

Subject: Special Needs Saferoom

6/11/2025

Background:

Phase 1 – Design of the Special Needs Saferoom is the first Ian HMGP-funded opportunity. FEMA has awarded a portion of the total requested project as Phase 1, which includes, but is not limited to, *surveying, engineering, design, plans preparation, permitting, and bidding for the proposed project. No construction activities for this project have been approved.*

Assuming phase 2 is awarded, it will include construction. Below is the breakdown of the entire application request and cost share. The contract for Phase 1 is on the BOCC agenda for the June 24th meeting.

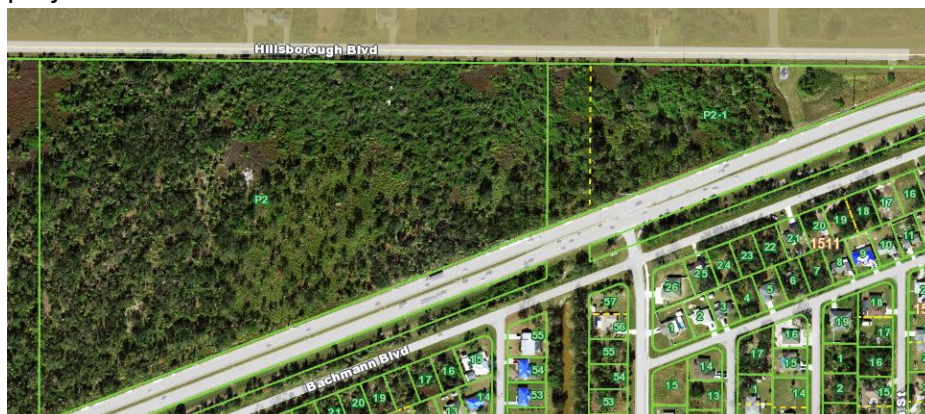
Total Project Cost	Federal Share		Local Share
\$32,863,981.00	\$24,647,985.75	75.0000%	\$8,215,995.25

Site planning has determined that an alternative location is more suitable due to limitations in parking, stormwater management, and other site constraints of the proposed area, necessitating a request for a change of scope. The proposed application location is a county-owned parcel located off Orlando Boulevard, near Fire Station 8. However, after further analysis, the county-owned Bachmann Track is more suitable for this project. Following the BOCC's contract execution, staff will request the scope change for the revised location.

Progress:

Site:

- Site analysis has determined the Bachmann Track is the preferred location for this project.



- It is anticipated that the project will utilize approximately 15 acres of the Bachmann Track; however, the project will incorporate a stormwater master plan of the total 40 acres (21301 Hillsborough Blvd and 21401 Hillsborough Blvd).
- A utilities project to bring water and sewer to the site has been designed and was bid on May 1, 2024 (low bid \$1.11M); however, the BOCC elected not to move forward at that time. The plans would need review; however, it should be possible to re-advertise with minimal changes. Only incorporating the completed designed plan into the design of this project at this time. Construction of the utility would come back for approval with the construction phase.
- Potential future roadway configurations have been considered within the eastern triangle portion for the Harbor Blvd extension and the future connection of Veterans to Hillsborough to the future interchange at Raintree Blvd.

Facility

- The facility square footage calculation was determined by the following:
 - Statewide Emergency Shelter Plan (SESP) Accounts for Charlotte as having 0 Special Needs Shelters or spaces due to its current location in a Yellow (C) Evacuation Zone. Therefore, the most recent SESP estimate for demand for special needs shelter space in our county by 2027 is for 1,287 clients and 150 staff members.
 - $1287 \text{ clients} \times 40\text{sf} = 51,480\text{sf}$ for clients
 - $150 \text{ staff} \times 20\text{sf} = 3,000\text{sf}$ for staff
 - $(51,480\text{sf} + 3,000\text{sf}) \times 20\% \text{ (circulation/MEP/flex space)} = 65,376\text{SF}$ total building
- County considerations for operations during non-activation:
 - Meeting/Training space
 - HR/County Departments/EM Training
 - MSBU/Community Advisory Meetings
 - Workforce Development, Employee Engagement
 - County is in high demand for meeting space
 - Hiring Events
 - Event space (current Charlotte Harbor Event Center is 40,000sf)
 - Amenities include full kitchen
 - Potential to host staff events
 - Networking and Conference events

- Facility Admin Office Space
 - Staff to manage facility
 - HR training staff
 - Teleworking space
 - Public Works Engineering
 - Will be displaced from South County Annex
 - Staff can easily vacate facility during activations with teleworking in place
 - MPO Offices
 - Storage Space
 - Store EM supplies, saferoom/disaster supplies
 - County Department Coop Plan Space/ Flex Space - Post Emergency Event, other than in time of Sheltering needs
- Real-world examples of day-to-day uses for larger safe room spaces (provided by GrantWorks):
 - County-wide Emergency Operations Center (EOC) overflow space
 - Regional sheltering exercise / drills
 - Public health training (DOH / EMS mass casualty, flu shot clinics, mobile hospital drills)
 - CERT (Community Emergency Response Team) training
 - Mobile command center storage & staging
 - County-wide leadership strategic planning workshops
 - Temporary swing space during major building renovations
 - Voting precinct / polling place for large elections
 - Tax collector / DMV "pop-up" license or service events (seen this done in other counties)
 - State College culinary or hospitality program kitchen training
 - Joint emergency management or homeland security courses with local college/university
 - Youth preparedness programs (Boy Scouts, Girl Scouts, student groups)
 - Internship "capstone" or presentation space for local students
 - Regional job fairs
 - Chamber of Commerce expos & networking events
 - Business continuity workshops
 - Small business incubator events / pitch nights
 - Continuing education (CEU classes for trades, public safety, nursing, construction)
 - Mental health awareness events or crisis de-escalation training
 - The key in all of these is a design that allows for quick conversion- open floor plan, movable furnishings, durable finishes, and storage to clear the space rapidly for shelter activation.

Recommendation:

- Approve the contract with FEMA for the Phase 1 Design of the Special Needs Saferoom
- Advance funding from FY28 to authorize staff to advertise RFP for design services