

## **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 eligibility for potential ideas of 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: CENTER FOR STRATEGIC MILITARY EXCELLENCE  
Proposal Title: VETERAN EDUCATION AND RESOURCE CENTER  
Amount of Triumph Funds Requested: \$2,410,893  
Total Estimated Project Cost: \$2,410,893

Brief Description of Individual/Entity/Organization:  
The Center for Strategic Military Excellence (CSME), in partnership with the Monument to Women Veterans, will develop an education and resource center for all Veterans who seek guidance, mentorship, and direction after their career in the military.

#### **Contact Information**

Primary Contact: RON SPRADLING  
Title: CHIEF OPERATING OFFICER  
Mailing Address: 980 HEINBERG ST.  
City: PENSACOLA State: FL Zip Code: 32526  
Telephone Number: 228.447.5286  
Email Address: RON.CSME@GMAIL.COM  
Website: CSMEUSA.COM / MWVETS.ORG

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

Michelle Caldwell, Founder/CEO, CSME & MWVets.

### **REQUIRED EXECUTIVE SUMMARY**

In a maximum of two (2) pages, please describe the proposed project or program and anticipated outcomes 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.

### **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 reviewed and then considered for award at the discretion of Triumph Gulf Coast Board.

## **EXECUTIVE SUMMARY**

The Center for Strategic Military Excellence (CSME), in partnership with the Monument to Women Veterans, will develop an education and resource center for all Veterans who seek guidance, mentorship, and direction after their career in the military. This center will serve as a Veteran Welcome and Information Center and will provide resources from local entities, the Department of Veterans Affairs, and State and Federal Veteran support services. The CSME will also offer career and educational guidance via fast-track certifications and apprenticeship programs within local partnered companies and organizations. With the goal of eliminating shortages in critical trade industries, the CSME will focus on programs within the Construction, Hospitality, Culinary, and Information Technology fields. The CSME's primary mission is to assist all Veterans with discovering and utilizing the local, state, and federal resources needed to ensure their successful transition back into the civilian workforce.

In partnership with The Monument to Women Veterans, the CSME will provide a state-of-the-art career training center for veterans. This training center will provide veterans with resources, vocational rehabilitation, job placement, and expertise in construction, hospitality, culinary, and business information technology. Everdean Construction has committed to be the Private investor as well as the Master Developer for the CSME as well as our partnered programs with The Monument to Women Veterans (Museum and Monument). Everdean Construction is fully licensed and insured to provide complete construction services in both the residential and commercial markets. Their BuildZoom score is 110 which ranks them in the top 4% of over 400,000 Florida Licenses Contractors. They have a multimillion-dollar bond capacity.

Our mission is to build the abandoned Amtrak Station in downtown Pensacola (located at 980 Heinberg St) into a multi-use facility which will include the CSME (Education and Resource Center) and the Museum to Women Veterans, in partnership with Monument to Women Veterans, Inc. This layout will allow us to lease office space on the west side of the building to companies who participate in fast-track certifications and/or apprenticeship programs that Veterans will be able to register for as they plan a new career outside of the military. The layout will also consist of a large conference/training room to facilitate training and testing for in-house programs, such as College Level Examination Programs (CLEP).

Everdean construction will be the **Master Developer** as well as the **Private Investor** for any & all projects associated with the Monument & Museum to Women Veterans, including the CSME. We are also currently in the process of applying for CRA grant funding, acquiring local city/county appropriations, and partnership with numerous strategic businesses and foundations looking to partner with veteran supportive entities, like the CSME.

Currently, other sources of funding we are attempting to acquire are grants from CRA, Impact 100, and appropriation funds from the City of Pensacola, Escambia County, and State of Florida. This project, along with our partnership with the Monument to Women Veterans, Inc. will produce an economic impact of over \$9 million dollars annually. This statistic is based on tourism as well as the saturated presence of active duty, retired, and separated veterans on the Gulf Coast. A Veteran education and resource center, partnered with arts and culture projects such as the Museum and Monument to Women Veterans will serve the local community by increasing the desirability of businesses and industry to move to the Pensacola area.

We are seeking Triumph funds in the amount of \$2,410,893 as stated in our preliminary project estimate attached to the next page.

CALDWELL ASSOCIATES | ARCHITECTS, INC.

PRELIMINARY PROJECT BUDGET

Contractor Name: TBD 10-Jun-19

Construction Cost Estimate Based on Preliminary Concept Discussions

	Quantity	Unit	Unit Cost	TOTAL
Opinion of Probable Cost - Renovation	5982	LS	\$265.00	\$1,585,230.00
<b>Sub-Total</b>			<b>\$</b>	<b>1,585,230</b>
<b>Basic Services</b>				
Architectural / Design Fees - per DMS Fee Curve	1	LS	\$132,385.00	\$132,385.00
<b>Sub-Total</b>			<b>\$</b>	<b>132,385</b>
<b>Additional Services - allowances based on scope of work</b>				
Existing Conditions Survey/Field Work	1	LS	\$6,500.00	\$6,500.00
Civil Design	1	LS	\$3,500.00	\$3,500.00
Civil Permitting	1	LS	\$1,500.00	\$1,500.00
Test and Balance	1	LS	\$2,500.00	\$2,500.00
Telecommunications	1	LS	\$3,500.00	\$3,500.00
Interior Design	1	LS	\$15,000.00	\$15,000.00
Security and Access Control	1	LS	\$18,500.00	\$18,500.00
Interior Modifications	1	LS	\$12,500.00	\$12,500.00
Design Landscape Design	1	LS	\$9,550.00	\$9,550.00
<b>Sub-Total</b>			<b>\$</b>	<b>73,050</b>
<b>Miscellaneous Design Cost</b>				
Reimbursable	1		\$10,000.00	\$10,000.00
<b>Sub-Total</b>			<b>\$</b>	<b>10,000</b>
<b>Miscellaneous</b>				
Communication/Telecom - New if required allowance only	1	LS	\$20,000.00	\$20,000.00
Furniture, Fixture, and Equipment - allowance only	1	LS	\$400,000.00	\$400,000.00
<b>Sub-Total</b>			<b>\$</b>	<b>420,000</b>
<b>Base Project Total</b>			<b>\$</b>	<b>2,220,665</b>
<b>Contingency</b>				
Owner	12	%	\$190,227.60	\$190,227.60
Contractor -Estimated within Opinion of Cost	0		\$0.00	\$0.00
<b>Sub-Total</b>			<b>\$</b>	<b>190,228</b>
<b>Total Project Cost</b>			<b>\$</b>	<b>2,410,893</b>

**Please Select the Proposal's Eligibility Category(s)**

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. The disproportionately affected counties are: Bay County, Escambia County, Franklin County, Gulf County, Okaloosa County, Santa Rosa County, Walton County, or Wakulla County. *See*, Section 288.08012.

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.