

Pinellas County

Staff Report

File #: 25-0113A, **Version:** 1

Agenda Date: 3/25/2025

Subject:

Public Transportation Grant Agreement with the Florida Department of Transportation for the design and construction associated with Passenger Terminal Improvements at the St. Pete-Clearwater International Airport.

Recommended Action:

Approval of the Public Transportation Grant Agreement (PTGA) with the Florida Department of Transportation (FDOT) for the design and construction associated with Passenger Terminal Improvements at the St. Pete-Clearwater International Airport (PIE).

- This grant represents additional revenues from FDOT's District 7 Aviation Fund.
- FDOT's share is 50% of eligible costs.
- The amount of this grant is \$6,000,000.00. The Airport's share is \$6,000,000.00.
- This grant is an amendment of FDOT PTGA FM 444471-1-94-01 Contract Number G2712 in the amount of \$1,976,040.00. With this amendment, the total amount of assistance is now \$7,976,040.00.
- The grant billings will be distributed on a reimbursement basis.
- This grant is the enabling funding that will allow PIE to move forward with schematic design, the funding of the Construction Management at Risk, and the Owner's Representative on the terminal project.
- The expiration date of this PTGA is June 30, 2028. The grant funding will be applied to the Passenger Terminal Improvements Project # 003343A, included in PIE's Fiscal Year 2025-2030 Capital Improvement Plan.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.4 Invest in infrastructure to meet current and future needs

Summary:

The PTGA will assist PIE in the design and construction costs of the Passenger Terminal Improvements project.

Background Information:

During PIE's ongoing meetings with FDOT regarding our capital project needs, we have continued to request additional funding for the terminal improvements, since we are still early in the design process and will not have a final Guaranteed Maximum Price until the summer of 2026. Indicators of other airport terminal costs that are similar in scope are \$1,200-\$2,200 per square foot; that would put us in the \$180M - \$220M cost range.

The PTGA's scope of work includes but is not limited to consultant and design fees, permitting,

bidding services, survey and geotechnical costs, permitting, construction inspection and material testing, mobilization and demobilization, maintenance of traffic, erosion control, pavement (access roadways and sidewalks), drainage, utilities, primary and back-up power supplies, building (foundation, structure, roof, MEP, and fire prevention and protection), stormwater structures, vehicular parking facilities, pavement markings, fencing and gates, lighting and signage, and landscaping.

Fiscal Impact:

The grant funding will be applied to Passenger Terminal Improvements Project # 003343A, included in PIE's FY25-FY30 Capital Improvement Plan, funded by FDOT State Grant Funds, Federal Aviation Administration (FAA) funds, Airport Reserves and Passenger Facility Charges (PFC) via the Airport Revenue and Operating Fund.

The funding that we have currently have for this project is as follows: (1) FAA Grants \$6,000,000; (2) FDOT Grants \$7,976,040; (3) Airport Share \$9,052,301. The total is \$23,028,341.

We are applying for FY2025 FAA BIL funding in the amount of \$4,914,957, which we would get late this summer. The Airport share of that grant would be \$546,106.

Staff Member Responsible:

Thomas R. Jewsbury, Director, St. Pete-Clearwater International Airport

Partners:

FDOT

Attachments:

Public Transportation Grant Agreement Contract #G2712, Financial Project Number #444471-1-94-01

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
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AMENDMENT TO THE PUBLIC TRANSPORTATION
GRANT AGREEMENT

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Financial Project Number(s): (Item-segment-phase-sequence) 444471-1-94-01	Fund(s): Work Activity Code/Function: Federal Number/Federal Award Identification Number (FAIN) – Transit only:	DDR,DPTO 215	FLAIR Category: 088719 Object Code: 751000,740100 Org. Code: 55072020728 Vendor Number: VF596000800011
Contract Number: G2712	Federal Award Date:		Amendment No.: 2
CFDA Number: N/A	SAM/UEI Number:		
CFDA Title: N/A			
CSFA Number: 55.004			
CSFA Title: Aviation Grant Program			

THIS AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT ("Amendment") is made and entered into on 04/04/2025 | 6:55 PM EDT, by and between the State of Florida, Department of Transportation ("Department"), and Pinellas County, ("Agency"), collectively referred to as the "Parties."

RECITALS

WHEREAS, the Department and the Agency on 5/2/2022 (date original Agreement entered) entered into a Public Transportation Grant Agreement ("Agreement").

