

# Build Kansas Fund | Fiscal Year 2024 Application Package | Memo



To: Representative Troy Waymaster, Chair, Build Kansas Advisory Committee  
Murl Riedel, Kansas Legislative Research Department  
Shauna Wake, Office of the Kansas State Treasurer

From: Matthew A. Volz, PE, Executive Director, Kansas Infrastructure Hub

RE: Build Kansas Fund Application #2024-058-NCRPC

Date: July 3, 2024

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Attached, please find an application made to the Build Kansas Fund by the City of Clay Center. The application packet includes the following items:

- Coversheet – provides a high-level overview of the application including a unique identification number, page 1 of 19 of the Build Kansas Fund Application Package.
- Build Kansas Fund Application – includes information submitted with the Build Kansas Fund Application, pages 2-8. Page 8 provides the table of funding sources.
- Attachments – draft BRIC application with supporting documents, pages 9-19.

## **Project Overview**

The City of Clay Center seeks funding from the Federal Emergency Management Agency (FEMA) for funding available through the Building Resilient Infrastructure and Communities (BRIC) program to construct a 5,125 square-foot, dual purpose storm shelter within the new Clay Center Multi-Generational Life Center.

This opportunity is a discretionary BIL program with a local match requirement of 25% of the total project cost. The entity is requesting \$318,750.00 from the Build Kansas Fund. This request has the potential to unlock \$956,250.00 in federal funds.

The deadline was June 30, 2024, and this Build Kansas Fund application was received on June 10, 2024.

## **Build Kansas Fund Steering Committee Recommendation**

The Build Kansas Fund Steering Committee reviewed this application on June 26, 2024, following a successful completeness check. The Steering Committee **RECOMMENDS APPROVAL** of Build Kansas Funding to the Build Kansas Advisory Committee for final advice.

# Build Kansas Fund | Fiscal Year 2024 Application Package | Coversheet



Build Kansas Fund Application Number	2024-058- NCRPC (City of Clay Center)
Project Name	Life Center Storm Shelter
Entity Type	Local Government
Economic Development District (EDD) Planning Commission	North Central Regional Planning Commission
Infrastructure Sector(s)	Resilience
BIL Program	Building Resilient Infrastructure and Communities
BIL Program Type	Discretionary (State Pass-through)
BIL Application Deadline	6/30/2024
Build Kansas Fund Request	\$318,750.00
Technical Assistance Received	General No
	BIL Application No
	Build Kansas Fund Application Yes
	Other (Brief Description): Support on application and budget submission
Application Notes	Build Kansas Fund contribution of \$318,750.00 will unlock \$956,250.00 in federal BIL funding.

<b>Steering Committee Funding Recommendation</b>	<b>June 26, 2024   Approve</b>
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<b>Advisory Committee Funding Recommendation</b>	<b>DATE   Approve or Deny</b>
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### Completeness Review Data

Date Build Kansas Application Received:	6/10/2024
Date Of Completeness Check:	6/11/2024, 6/17/2024
Date Forwarded to Steering Committee:	6/24/2024

Title **City of Clay Center** 06/10/2024  
 by **Natalie Muruato** in **Build Kansas Fund Fiscal Year 2024 Application** id. 46740808  
 517 Court Street  
 Clay Center, Kansas  
 67432  
 United States  
 785-632-5674  
 director@growclaycounty.org

**Original Submission** 06/14/2024

Score n/a

Part 1: Applicant Information

The name of the entity applying for the Build Kansas Fund: City of Clay Center

Project Name: Life Center Storm Shelter

Entity type: Local Government

Applicant Contact Name: Amelia Blackwood

Applicant Contact Position/Title: City Clerk

Applicant Contact Telephone Number: +17856325454

Applicant Contact Email Address: cityclerk@claycenterks.com

Applicant Contact Address: 427 Court Street

Applicant Contact Address Line 2 (optional):

Applicant Contact City: Clay Center

Applicant Contact State: Kansas

Applicant Contact Zip 67432  
Code:

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Is the Project Contact the same as the Applicant Contact? Yes

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Part 2: Build Kansas Fund - Eligibility Criteria

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Certify that you are pursuing a viable Bipartisan Infrastructure Law (BIL) funding opportunity for which your entity is eligible: Yes

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Certify that the Bipartisan Infrastructure Law (BIL) funding opportunity you are pursuing has a required non-federal match component: Yes

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What is the primary county that the project will occur in? Clay County

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The Build Kansas Fund is intended to support Kansas-based infrastructure projects. Please provide a list of all the zip codes this project will be located in, along with an estimated percent [%] of the project located in that zip code. For example, if seeking funding for road infrastructure, provide a rough percent of the roads expected in each zip code:

[Zip Code Percentage.xlsx](#)

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Part 3: Bipartisan Infrastructure Law (BIL) - Grant Application Information  
Please Note: This information is related to the federal Bipartisan Infrastructure Law (BIL) funding opportunity to which you will apply. This is NOT information for the Build Kansas Match Fund.

