

ST. PETERSBURG CITY COUNCIL
(Non-Consent Agenda Items Only)
Meeting of May 6, 2021

TO: The Honorable Ed Montanari, Chair and Members of City Council

SUBJECT: A resolution approving a substantial amendment to the City's FY 2020/21 Annual Action Plan ("Amendment") to provide additional Community Development Block Grant ("CDBG") funding in the amount of \$150,000 to the CDBG Jordan School Improvements project (17568) resulting from a transfer of \$150,000 in previously appropriated funding from the CDBG 2020/21 Subrecipients - – St. Pete WH Art Dist project (17878-11) to: 1) replace the structural steel columns in the basement of the historic two-story building which have corroded due to groundwater penetration caused by the failure of a sump pump, and 2) replacement of the existing sump pump with an alarm which will be triggered if the pump were to fail again; authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development ("HUD"), and to execute all documents necessary for implementation of the Amendment; and providing an effective date.

EXPLANATION:

On July 23, 2020, City Council by Resolution 2020-283 approved supplemental CDBG funding for improvements to the Jordan School which included demolition of an existing modular, acquisition and installation of a new modular. This resolution explains the entire history of the project beginning in February 2019 and is attached for further review.

During the initial Facility Assessment Study, conducted in May 2019, it was not noted that the structural steel support columns in the basement of the historic two-story building were corroded because of a failed sump pump which reduces the capacity for the columns to support the upper floors of the building. In addition, as part of the design phase conducted by the City's Engineering and Capital Improvements Department, it was noted that the columns needed to be replaced along with the faulty sump pump resulting in the work now being requested to be authorized and funded.

Administration has recommended a substantial amendment to the FY 2020/21 Annual Action Plan from funds totaling \$150,000 previously appropriated that will be transferred from the CDBG 2020/21 Subrecipients – St. Pete WH Art Dist (17878-11) to the CDBG Jordan School Improvements project (17568) to address the additional work. These funds were budgeted for improvements to St. Petersburg Warehouse Arts District, a not-for-profit agency, under the FY 2020/21 Annual Action Plan, which were subsequently relinquished by the agency due to the inability to meet the City's terms and conditions related to the grant agreement.

In summary, the new total project cost of \$1,254,137 is intended for the rehabilitation of the four single-story classrooms, cafeteria, two-story classroom building, storage building, demolition of the existing classroom modular and replace it with a new classroom modular, replacement of the steel support columns and faulty sump pump, construction contingency, site work, and the City's Engineering and Capital Improvements Department project oversight. The project is underway

with the completion of the demolition and placement of the new classroom modular with an overall anticipated completion date of September 30, 2021.

Prior to acting on this Amendment, City Council must hold a public hearing to receive comments from the public on the proposed amendment. A public notice was published on April 7, 2021 in the Tampa Bay Times to notify the public of the proposed Amendment and of the public hearing to be held on May 6, 2021, which complies with the Citizen Participation requirements of the Consolidated Plan.

RECOMMENDATION:

A resolution approving a substantial amendment to the City's FY 2020/21 Annual Action Plan ("Amendment") to provide additional Community Development Block Grant ("CDBG") funding in the amount of \$150,000 to the CDBG Jordan School Improvements project (17568) resulting from a transfer of \$150,000 in previously appropriated funding from the CDBG 2020/21 Subrecipients – St. Pete WH Art Dist project (17878-11) to: 1) replace the structural steel columns in the basement of the historic two-story building which have corroded due to groundwater penetration caused by the failure of a sump pump, and 2) replacement of the existing sump pump with an alarm which will be triggered if the pump were to fail again; authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development ("HUD"), and to execute all documents necessary for implementation of the Amendment; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION:

Funding has been previously appropriated in CDBG Fund (1111), Housing and Community Development Department, Administration Division (082-1089).

