

**FLORIDA JOB GROWTH GRANT FUND
PUBLIC INFRASTRUCTURE GRANT PROPOSAL
City of Fort Pierce, St. Lucie County**



**ENTERPRISE
FLORIDA**



PROJECT NARRATIVE

City of Fort Pierce, St. Lucie County, Florida

Industrial Sewer Connection and Septic Tank Closure Program

The proposed Industrial Sewer Connection and Septic Tank Closure Program will provide sewer connectivity to 37 industrial parcels located in the City of Fort Pierce in the northern part of St. Lucie County. The industrial area is represented by Census Tract #3814.02, which encompasses 10.34 square miles in a Qualified HUB Zone designated area.

The industrial corridor, located in Fort Pierce South in the northern part of St. Lucie County, is faced with a high percentage of residents living below the poverty level and low educational attainment. In Census Tract # 3814.02¹, census data reflects a workforce of 2,355 residents; over 87% of the workforce is between the ages of 20 and 59 years of age and 69.1% of the community earns less than \$34,999. The median household income is \$24,083 and over 35% of the community lives below 149% of the poverty line.

Additionally, further data for the Fort Pierce South contiguous census tract area reflect a labor force of 2,223 residents and a median household income of \$28,872. Over 62% of the residents in the community have an educational attainment of less than high school, and the community has a high unemployment rate at 4.36%, as compared to the national average at 3.6%.

Between 2000 and 2010, St. Lucie County was one of the fastest growing counties in the United States, however, the county's growth rate in wages has been among the slowest in the nation; the county's population keeps rising but the average wage continues to decline compared to the national average. Additionally, the percentage of our workforce in the high-wage, targeted industries of manufacturing, transportation, wholesale trade and information technology are well below national norms. Nationally, 16% of the workforce is employed in these sectors while only 10% in St. Lucie County.

According to the 2016 Policom Corporation St. Lucie County Economic Goal Study², the three main sources of imported money into the County are retirement, healthcare and welfare, with welfare contributing into the county over and above the national norms. St. Lucie County has traditionally had an unemployment rate much higher than the nation and the state of Florida.

In addition to having chronically high unemployment, the City of Fort Pierce and St. Lucie County has traditionally been a "low-wage" economy with the absence of high-wage industries. The average wage in St. Lucie County is one of the lowest in the nation.



St. Lucie County is overly dependent on population growth for economic growth. Once source of new residents are working age individuals who have located in St. Lucie County since costs are less than counties to the south; over 64% of the working population in St. Lucie County commutes outside the county for employment.

Retaining our existing businesses, providing opportunities for revitalization in vacant buildings, and availing needed infrastructure to greenfield sites for job creation is a top economic development priority for the City of Fort Pierce, the City of Port St. Lucie and St. Lucie County. However, limited funding is available to meet all of the critical needs in the community and public/private partnerships are a crucial element to our success.

The industrial corridor for this project is comprised of 37 parcels, of which 22 parcels are served by existing small, medium and large businesses. The existing business parcels contain 735,843 square feet of facility space without access to sanitary sewer and are served by aging septic systems. In 2010, St. Lucie County was recognized as a “Green County” from the Florida Green Building Coalition. The FGBC uses a standard of criteria to evaluate performance in implementing policies and programs in the area of energy, water, air, land waste and education awareness. St. Lucie County achieved gold level certification for its exceptional stewardship and sustainability initiatives. This initiative embodies the continued efforts by St. Lucie County and the City of Fort Pierce to provide our community with a safe and clean environment with sanitary sewer infrastructure and the removal of aging septic tanks.

The area is also home to 13 greenfield parcels and over 52 acres ripe for economic development. The addition of sanitary sewer infrastructure to these existing business sites and greenfield parcels available for economic development will be a great jobs source center in the community. Without this needed infrastructure, the area will continue to see a demise of business activity and job retention and creation; currently, 70,933 square feet of facility space sits vacant due to the lack of sanitary sewer required to re-purpose the existing aging facilities and septic tanks; it is not feasible for businesses to construct individual site lift stations due to size constraints on existing business sites, as well as it is cost prohibitive for businesses to construct the infrastructure and connectivity to an individual station.

This grant will have a significant impact in the economic growth of targeted industries in the City of Fort Pierce and St. Lucie County. A grant award would provide the opportunity to enhance this industrial corridor with much needed infrastructure, providing over 178 acres with access to sanitary sewer for a safer and clean environment, and the opportunity for expansion, growth and new development in a key jobs source center for small, medium and large businesses. These improvements will have a direct impact in the retention of hundreds of existing jobs and the creation of much needed high-value and high-wage jobs for our residents.

1. U.S. Census Bureau
Source:
2. 2016 Policom Report





**Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal**

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

Governmental Entity Information

Name of Governmental Entity: City of Fort Pierce

Government Federal Employer Identification Number: City of Fort Pierce to Provide

Contact Information:

Primary Contact Name City of Fort Pierce to Provide

Title: _____

Mailing Address: _____

Phone Number: _____

Email: _____

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.



1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide the title and a detailed description of the public infrastructure improvements.

Industrial Sewer Connection and Septic Tank Closure Program: This proposal is for sanitary sewer infrastructure and connectivity in the industrial and jobs corridor in Census Tract #3814.02 in Fort Pierce, St. Lucie County.

B. Is this infrastructure owned by the public?

Yes No

C. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

The proposed Industrial Sewer Connection and Septic Tank Closure Program will provide sewer access to 37 industrial parcels located in the City of Fort Pierce in the northern part of St. Lucie County. This industrial area is represented by Census Tract #3814.02, which encompasses 10.34 square miles in a Qualified HUB Zone designated area. This industrial area is comprised of 37 parcels of which 22 parcels are served by existing small, medium and large businesses. The existing business parcels contain 735,843 square feet of facility space without access to sewer and are served by aging septic systems. The area is also home to 13 greenfield parcels and over 52 acres ripe for economic development. The addition of sanitary sewer connectivity to these existing business sites and parcels available for economic development will be a great jobs source center in the community. Without this needed infrastructure, the area will begin to see a demise of business activity and job retention and creation; businesses are required to construct individual lift stations which is not feasible due to land size constraints on existing business sites and is cost prohibitive for individual infrastructure.

F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
 - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
 - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

PLEASE SEE ATTACHED PROJECT NARRATIVE.

If additional space is needed, attach a word document with your entire answer.



2. Additional Information:

A. Is this project an expansion of an existing infrastructure project?

Yes No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

Commencement to start immediately; construction timeline 24 months to completion

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Enterprise Road, DiGiorgio Road, Bell Avenue, Grose Road and Oleander Avenue

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal State County City Other FPUA

E. What permits are necessary for the public infrastructure project?

Florida DEP, St. Lucie County, City of Fort Pierce, Fort Pierce Utilities Authority

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

The permits have not yet been secured. The permits will be secured within 6 months of notice to proceed with actual design/construction plans

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The current zoning and future land use is Industrial Light (I-L). The proposed improvements conform to these uses.



H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

If additional space is needed, attach a word document with your entire answer.

I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

If additional space is needed, attach a word document with your entire answer.

J. Does this project have a local match amount?

Yes No

If yes, please describe the entity providing the match and the amount.

Fort Pierce Utilities Authority will contribute \$650,000 toward the construction of the master lift station and force main instruction required to serve all 37 parcels.

K. Provide any additional information or attachments to be considered for this proposal.

Attached: Parcel map of the 37 industrial parcels, infrastructure map of the project service area, HUB Zone designated area map.



3. Program Budget

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

A. Public Infrastructure Project Costs:

Construction	<u>\$ 2,039,125</u>
Reconstruction	<u>\$ 0</u>
Design & Engineering	<u>\$ 494,216</u>
Land Acquisition	<u>\$ 34,500</u>
Land Improvement	<u>\$ 0</u>
Other	<u>\$ 0</u>
Total Project Costs	<u><u>\$ 2,567,841</u></u>

Please Specify: _____

B. Other Public Infrastructure Project Funding Sources:

City/County	<u>\$ 0</u>
Private Sources	<u>\$ 650,000</u>
Other (grants, etc.)	<u>\$ 0</u>
Total Other Funding	<u><u>\$ 650,000</u></u>

Please Specify: Fort Pierce Utilities Authority

Total Amount Requested \$ 1,917,841

Note: The total amount requested must equal the difference between the public infrastructure project costs in 3.A. and the other public infrastructure project funding sources in 3.B.

C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

DETAILED BUDGET ATTACHED.



4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The City of Fort Pierce City Commission will be required to approve and execute the grant application.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

The City of Fort Pierce City Commission meets twice monthly.

- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

Yes, the City Commission can hold special meetings within a few days notice.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: City of Fort Pierce

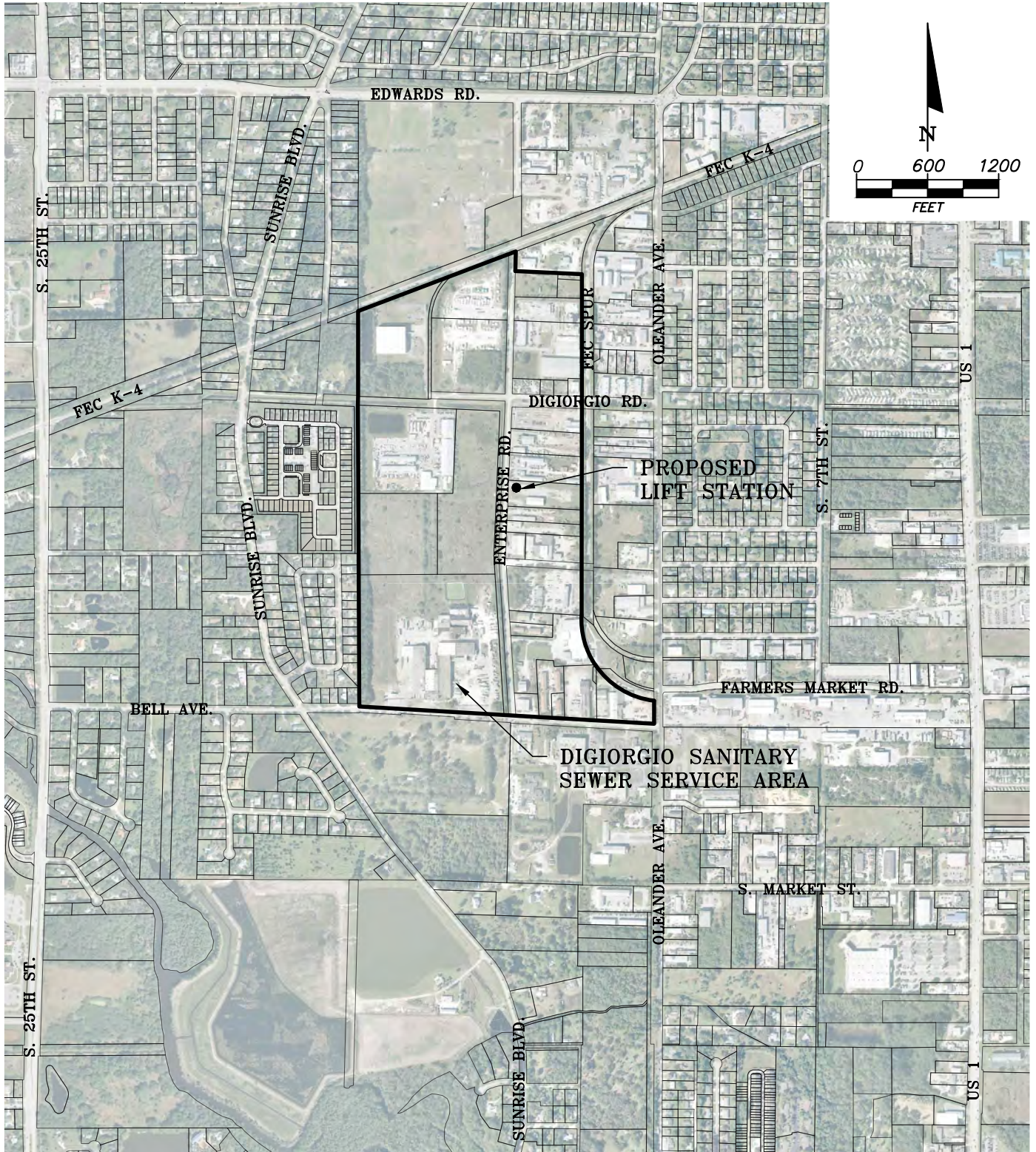
Name and Title of Authorized Representative: _____

Authorized Representative Signature: _____

Signature Date: _____

SANITARY SEWER PROPOSED SERVICE MAP





CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS

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 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. 1B 4286

EXHIBIT 1
DIGIORGIO SANITARY SEWER
SERVICE AREA MAP

JOB NO: 18-031

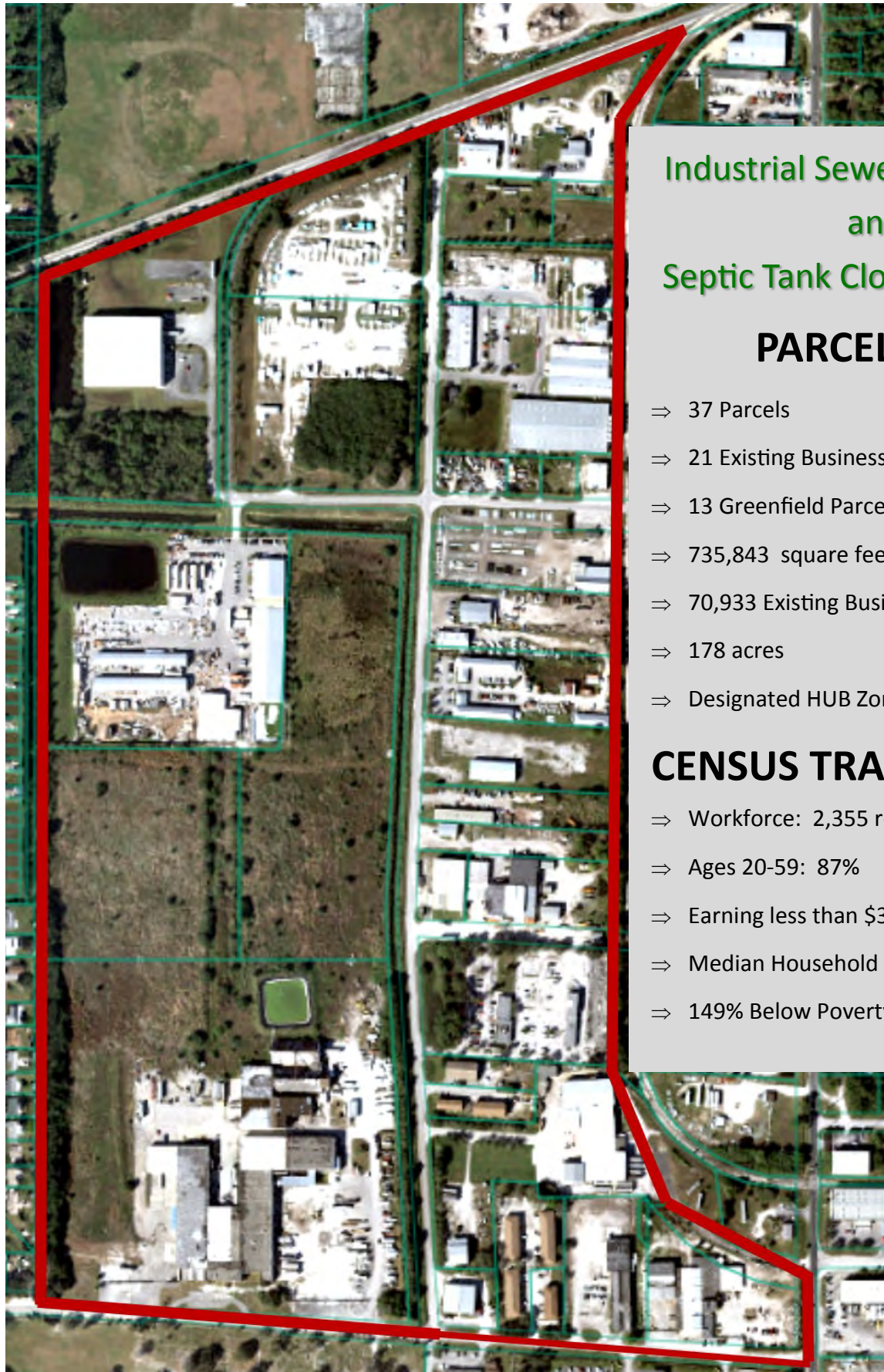
SCALE: 1" = 1200'

DRAWN BY: JKILLIAN

DATE: 5/11/2018

**PARCEL MAP
and
CENSUS TRACT 3814.02
DATA**





Industrial Sewer Connection and Septic Tank Closure Program

PARCEL MAP

- ⇒ 37 Parcels
- ⇒ 21 Existing Business Parcels
- ⇒ 13 Greenfield Parcels
- ⇒ 735,843 square feet existing facility space
- ⇒ 70,933 Existing Business Vacant Parcels
- ⇒ 178 acres
- ⇒ Designated HUB Zone

CENSUS TRACT #3814.02

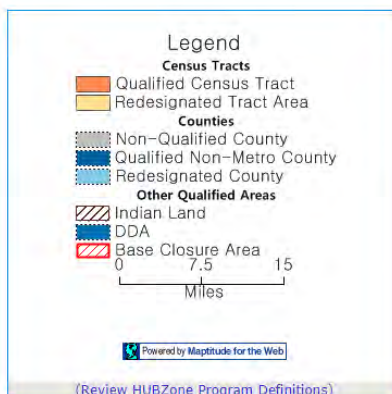
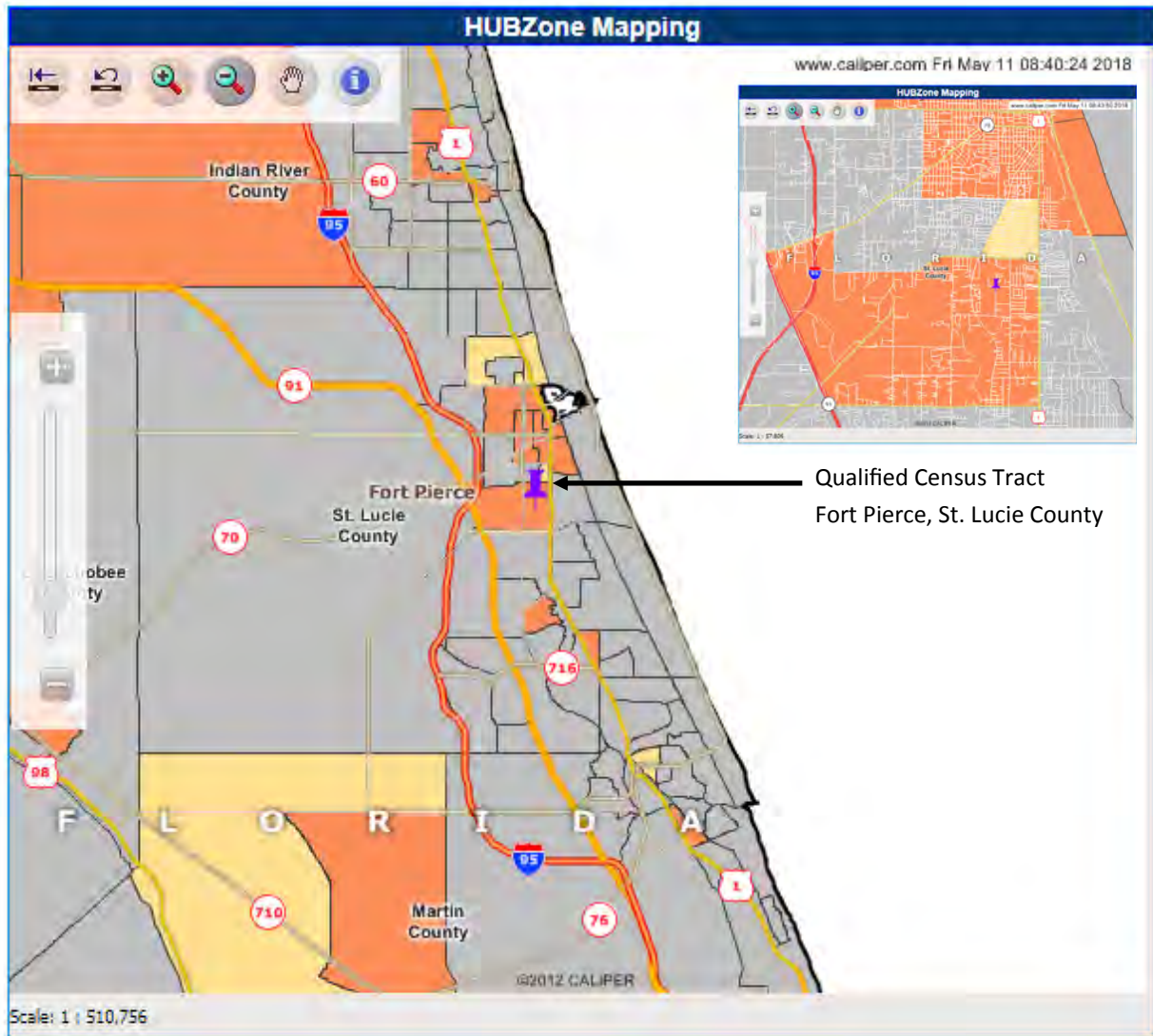
- ⇒ Workforce: 2,355 residents
- ⇒ Ages 20-59: 87%
- ⇒ Earning less than \$34,999: 69.1%
- ⇒ Median Household Income: \$24,083
- ⇒ 149% Below Poverty: 35%+



HUBZone MAP



HUBZone Qualified
DiGiorgio Road and Enterprise Road Industrial Corridor
Census Tract # 3814.02
 Fort Pierce South, St. Lucie County Florida



DESIGN CRITERIA and BUDGET





EXHIBIT 3

Preliminary Estimate of Project Cost for DiGiorgio Sanitary Sewer

DESCRIPTION	Quantity	Unit	Unit Price	Estimate
MOT/MOB	1	LS	\$327,063	\$327,063
8" PVC SDR26 0-6'		LF	\$30	\$0
8" PVC SDR26 6-8'	1,240	LF	\$35	\$43,400
8" PVC SDR26 8-10'	1,405	LF	\$40	\$56,200
8" PVC SDR26 10-12'	950	LF	\$55	\$52,250
8" PVC SDR26 12-14'	1,000	LF	\$65	\$65,000
8" PVC SDR26 14-16'	925	LF	\$75	\$69,375
8" PVC SDR26 16-18'	415	LF	\$90	\$37,350
MH 0-6'	0	EA	\$6,600	\$0
MH 6-8'	6	EA	\$8,000	\$48,000
MH 8-10'	5	EA	\$9,100	\$45,500
MH 10-12'	3	EA	\$11,000	\$33,000
MH 12-14'	2	EA	\$13,600	\$27,200
MH 14-16'	3	EA	\$16,400	\$49,200
MH 16-18'	2	EA	\$18,000	\$36,000
CONFLICT MANHOLE	2	EA	\$10,000	\$20,000
LIFT STATION	1	EA	\$275,000	\$275,000
6" SANITARY SERVICES	28	EA	\$1,500	\$42,000
GRADING & SOD	11,500	SY	\$5	\$57,500
8" x 6" TS & V	1	EA	\$3,500	\$3,500
6" FORCE MAIN	4,420	LF	\$25	\$110,500
6" SANITARY GATE VALVE	3	EA	\$3,500	\$10,500
6" ARV	3	EA	\$5,000	\$15,000
8" JACK & BORE - GRAVITY MAIN	100	LF	\$500	\$50,000
6" DIRECTIONAL BORE - FORCE MAIN	640	LF	\$50	\$32,000
ROADWAY RESTORATION	5,000	SY	\$75	\$375,000
ROADWAY ASPHALT OVERLAY (1")	682	Ton	\$120	\$81,840
DRIVEWAY RESTORATION	670	SY	\$60	\$40,200
VIDEO SEWER LINES	7,225	LF	\$2	\$10,838
TESTING	1	LS	\$10,838	\$10,838
ADJUST WATER MAIN	6	EA	\$500	\$3,000
ADJUST WATER SERVICE	16	EA	\$250	\$4,000
EASEMENT ACQUISITION COSTS	1	LS	\$34,500	\$34,500
CONSTRUCTION SURVEY (4.5%)	1	LS	\$76,689	\$76,689
ENG DESIGN & PERMITTING(12%)	1	LS	\$204,503	\$204,503
CEI SERVICES (10%)	1	LS	\$170,419	\$170,419
CONSTRUCTION TESTING (2.5%)	1	LS	\$42,605	\$42,605
SUB TOTAL =				\$2,232,905
CONTINGENCY 15% =				\$334,936
PROJECT COST =				\$2,567,841

Prepared by: SKM

Prepared on : 03/13/18

EXHIBIT 2

Design Criteria For DiGiorgio Sanitary Sewer

The preliminary design criteria and assumptions for the DiGiorgio Sanitary Sewer project are as follows:

- The sanitary sewer service area is generally bound by the FEC K-4 railroad track to the north, FEC spur line west of Oleander Avenue to the east, Bell Avenue to the south, and the residential properties to the west as depicted in Exhibit 1;
- The proposed lift station, was sited on a privately owned parcel which is centrally located within the service area as depicted on Exhibit 1;
- Since the lift station is located on a privately owned parcel, Parcel No. 16, the cost of obtaining an 50' x 50' easement was included;
- A 6" force main connection on the east side of US 1 at the High Point Development is proposed. Construction of the force main will also require the procurement of an 10 foot easement;
- The acquisition cost of the easements was estimated at 1.25% of the assessed property value times an easement area;
- The maximum length of gravity run is 2,500 LF from the lift station;
- The gravity main is located on the opposite side of the street from the water main wherever possible. Where not possible, it is located a minimum of 10' from the water line;
- Due to limited right-of-way, reconstruction of portions of both DiGiorgio Road and Enterprise Road, will be required. The reconstruction area is estimated as follows:
 - Enterprise Road from Bell Ave to Gross Road: Full Lane Reconstruction
 - Enterprise Road from Gross Road to northern terminus: ½ Lane Reconstruction
 - DiGiorgio Road from Enterprise Road to the FEC Tracks: Full Lane Reconstruction.
- A full width pavement overlay of 1" for both DiGiorgio Road and Enterprise Avenue;
- A point of service was provided to each parcel via a sanitary manhole or service lateral;
- Parcel data was obtained from the St. Lucie County Property Appraisers website;
- Parcel land use and zoning was obtained from the City of Fort Pierce or St. Lucie County Planning Departments;
- Developed property flows were based upon the existing building size times a flow rate of .12 gpd/sf of building area;
- Undeveloped property flows were based upon a developable building area 10,000 sf per acre times a flow rate of .10gpd/sf; and
- The FPUA ERC flow rate of 240 gpd per ERC was applied.