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

1. **Amendment Description.** The project is amended FY2025 Funding

Expiration date: June 30, 2028

2. **Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

- ☒ **Aviation**
☐ **Seaports**
☐ **Transit**
☐ **Intermodal**
☐ **Rail Crossing Closure**
☒ **Match to Direct Federal Funding** (Aviation or Transit)
 (Note: Section 15 and Exhibit G do not apply to federally matched funding)
☐ **Other**

3. **Exhibits.** The following Exhibits are updated, attached, and incorporated into this Agreement:

- ☒ Exhibit A: Project Description and Responsibilities
☒ Exhibit B: Schedule of Financial Assistance
☐ *Exhibit B1: Deferred Reimbursement Financial Provisions
☐ *Exhibit B2: Advance Payment Financial Provisions
☐ *Exhibit C: Terms and Conditions of Construction
☒ Exhibit D: Agency Resolution
☐ Exhibit E: Program Specific Terms and Conditions
☐ Exhibit F: Contract Payment Requirements
☒ *Exhibit G: Financial Assistance (Single Audit Act)

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- *Exhibit H: Audit Requirements for Awards of Federal Financial Assistance
- *Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
- *Additional Exhibit(s):

4. Project Cost.

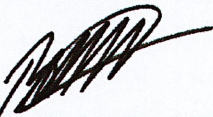
The estimated total cost of the Project is X increased/ decreased by \$12,000,000 bringing the revised total cost of the project to \$25,346,040.

The Department's participation is X increased/ decreased by \$6,000,000. The Department agrees to participate in the Project cost up to the maximum amount of \$7,976,040, and, additionally the Department's participation in the Project shall not exceed 31.47% of the total eligible cost of the Project.

Except as modified, amended, or changed by this Amendment, all of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year written above.

AGENCY Pinellas County

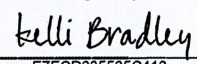
By: 

Name: Brian Scott

Title: Chair

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

DocuSigned by:

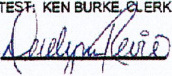
By: 

Name: Kelli Bradley

Title: Interim Director of Transportation Development

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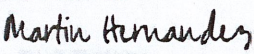
ATTEST: KEN BURKE, CLERK

By: 

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

Legal Review: Martin Hernandez

DocuSigned by:



01/21/2025 | 3:52 PM EST



APPROVED AS TO FORM

By: Cody J. Ward

Office of the County Attorney

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EXHIBIT A

Project Description and Responsibilities

A. Project Description (description of Agency's project to provide context, description of project components funded via this Agreement (if not the entire project)): Passenger Terminal Improvements

B. Project Location (limits, city, county, map): St Pete-Clearwater International Airport/Clearwater, FL/Pinellas

C. Project Scope (allowable costs: describe project components, improvement type/service type, approximate timeline, project schedule, project size): As required by 215.971, F.S., this scope of work includes but is not limited to consultant and design fees, survey and geotechnical costs, permitting, construction inspection and material testing costs, mobilization and demobilization, maintenance of traffic, erosion control, demolition, pavement (access roadways, parking lots, and sidewalks), drainage, stormwater structures, utilities, primary and back-up power supplies, building (foundation, structure, roof, MEP, drainage, and fire prevention and protection), terminal systems and IT, vehicular parking facilities, pavement markings, lighting and signage, vehicular parking management systems, fencing and gates, landscaping (including outdoor lighting), and security systems, including all materials, equipment, labor, and incidentals required to complete the project. The Sponsor will comply with Aviation Program Assurances.

D. Deliverable(s):

The project scope identifies the ultimate project deliverables. Deliverables for requisition, payment and invoice purposes will be the incremental progress made toward completion of project scope elements. Supporting documentation will be quantifiable, measurable, and verifiable, to allow for a determination of the amount of incremental progress that has been made, and provide evidence that the payment requested is commensurate with the accomplished incremental progress and costs incurred by the Agency.