ATTACHMENT: Resolution
Res. # 2020-283

Approvals:

Administration: Robert Jerdes

Budget: myz

Resolution No. 2021-_____

A RESOLUTION APPROVING A SUBSTANTIAL AMENDMENT TO THE CITY'S FY 2020/21 ANNUAL ACTION PLAN ("AMENDMENT") TO PROVIDE ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") FUNDING IN THE AMOUNT OF \$150,000 TO THE CDBG JORDAN SCHOOL IMPROVEMENTS PROJECT (17568) RESULTING FROM A TRANSFER OF \$150,000 IN PREVIOUSLY APPROPRIATED FUNDING FROM THE CDBG 2020/21 SUBRECIPIENTS - ST. PETE WH ART DIST PROJECT (17878-11) TO: 1) REPLACE THE STRUCTURAL STEEL COLUMNS IN THE BASEMENT, AND 2) REPLACEMENT OF THE EXISTING SUMP PUMP; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SUBMIT THE AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"), AND TO EXECUTE ALL DOCUMENTS NECESSARY FOR IMPLEMENTATION OF THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 23, 2020, City Council by Resolution 2020-283 approved supplemental CDBG funding for improvements to the Jordan School which included demolition of an existing modular building, acquisition, and installation of a new modular building; and

WHEREAS, as part of the design phase performed by the City's Engineering and Capital Improvements Department, it was noted that the structural steel support columns in the basement of the historic two-story building were corroded because of a failed sump pump which reduces the capacity for the columns to support the upper floors of the building requiring the columns, along with the faulty sump pump, to be replaced; and

WHEREAS, Administration has recommended a substantial amendment to the FY 2020/21 Annual Action Plan from funds totaling \$150,000 previously appropriated that will be transferred from the CDBG 2020/21 Subrecipients – St. Pete WH Art Dist (17878-11) to the CDBG Jordan School Improvements project (17568) to address the additional work regarding the columns and sump pump; and

WHEREAS, the new total project cost of \$1,254,137 is intended for the rehabilitation of the four single-story classrooms, cafeteria, two-story classroom building, storage building, demolition of the existing classroom modular and to replace it with a new classroom modular, replacement of the steel support columns and faulty sump pump, construction contingency, site work, and the City's Engineering and Capital Improvements Department project oversight

WHEREAS, the project is expected to be completed by September 30, 2021; and

WHEREAS, prior to acting on this Amendment, a public notice was published on April 7, 2021 in the Tampa Bay Times to notify the public of the proposed Amendment and of the public hearing to be held on May 6, 2021 to comply with the Citizen Participation Plan of the Consolidated Plan; and

NOW THEREFORE BE IT RESOLVED, resolution approving a substantial amendment to the City's FY 2020/21 Annual Action Plan ("Amendment") to provide additional Community Development Block Grant ("CDBG") funding in the amount of \$150,000 to the CDBG Jordan School Improvements project (17568) resulting from a transfer of \$150,000 in previously appropriated funding from the CDBG 2020/21 Subrecipients - St. Pete WH Art Dist project (17878-11) to: 1) replace the structural steel columns in the basement, and 2) replacement of the existing sump pump.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to submit the Amendment to the U.S. Department of Housing and Urban Development ("HUD") and to execute all documents necessary for implementation of this resolution and the Amendment.

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal: /s/ Bradley Tennant

Administration: Robert Gerdes

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A RESOLUTION APPROVING A SUBSTANTIAL AMENDMENT TO THE CITY'S FY 2019/20 ANNUAL ACTION PLAN ("AMENDMENT") TO PROVIDE ADDITIONAL COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") FUNDING IN THE AMOUNT OF \$241,062 TO THE CDBG JORDAN SCHOOL IMPROVEMENTS PROJECT (17568) RESULTING FROM A TRANSFER OF \$241,062 IN PREVIOUSLY APPROPRIATED FUNDING FROM THE CDBG FY 2019/20 SUBRECIPIENTS - WESTCARE-REHAB D/B PROJECT (17183-17) AND THE CDBG FY 2019/20 SUBRECIPIENTS - WESTCARE-REHAB T/P PROJECT (17183-19); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SUBMIT THE AMENDMENT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"), AND TO EXECUTE ALL DOCUMENTS NECESSARY FOR IMPLEMENTATION OF THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in October 2018, the Early Head Start Director of Lutheran Services Florida ("Lutheran Services") met with Administration to discuss the need to have repairs made to the Jordan Park Elementary School ("School") four single-story classrooms, cafeteria, two-story classroom building, storage building and demolition of the modular classroom building; and

WHEREAS, on February 21, 2019, a substantial amendment to the City's FY 2018/19 Annual Action Plan was approved by City Council Resolution 2019-98 allocating \$35,000 for a Facility Assessment Study ("FAS") to determine repairs needed at the School; and

