

Exhibit A

Commissioner	1st_Pref	2nd_Pref	3rd_Pref	4th_Pref (not counted)
Johnston	Easter Seals	JJC	Poinciana	
Lopez	Poinciana	Landfill	Rockland Key	
Rossi	JJC	Trumbo School	KOTS	
Wardlow	JJC	County Industrial	Islander Village	Trumbo School
Weekley	JJC	KOTS	Fish Property	
Yaniz	Alex Property	Islander Village	Rockland Key	Big Coppitt
Mayor Cates	JJC	Easter Seals	KOTS	
Score	3	2	1	
Sites	1st_Pref	2nd_Pref	3rd_Pref	TOTAL
JJC	12	2		14
Easter Seals	3	2		5
Poinciana	3		1	4
KOTS		2	2	4
Islander Village		2	1	3
Alex Property	3			3
Landfill		2		2
Rockland Key			2	2
Trumbo School		2		2
County Industrial		2		2
Fish Property			1	1
Big Coppitt				0
Sites	# Times Voted For			
JJC	5			
KOTS	3			
Easter Seals	2			
Islander Village	2			
Poinciana	2			
Rockland Key	2			
Alex Property	1			
County Industrial	1			
Fish Property	1			
Landfill	1			
Trumbo School	1			

TOP 3 QUALIFIED SITES PER OWNER TYPE

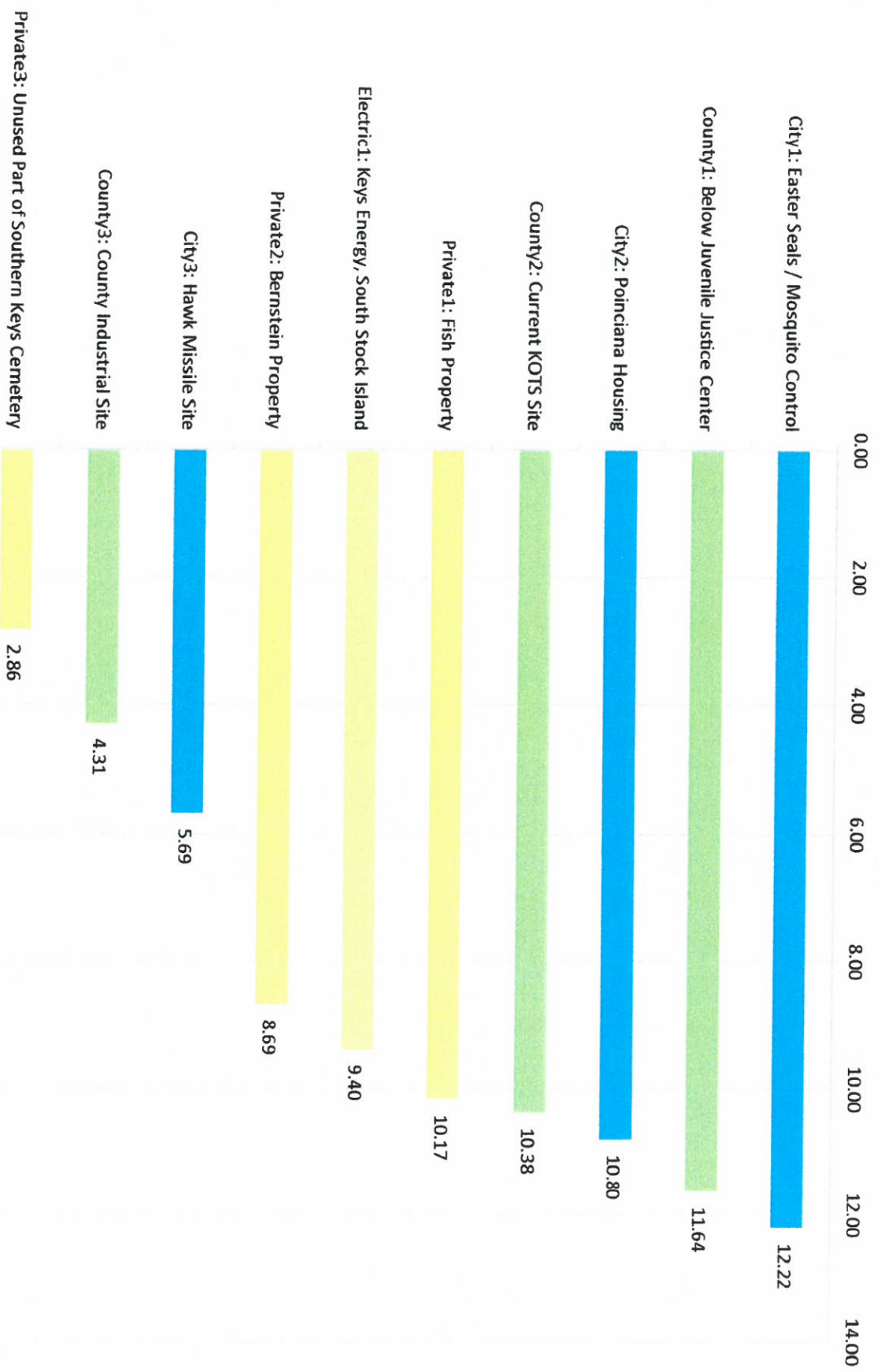


Exhibit B

Exhibit B Shelter Cost Estimates

Shelter Design Concept

The showers and toilets would be provided in pre-fabricated connex shipping container buildings and a new sleeping facilities would be site built. The sleeping facility would essentially be a shade structure built over a concrete slab on grade with no walls. The clients would sleep on the floor on cloth sleeping pallets supplied to them by the facility staff , or on cots or stacked bunks.. The sleeping facility would consist of the following:

Men's Area

1. 45'x90' slab with auger piles for stability
2. Metal roof supported by steel beams or pipes(this roof would be well above the Base Flood Elevation (BFE) for the AE-9 flood zone)
3. Chain link fencing materials for the sides of the structure enclosing the sleeping area
4. Removable plastic or canvas cloth skirting to 2.5 – 3.5 feet above the slab for wind and rain protection
5. The lighting would be suspended from the underside of the roof structure.
6. Electrical outlets above BFE would allow for the use of industrial cooling fans rather than air conditioning of the open space living space..

Women's Area

The same characteristics of the Men's on a 35'x90' slab

Shower Facilities

Many manufacturers provide re purposed shipping containers which feature units which provide 6 toilets or 6 showers per 8'x20' module , which is the standard shipping container size . This method of providing these facilities was investigated because of four reasons:
1. The cost of the converted containers is very competitive to any other type of modular housing .

2. The inherent toughness of the steel that goes into the containers makes them , when reconfigured ,rateable to 110 mph wind resistance, which can easily be adapted locally to raise that resistance figure to the required local codes and the Florida Building Code.

3.The container structures can be moved easily to another site, if one becomes available.

4.The container structures are made of steel which is durable and weather resistant. It is inherently different that normal modular or pre-fabricated buildings which are largely made of wood and gypsum board which may be easily damaged by the clients of the facility, and are also susceptible to mildew and mold.

Food Service Area

This facility would also be a re-used shipping container and would be outfitted with a full commercial kitchen to the extent that is required by whomever the food service provider would be and by the level of food service provided, be it a single re-heated meal or full food service.

Assembly Areas and "Time-Out" Area

These would be simple roofed concrete slabs with furnishings provided being portable chairs and tables. The time out area for unruly- or inebriated individuals would be a 20'x20' structure with wire mesh chain link fence enclosure.

Remodeled Easter Seals Building and Cost Estimate Parameters

Based upon the assumption that the existing building is in moderately good condition and there are no significant amounts of mold , mildew and /or asbestos to be removed , nor extensive changes to the sewer , water or electrical connections/service, a local a contractor familiar with concrete block building remodeling has provided the following estimate for the conversion of the building:

\$ 176,633

This estimate is the preliminary cost estimate for the remodeling and is not based on architectural designs or drawings.

This cost estimate does not include any of the furnishings or equipment such as the washers, dryers, office furniture, dining tables and chairs and the like. It also does not include the cost of the adjacent covered outdoor dining area and exterior lighting.

Based upon the design concept estimates of total project cost were made and reviewed against local factors affecting pure construction costs. Cost estimates made in 2011, and quotes received for re-purposed containers for shower and bathroom facilities were inflated by 15%, and a contingency of 20% made to provide a reasonable pre-design estimate.

The anticipated cost are presented below:

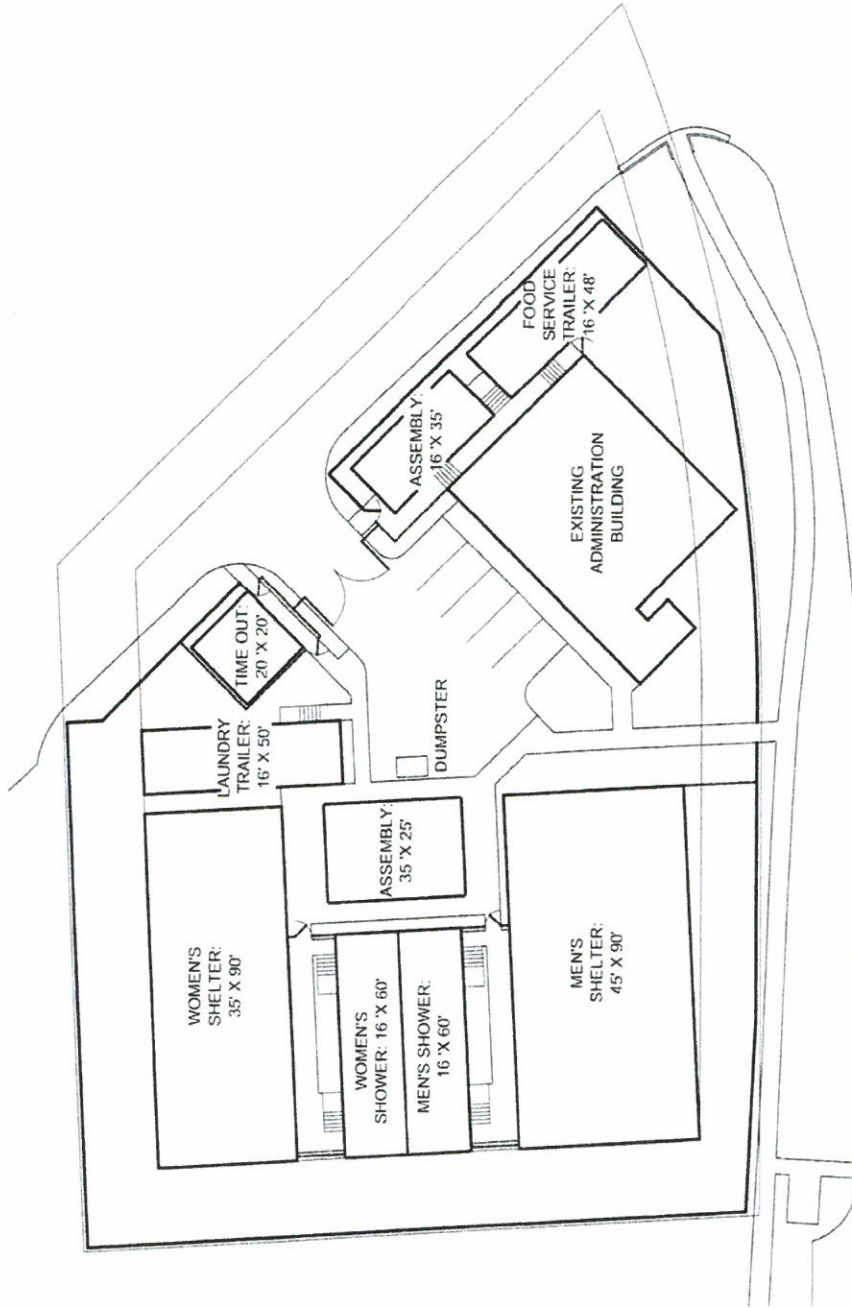
Men's Shelter Area:	\$241,724
Women's Shelter Area:	\$204,356
Men's Shower:	\$37,486
Women's Shower	\$37,486
Conversion of Easter Seals Building to offices, intake, Including upgraded toilets, storage, ADA and code compliance	\$176,633
Subtotal:	\$697,685