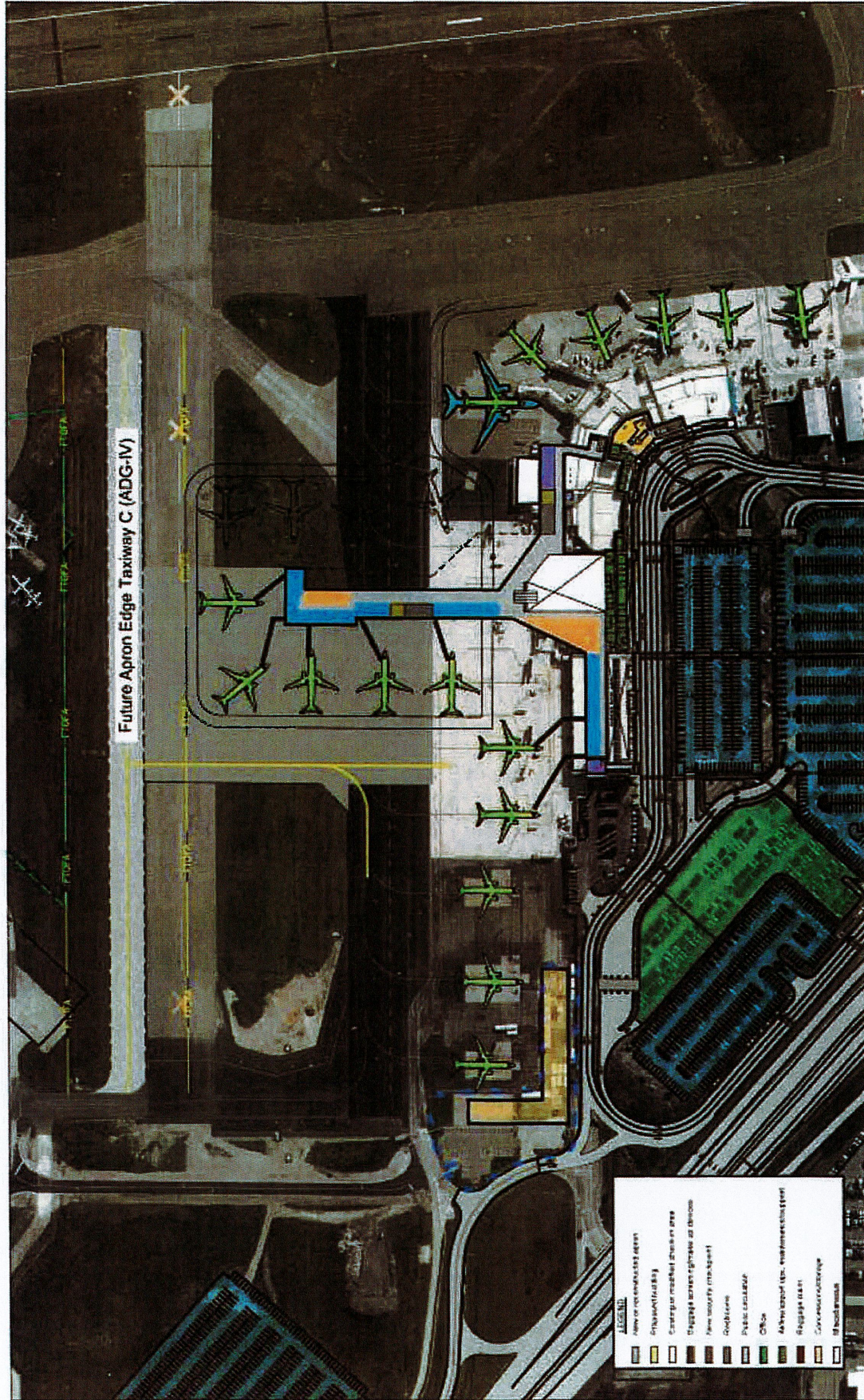
E. Unallowable Costs (including but not limited to):

F. Transit Operating Grant Requirements (Transit Only):

Transit Operating Grants billed as an operational subsidy will require an expenditure detail report from the Agency that matches the invoice period. The expenditure detail, along with the progress report, will be the required deliverables for Transit Operating Grants. Operating grants may be issued for a term not to exceed three years from execution. The original grant agreement will include funding for year one. Funding for years two and three will be added by amendment as long as the grantee has submitted all invoices on schedule and the project deliverables for the year have been met.

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Preferred Terminal Alternative - Phasing Option 2, Level 2



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EXHIBIT B

Schedule of Financial Assistance

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT
 CONSIST OF THE FOLLOWING:

A. Fund Type and Fiscal Year:

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
444471-1-94-01	DDR	088719	2023	751000	55.004	Aviation Grant Program	\$53,989.00
444471-1-94-01	DPTO	088719	2025	751000	55.004	Aviation Grant Program	\$6,000,000.00
444471-1-94-01	DPTO	088719	2022	740100	N/A	N/A	\$1,922,051.00
444471-1-94-01	FAA	088719	2022	740100	N/A	N/A	\$4,000,000.00
444471-1-94-01	LF	088719	2022	740100	N/A	N/A	\$7,360,000.00
444471-1-94-01	LF	088719	2023	751000	55.004	Aviation Grant Program	\$10,000.00
444471-1-94-01	LF	088719	2025	751000	55.004	Aviation Grant Program	\$2,000,000.00
Total Financial Assistance							\$21,346,040.00

B. Estimate of Project Costs by Grant Phase:

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Planning	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Environmental/Design/Construction	\$6,053,989.00	\$6,010,000.00	\$0.00	\$12,063,989.00	50.18	49.82	0.00
Capital Equipment/ Preventative Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	\$1,922,051.00	\$7,360,000.00	\$4,000,000.00	\$13,282,051.00	14.47	55.41	30.12
Mobility Management (Transit Only)	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00
Totals	\$7,976,040.00	\$13,370,000.00	\$4,000,000.00	\$25,346,040.00			

*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

Scope Code and/or Activity Line Item (ALI) (Transit Only)	
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BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

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Raymond Clark

Department Grant Manager Name

Raymond Clark

04/07/2025 | 9:25 AM EDT

Signature

Date

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EXHIBIT D

AGENCY RESOLUTION

PLEASE SEE ATTACHED

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EXHIBIT G

AUDIT REQUIREMENTS FOR AWARDS OF STATE FINANCIAL ASSISTANCE

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:~

Awarding Agency: Florida Department of Transportation

State Project Title: Aviation Grant Program

CSFA Number: 55.004

***Award Amount:** \$7,976,040

*The award amount may change with amendments

Specific project information for CSFA Number 55.004 is provided at: <https://apps.fldfs.com/fsaa/searchCatalog.aspx>

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number 55.004 are provided at:
<https://apps.fldfs.com/fsaa/searchCompliance.aspx>

The State Projects Compliance Supplement is provided at: <https://apps.fldfs.com/fsaa/compliance.aspx>