WHEREAS, in May 2019, the City engaged the services of Renker Eich Parks Architects to conduct the FAS of the School; and

WHEREAS, in July 2019, the FAS was completed, and three alternatives were provided that outlined the different options to address the repairs needed at the School; whereby, staff met with Lutheran Services to review the assessment alternatives and mutually decided that alternate #1, in the amount of \$738,075, was the most cost-effective for the necessary repairs; excluding the demolition of the modular classroom building as the City did not own the modular; and

WHEREAS, to begin funding the repairs to the School, City Council by Resolution 2019-393 approved \$88,020.39 in funding on August 2, 2019, as part of the overall Annual Action Plan; and

WHEREAS, on January 9, 2020, City Council by Resolution 2020-21 approved a substantial amendment to the City's FY 2019/20 Annual Action Plan that allocated an additional \$650,054.61 in funding for the rehabilitation of the School to bring the total project budget to \$738,075; and

WHEREAS, the rehabilitation of the classrooms, cafeteria, and storage building was expected to be completed prior to Lutheran Services reopening the School in late summer 2020, but due to scheduling conflicts and the negative impact of COVID-19, work has not yet started; and

WHEREAS, during the month of April 2020, Lutheran Services contacted staff and indicated concerns that work would not be completed in time to allow the children to occupy the classrooms at the start of the new school year in August 2020, and that it may be better to conduct the work at the end of the new school year ending June 2021; however, staff advised Lutheran Services that we needed to begin the project now in order that we do not jeopardize the current funding; and

WHEREAS, the City proposed a compromise with Lutheran Services; whereby, the City offered to demolish the existing dilapidated classroom modular, and, purchase and install a new classroom modular to enable Lutheran Services to move the children from the four-classroom one-story building to continue educational services during construction; and

WHEREAS, for these additional undertakings, Lutheran Services would support the City implementing the project without further delay, and, would result in the demolition of the existing modular, acquisition and installation of a new modular, construction contingency, and City's Engineering and Capital Improvements Department project oversight for an estimated increase to the overall project by \$366,062 and bringing the total project budget to \$1,104,137; and

WHEREAS, to address \$241,062 of the \$366,062 funding needed for the additional costs, Administration has recommended a substantial amendment to the FY 2019/20 Annual Action Plan from funds previously appropriated that will be transferred from the CDBG FY 2019/20 Subrecipients - Westcare-Rehab D/B project (17183-17) and the CDBG 19/20 Subrecipients - Westcare-Rehab T/P project (17183-19) to the CDBG Jordan School Improvements project (17568); and

WHEREAS, Administration is recommending the final \$125,000 of the \$366,062 in needed funding to complete the project as part of the FY 2020/21 Annual Action Plan budget process which will be brought forward to City Council on or about August 6, 2020; and

WHEREAS, the total project cost of \$1,104,137 will allow for the rehabilitation of the four single-story classrooms, cafeteria, two-story classroom building, storage building, demolition of the existing classroom modular and replace it with a new classroom modular, construction contingency, and the City's Engineering and Capital Improvements Department project oversight with construction estimated to be underway by December 31, 2020 and to be completed by June 30, 2021; and

WHEREAS, prior to taking action on this Amendment, a public notice was published on June 17, 2020 in the Tampa Bay Times to notify the public of the proposed Amendment and of the public hearing to be held on July 23, 2020 to comply with the Citizen Participation Plan of the Consolidated Plan; and

NOW THEREFORE BE IT RESOLVED, a resolution approving a substantial amendment to the City's FY 2019/20 Annual Action Plan ("Amendment") to provide additional Community Development Block Grant ("CDBG") funding in the amount of \$241,062 to the CDBG Jordan School Improvements project (17568) resulting from a transfer of \$241,062 in previously appropriated funding from the CDBG FY 2019/20 Subrecipients - Westcare-Rehab D/B project (17183-17) and the CDBG FY 2019/20 Subrecipients - Westcare-Rehab T/P project (17183-19); authorizing the Mayor or his designee to submit the Amendment to the U.S. Department of Housing and Urban Development ("HUD"), and to execute all documents necessary for implementation of the Amendment; and providing an effective date.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to submit the Amendment to the U.S. Department of Housing and Urban Development ("HUD") and to execute all documents necessary for implementation of this resolution and the Amendment.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 23rd day of July 2020.



Ed Montanari, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk

