

GULF COUNTY RESTORE ACT PROJECT PRE-PROPOSAL FORM

Project Name: Technical Education Building / Gulf/Franklin Campus

Submitting Entity: Gulf Coast State College

I. Please select one or more eligible activity that the project is classified under:

- Restoration and protection of the natural resources, ecosystems, fisheries, marine and wildlife habitats, beaches, and coastal wetlands of the Gulf Coast region.
- Mitigation of damage to fish, wildlife and natural resources.
- Implementation of a federally approved marine, coastal or comprehensive conservation management plan, including fisheries monitoring.
- Workforce development and job creation.
- Improvements to or on State parks located in coastal areas affected by the Deepwater Horizon oil spill.
- Infrastructure projects benefitting the economy or ecological resources, including port infrastructure.
- Coastal flood protection and related infrastructure.
- Planning assistance.
- Promotion of tourism and seafood in the Gulf Coast region.

II. Please provide an executive summary of the project. Describe/quantify the economic (jobs, infrastructure, tourism, etc.) and environmental benefits (habitat, quality, knowledge, long-term sustainability, etc.).

This project is requesting funds for the construction of a new building at the Gulf/Franklin Campus of Gulf Coast State College in Port St. Joe, Florida. This new Technical Education Building would be specifically designed to provide the classroom space and labs required to provide state of the art technical training programs which are needed to expand and diversify the economy of Gulf County.

A key component of growing and/or diversifying a community's economy is the ability to provide the skilled workforce or "talent" needed by businesses seeking to expand or move to the community. In order to grow and diversify the economy of Gulf County, it is essential that this skilled workforce be available and ready to go to work. With the changes in technology and processes that are occurring daily in the workplace, up to date, cutting edge technical education programs are the key to having a skilled workforce. These programs provide the necessary training or retraining to insure that Gulf County does indeed have the required skilled workforce. Availability and access to these programs is essential.

In order to provide technical education programs that will insure that students completing the program have the skills needed by business and industry, state of the art classrooms and labs are a must. Currently, the Gulf/Franklin Campus is limited in its ability to offer additional technical

programs due to a shortage of classrooms and labs designed specifically for these types of programs. For example, a major employer is in need of a significant number of welders for employment in Gulf County. Since the Gulf/Franklin Campus does not have the required facilities to offer a welding program, Gulf Coast has partnered with the local school district to offer welding at night in the high school's welding shop. While this partnership is meeting an immediate need, a long term solution is needed in order to meet the on-going demands of not only this employer but other similar employers. Additionally, the Gulf/Franklin Campus has a very successful nursing program which could be expanded to meet a growing demand, if there were classrooms and labs available.

This proposal is requesting the funding to build a 15,000 square foot, multi-purpose building at the Gulf/Franklin Campus. The facility would be designed to provide both classroom space and labs/workshops. The design would provide for maximum flexibility in classroom and lab usage. The intent is that the facility would be flexible enough to accommodate a variety of technical programs as demand dictated. With this facility and the flexibility it would provide, the Gulf/Franklin Campus could respond quickly to employer needs and "ramp up or down" as demand for a program increased or declined. For example, the proposed facility could be configured to offer a welding program or programs when the demand for welders was high and then reconfigured to offer an electronics or robotics program if a need emerged for these occupations. Gulf Coast State College would leverage the equipment, instructional resources, and instructors that will be available through the new Advanced Technology Center (which will open on the main campus in Panama City in the summer of 2013) for use in the proposed Technology Building at the Gulf/Franklin Campus.

The proposed Technology Building would provide a major economic benefit to Gulf County by ensuring that the facilities needed to provide state of the art technical education programs are available. As outlined earlier, state of the art technical education programs provide the necessary training which result in the skilled workforce or "talent" that is needed to grow and diversify Gulf County's economy. With the additional classrooms and labs provided by the proposed building, it is estimated that a minimum of 125-150 additional individuals could be trained each semester in high demand technical programs. Thus, the skilled workforce available to work in Gulf County would increase by a minimum of 250- 300 individuals per year.

As a result of this increase in the available skilled workforce, Gulf County will be much more attractive to business and industry seeking to expand or relocate to the area. As the Port of Port St. Joe and other sites in Gulf County continue to be marketed nationally and internationally, the availability of this skilled workforce will increase Gulf County's ability to successfully compete with other communities for jobs. This ability to successfully compete will provide a major economic benefit to Gulf County.

III. Please provide a cost summary/budget. Detail any matching/cooperative funds available for use, and any cooperative support from governmental or other agencies.

The budget for this project consists of the following:

15,000 GSF single story building and site work GMP =	\$ 3,000,000
Fees & Other Expenses @ 7.75% =	\$ 232,500

FF&E @ 10% =	\$ 300,000
Technology Equipment @ 8.33% =	\$ 250,000
Owner Contingency @ 5% =	\$ 150,000
 TOTAL PROJECT COST =	 \$ 3,932,500 or \$ 262.17/GSF Total Project Cost

The cost per square foot is based on the average cost for constructing a commercial building in the geographic area and includes all anticipated cost associated with the construction of the building. Once the building is completed, Gulf Coast State College will provide all equipment and furnishings for the building and will provide all future maintenance and upkeep of the building.

IV. Please provide a timeline for project completion. Explain the technical and environmental feasibility (including any permitting considerations) of the project.

From the date the initial funds are received, the project will take approximately 24 months to complete. Gulf Coast State College owns the property at the Gulf/Franklin Campus on which the building will be constructed. No special permitting (other than that which is normally required for construction in this area) is anticipated.

Selections & Contracting =	3 months
Design & Approval Time =	9 months
Bidding & Construction Time =	12 months
Total Time =	24 months

V. Please provide the qualifications of the Submitting Entity, the financial feasibility/sustainability and the economic feasibility and sustainability of the project (probability of success, etc.).

The Submitting Entity for this project is Gulf Coast State College, an educational institution in the state of Florida. Gulf Coast State College is one of 28 colleges in Florida under the State Board of Education. At the local level, the Gulf Coast State College Board of Trustees (appointed by the Governor) has responsibility for the oversight of the College. The financial operations of the College are audited regularly by state and federal auditors to insure that the College is financially sound and adhering to all required laws, rules and policies.

Based on Gulf Coast State College's extensive experience and success in projects of this type (most recently the construction of the 93,000 square foot Advanced Technology Center www.gulfcoast.edu/atc), the College is well positioned with the necessary expertise and knowledge, to oversee and bring to completion the construction of the Technology Education Building on the Gulf/Franklin Campus.

Similarly, because of the College's experience and success in providing state of the art educational programs which have a proven track record of meeting the needs of students and employers, the

College is well positioned to insure that the technical education programs that are offered will result in a skilled workforce.

VI. Please provide the anticipated results of the project, and whether it is included in a City of Port St. Joe, City of Wewahitchka or Gulf County Comprehensive and Mitigation Plan?

The anticipated result from this project is the completion of a multipurpose Technology Education Building at the Gulf/Franklin Campus of Gulf Coast State College in Port St. Joe, Florida.

With the completion of this building, the Campus will be able to offer more technical education programs in high demand occupational areas. Students completing these programs (approximately 250-300 per year) will have the skills and knowledge needed to become employed in jobs that are critical to the economic development of Gulf County.

This project is not included in the City of Port St. Joe, City of Wewahitchka, or the Gulf County Comprehensive Mitigation Plan.

Submitted by:



Signature



Date

Gulf Coast State College

Company Name

5230 W Hwy 98

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Panama City, FL 32401

Address

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E-mail Address (if applicable)



January 15, 2013

Mr. Tan Smiley
Chairman, Gulf County Board of County Commissioners
100 Cecil G. Costin, Sr. Boulevard
Port St. Joe, FL 32456

Dear Chairman Smiley:

Thank you very much for the opportunity to submit a pre-application for the Gulf County RESTORE Act funds. Gulf Coast State College is submitting a proposal that we feel will strongly benefit the economic development of Gulf County. As you know, the ability of a community to provide a skilled workforce is essential to growing and diversifying the economy.

The attached proposal describes a project that we believe will assist the county in developing the skilled workforce that is needed to ensure that Gulf County can compete nationally and internationally in attracting new and expanding businesses. This proposal is designed to maximize the number of individuals receiving technical education training in Gulf County and would provide the ability to respond quickly to employer needs.

Again, thank you for the opportunity to submit this pre-application.

Respectfully,



Jim Kerley, Ph.D.
President

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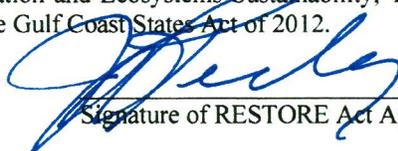
**BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA
RESTORE ACT COMMITTEE (R.A.C.)**

1000 CECIL G. COSTIN SR. BLVD., ROOM 312 , PORT ST. JOE, FLORIDA 32456
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**PUBLIC RECORDS POLICY AND PUBLIC ACCESS ACKNOWLEDGMENT FOR
GULF COUNTY RESTORE ACT APPLICANTS**

I, James Kerley the undersigned authority and/or representative of the entity Gulf Coast State College and or the individual who has submitted the Gulf County RESTORE Act Proposal/Pre-Proposal titled Technology Education Building - Gulf/Franklin Campus hereby acknowledge, consent and accept the following representations that coincide with my/our submission for consideration, evaluation and possible recommendation and approval by the Gulf County Board of County Commissioners for funding from the RESTORE Act distribution that strictly complies with the guidelines and regulations set forth under the Restoration and Ecosystems Sustainability, Tourist Opportunities and Revived Economies of the Gulf Coast States Act of 2012:

1. I/We am the authorized representative of the application/pre-proposal referenced above.
2. I/We have thoroughly reviewed and familiarized myself and/or my entity on which I have submitted the application/pre-proposal on behalf of with the entirety of the Gulf County Public Records policy.
3. I/We have thoroughly reviewed and familiarized myself and/or my entity on which I have submitted the application/pre-proposal on behalf of with the entirety of the Florida Statute Chapter 119 which controls and permits public access to information.
4. I/We hereby acknowledge, consent and agree to the controlling policies and statutes above as well as the free and open exchange of any and all submissions provided hereunder this application/pre-proposal and all information exchanged hereafter including but not limited to further amendments to these proposals as well as surveys, studies, research, data production, books, drawings, property records, work papers, county owner lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, printouts relating in any manner for the production of the application. In addition, all papers, notes, data, reference material, documentation, programs, printouts, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of what ultimately shall become the Gulf County plans for use and application of the RESTORE Act funding.
5. I/We acknowledge, agree and fully consent to cooperate with the appointed Gulf County RESTORE ACT committee, county officials and staff as a continuing obligation and condition of final review for this RESTORE Act application/pre-proposal.
6. I/We have submitted this acknowledgment to Gulf County RESTORE Act Committee and the Gulf County Board of County Commissioners for the purpose and intent of receiving an evaluation, review and possible recommendations for anticipated funding from the Restoration and Ecosystems Sustainability, Tourist Opportunities and Revived Economies of the Gulf Coast States Act of 2012.



Signature of RESTORE Act Applicant

Date: 11/07/13

James Kerley

Printed Name