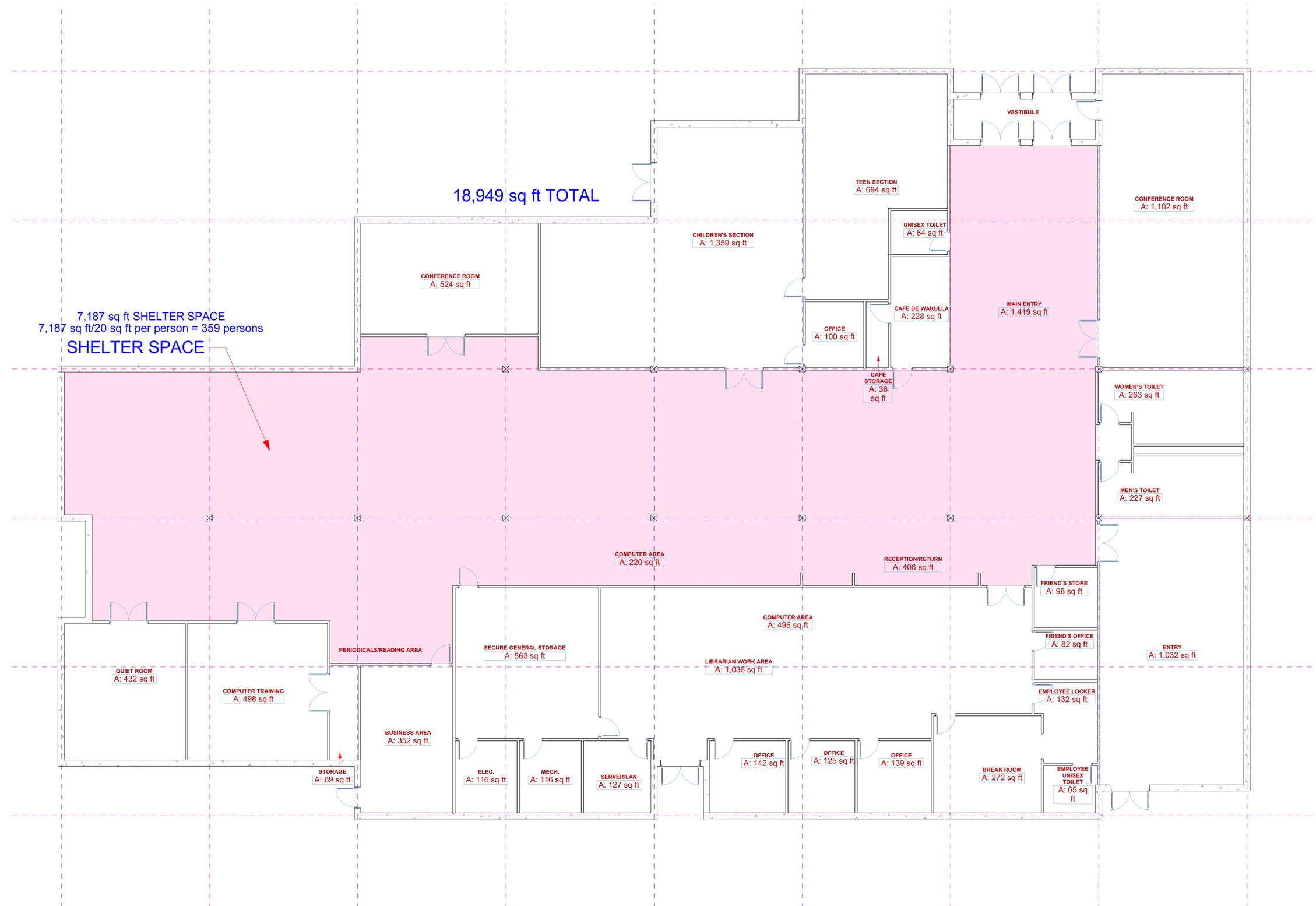
Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.

Are recommended by the board of county commissioners of the county in which the project or program will be located.

Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.