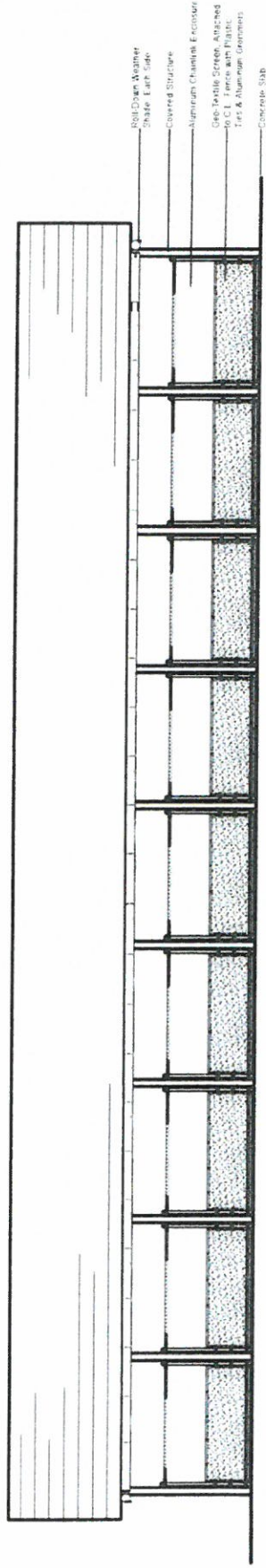
Additional Development Costs

1. Site preparation and drainage:	\$ 25,000
2. Improvements to parking areas:	\$ 15,000
3. Site Lighting:	\$10,000
4. Upgraded sewer and water service:	\$30,000
5. Landscape Buffer:	\$15,000
6. Site fencing:	\$10,000
7. Security Cameras & Communications:	\$3,500
8. Loading and Receiving Area:	\$2,500

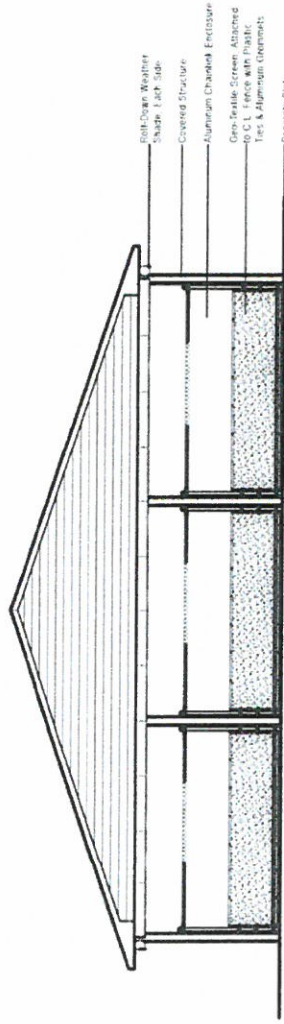
9. Outdoor Assembly Area:	\$10,000
10. Development application, building permits and other fees	\$25,000
Subtotal:	\$146,000
Grand total:	\$843,685
Contingency @20%	\$168,737
Revised Total	\$1,012,422

Exhibit C





Men's Shelter- South Elevation



Men's Shelter- East / West Elevation

Exhibit D

The Restrictions and Requirements for Homeless Shelters in the PS District:

Emergency shelters for the homeless, and shelters for temporarily housing the homeless which meet the following minimum standards for development review, site development and operation:

- a. Fencing: The entire site shall have a six-foot opaque fence on all sides.
- b. Landscape buffer: A minimum of a five-foot wide "D" buffer as specified in [section 108-347\(c\)](#).
- c. Security lighting on the perimeter of the site and upon the interior of the fenced premises which shall be designed to "dark sky" lighting standards to protect adjacent residential uses.
- d. Onsite security personnel licensed by the State of Florida for such role and activity provided by the operator of the facility during the hours of operation inclusive of nighttime or any time when clients of the facility are present.
- e. An outdoor daytime congregation area inside the grounds of the site large enough to accommodate the maximum client population of the facility to prevent waiting and congregating off site.
- f. Onsite facilities:
 - i. Sleeping facilities for 100% of the maximum client population;
 - ii. Dining facilities for at least 50% of the maximum client population;
 - iii. Shower and toilet facilities in a quantity necessary to serve the maximum client population;
 - iv. Intake and counseling offices;
 - v. Storage for client personal effects, food, sleeping linens, miscellaneous support materials;
 - vi. A loading zone and bus parking area.
- g. All shelters for the homeless or for temporary housing [of] the homeless shall undergo review as a major development plan and meet the requirements of [section 108-92](#) et seq.

Exhibit E

Operations Staff Analysis: Relocation of KOTS Shelter to City Owned Property Known as the “Easter Seals” site on Stock Island.

The use of the Easter Seals site would allow operations staff to continue to provide temporary shelter to homeless clients with different physical, medical and mental health needs.

The administrative building would provide operations staff, specifically case managers and an employment specialist, the ability to provide confidential and HIPAA compliant case management and employment Services. The Operations Director would have the office space needed to oversee the running of the shelter.

CASE MANAGEMENT

Case managers would continue to provide the following services in the administrative building which would allow case management sessions to be confidential and HIPAA compliant.

- Birth Certificates and Social Security Cards. These documents are required in order for clients to obtain local identification required for employment, receipt of mail and to establish a bank account.
- Relocation. Many homeless individuals, unable to find affordable housing or sustainable employment in Key West, require relocation/reunification with family and friends elsewhere. It is very difficult for many of the homeless population to obtain medical, mental health and substance abuse treatment in Key West due to residency requirements and availability of programs. As a result, many KOTS client require relocation to obtain necessary and appropriate care.
- Employment. Employment options for the homeless in Key West are limited based on numerous factors. SHAL has recently hired an Employment Specialist (paid for by Challenge Grant funds) to assist KOTS clients in obtaining employment, budgeting and housing after employment.

MEDICAL CARE

- The administrative building will allow space for VNA nurses to continue to provide basic wound care and preventive care to KOTS clients in a confidential and HIPAA compliant fashion. Currently VNA nurses come to KOTS on Thursday mornings at 7:30 am and provide basic wound care and preventive medical care. (VNA nurses are paid partially out of a HSAB grant.)
- County Nurses. Currently, nurses from the County come to KOTS once or twice a month and provide preventive care in the form of Flu shots, Hepatitis shots, HIV testing and counseling. The administrative building will allow County nurses to treat KOTS users in a confidential and HIPAA compliant fashion.
- Smoking Cessation. Currently SHAL has a Smoking Cessation Program which is free of charge to KOTS clients. The first session was held on January 15, 2015 and 7 KOTS clients participated in the program. The administrative building will provide the space to continue this program in a confidential fashion.

- AA Meetings- Beginning the week of January 19, 2015, KOTS clients will be able to attend AA meetings on site at KOTS. The administrative building will allow KOTS clients to attend AA meetings in a confidential setting.

HOURS OF OPERATION FOR KOTS

Placement of the Soup Kitchen on site will allow KOTS staff to change the hours of operation to prevent KOTS clients from congregating on College Road and taking them off Flagler Avenue.

Dinner would be served between 5 p.m. and 6 p.m. (St. Mary's Staff) and KOTS clients would not be allowed at the shelter until 4:30 p.m. and would be required to wait in the food assembly area.

At 6 p.m. KOTS clients would be required to move to the second assembly area for Shelter Intake at 6:30 p.m. The Time Out Area will be used for individuals who are inebriated or ill and require staff intervention prior to entry into the shelter.

Once in the shelter, KOTS clients will be assigned a mat, and given a sheet or towel (based on health requirements that shelter users are not permitted to bring in personal bedding.)

Users of the shelter will either remain in the common area or time out area until lights out at 11 p.m. or have the option to go right to sleep in the dorms where lights are out at 10 p.m.

KOTS clients will be required to leave the shelter by 7:30 a.m. unless they are volunteers (doing laundry or cleaning) or have case management appointments at 8 a.m.

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