Attachment #1

PROFESSIONAL SERVICES	Library Shelter Construction 18,950 SQFT	
Architectural	\$	661,088.20
Construction Inspection (CEI)	\$	61,312.05
Engineering Civil	\$	27,500.00
Professional Services Total	\$	749,900.25
SITWORK CONSTRUCTION		
Site Work - Parking (w/10% contingency factor)	\$	756,255.00
Site Work - Multi-Purpose Library Facility	\$	479,677.00
	\$	1,235,932.00
BUILDING CONSTRUCTION		
Architectural	\$	2,084,500.00
Electrical	\$	1,231,750.00
Mechanical	\$	947,500.00
Plumbing	\$	54,000.00
General Conditions/Contractor Overhead-Profit	\$	1,295,325.00
Contractors Overhead and Profit	\$	518,130.00
Construction Total	\$	6,131,205.00
FURNISHINGS		
Portable Library Shelving (<i>Need ability to move for Shelter purposes</i>)	\$	350,000.00
Building Security and Monitoring System	\$	100,000.00
Conference Table and Chairs	\$	50,000.00
Computer Lab Furnishings	\$	25,000.00
Breakroom Furnishings	\$	10,000.00
Computers and other IT	\$	65,000.00
Circulation Desk	\$	20,000.00
Furnishings Total	\$	620,000.00
OTHER		
Back up Generator	\$	100,000.00
Roof Solar Power system	\$	100,000.00
Other Total	\$	200,000.00
SUB-TOTAL ESTIMATED COST	\$	8,937,037.25
Contingency @10% of Building Const Cost and Professional Services Cost	\$	688,110.53
Final Total Estimated Cost	\$	9,625,147.78



SIGNATURE & SEAL

WAKULLA LIBRARY/SHELTER

PRELIMINARY
PHASE 1

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 5/17/2019
DRAWN: IWP
CHECKED: BDH
JOB NO.: HDGA N/A

1 PHASE 1 FLOOR PLAN SHOWING SHELTER SPACE
SCALE: 1/8" = 1'-0"

THE SHELTER SPACE, THE BUILDING CORE AS DESIGNATED, CAN POTENTIALLY HOLD 359 OCCUPANTS.

DRAWING

A1.01



- Legend**
- ① Existing Building
 - ② Library
 - ③a 8 Lane - 25 Yard Lap Pool
 - ③b Wading Pool / Water Slide
 - ④a Pool Equipment
 - ④b Pool Maintenance Access
 - ⑤a Overhead Pavilion
 - ⑤b Pool Bath House - Phase 1 (Splash Pad)
 - ⑤c Pool Bath House - Phase 2 (Pool)
 - ⑤d Pool Access Gate
 - ⑥ Splash Pad
 - ⑦ Picnic Area
 - ⑧ Playground / Beach Volleyball Court
 - ⑨ Future Parking
 - ⑩ Community Garden & Storage Shed
 - ⑪ Covered Walkway
 - ⑫ Skate Park / Basketball Court
 - ⑬ Fitness Trail (Outdoor Fitness Equipment)
 - ⑭ Stormwater Retention
 - ⑮ Expanded Parking Lot (+/- 120 Spaces)
 - ⑯ Accessible Parking Spaces (5 Total)
 - ⑰ Existing Asphalt Trail
 - ⑱ Proposed Asphalt Trail
 - ⑲ Proposed Sidewalk

ATTACHMENT 4 -

Allocation # 5

KEY CATEGORIES

Project kept as is without changes

Project kept, with changes

2019 Priority	Project/Program Name	Description	Location*	Project/ Hazard Mitigation Program Category	Lead Agency	Estimate of Project Costs	Estimate of Project Time	Potential Funding Source
30	Raise Mashers Sands Road	Raise Mashers Sands Road from the condos down to the boat ramp to improve ingress and egress during flooding events.	Panacea	Critical infrastructure protection, hurricane, tsunami, & flood mitigation	County Administration/Public Works	\$5,000,000	36 months	HMGFP, PDM, FMA
2019 Status: This is a project that was added on September 26, 2018.								
31	Road elevation study	Countywide study on flood prone areas to see where roadways should be raised for better protection of evacuation routes and for re-entry	Countywide	Critical infrastructure protection, hurricane, tsunami, & flood mitigation	Office of County Admin./Public Works	\$1,000,000	24 months	HMGFP, PDM, FMA
2019 Status: This is a project that was added on September 26, 2018.								
32	Live Oak Island sewerage	Extend central sewer services to Live Oak Island so existing on-site septic systems can be removed from floodplain	Shell Point area	Critical facility retrofitting & stormwater management	Office of County Admin./Public Works	\$5,000,000	36 months	PDM, FMA
2019 Status: This is a project that was added on November 26, 2018.								
33	Category 3 Shelter	Construct an evacuation shelter that can withstand a hurricane category 3 or higher storm	Countywide	Hurricane impact reductions	Office of County Admin.	\$4,000,000+	36 months	Legislative Funds, PDM
2019 Status: This is a project that was added on November 26, 2018.								
34	First Responder Communication System	Perform an assessment of the communication system upgrade options and purchase/install new system	Countywide	Critical facility retrofitting/public safety	Office of County Admin./WCSCO	\$3,500,000	12 months	Legislative Funds, TRIUMPH
2019 Status: This project was added at the February 26, 2019 meeting.								