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Please enter the Bipartisan Infrastructure Law (BIL) funding opportunity title that the entity is applying for: BRIC

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What is the funding agency for this Bipartisan Infrastructure Law (BIL) funding opportunity? Federal Emergency Management Agency (FEMA)

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What is the Assistance Listing Number (ALN) for this Bipartisan Infrastructure Law (BIL) funding opportunity? 97.047

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What is the application due date for this Bipartisan Infrastructure Law (BIL) funding opportunity? 6/30/2024

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What is the federal fiscal year for this Bipartisan Infrastructure Law (BIL) funding opportunity? 2025

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Enter the amount of funding being applied for, from the Bipartisan Infrastructure Law (BIL) funding opportunity: \$956,250.00

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Enter the total project cost: \$1,275,000.00

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Enter the required non-federal match percentage: 25.0

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#### Part 4: Build Kansas Fund - Match Application Information

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Enter the non-federal match amount being requested from the Build Kansas Fund: \$318,750.00

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Is the project able to move forward with a lesser match amount than requested? No

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If you are awarded less match than the amount requested, at what amount would your project NOT be able to move forward? \$318,750.00

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Expected breakdown of funding sources to support the project: Enter the funding source and projected amount from each source to support this project:

[Kansas+DOT+table.xlsx](#)

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Part 5: Build Kansas Fund - Means Test

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Confirm that there are no available funding sources currently planned to go unused by your entity that could be leveraged for this project: Yes

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Confirm there are no available American Rescue Plan Act (ARPA) or Coronavirus State & Local Fiscal Recovery Fund monies that could be used for this match: Yes

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Confirm that you have explored other readily available funding sources (federal or non-federal) to be used for this match: Yes

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Briefly describe your efforts to find other available funding sources for this project:	We are requesting money to add to a portion of our proposed Multi-Generational Life Center as a dual-purpose storm shelter. We have secured a grant from the Children's Cabinet and Trust Fund in the amount of \$3.64 million, \$600,000 in matching funds, and the land was donated. This facility will house a child care center, senior center, youth center, mental health services, and coworking work-enabling services. The city has agreed to own and operate the facility. When interviewing potential child care providers if there was going to be a storm shelter. We do not have the funds to add a storm shelter to our project.
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Part 6: Additional Information

Please upload a copy of the Bipartisan Infrastructure Law (BIL) program application associated with this request OR a 2-page executive summary providing an overview of the project:

[A1.pdf](#)

[Multi-Generation\\_Life\\_Center\\_Proposed\\_Shelter\\_Project\\_BUILD\\_Docs.pdf](#)

Provide any additional information about this project (optional):	We received an Accelerator Grant for the Facility but did not have enough funds for a storm shelter. When, I interviewed potential childcare providers they asked if there was going to be a storm shelter at the property, I told them we did not have enough funds, then attended a BIL workshop and heard about BRIC Funding. Because of the vast amount of citizens and demographics that will use this facility, a storm shelter is needed.
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Part 7: Terms and Conditions

Understanding of Fund Release Requirements:	checked
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Understanding of Use of Funds:	checked
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Understanding of Reporting Requirements:	checked
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Authority to Make Grant Application:	checked
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Persons and Titles: The following persons are responsible for making this Build Kansas Fund application.	James (Jimmy) Thatcher
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Position/Title:	Mayor
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Additional:	Amelia Black Wood
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Position/Title:

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Additional:

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Position/Title:

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Additional:

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Position/Title:

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## Internal Form

Score n/a

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Pre-Award Information:

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Eligible for Build  
Kansas Fund? YES

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EDD / Region: North Central

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Project Primary Zip  
Code:

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Sector:

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Application ID: 2024-058-NCRPC

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BKF pre-obligated  
amount:

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Post-Award Information:

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Awarded BIL Grant?

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Deviation Report:

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Deviation Type:

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Deviation Summary:

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Deviation Date:

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<b>Source</b>	<b>Amount</b>	<b>Zip Code</b>	<b>% of project in zip code</b>
BIL Federal Funds (applied for)	\$ 956,250.00	67432	100
Build Kansas Funds (non-federal match)	\$ 318,750.00		in Kansas
Additional Project Contribution (if applicable)			
<b>TOTAL PROJECT COST</b>	<b>\$ 1,275,000.00</b>		

KDEM Letter of Intent Working Document

Sub-Applicant Information

Sub-Applicant Type

Local Government

Has the sub-applicant adopted the Regional Hazard Mitigation Plan?

Yes

Is this project identified as an action in the approved and adopted Regional Hazard Mitigation Plan?

Yes

Sub-applicant or Sponsor Name

City of Clay Center

Sub-applicant Address

427 Court St.

Sub-applicant City

Clay Center

Sub-applicant Zip Code

67432

Sub-applicant County

Clay County

Project Point of Contact (POC)

Amelia Blackwood

Project POC Title

City Clerk

Project POC Phone #

785-632-5454

POC Email Address

cityclerk@claycenterks.com

Project Information

What is the project type?

Shelter

If other, please explain.

Physical location of proposed project

2316 9th Street, Clay Center, KS

Project County or Counties

Clay County

### What hazard(s)/problem(s) does this mitigate?

The storm shelter ensures that the Life Center is not only a hub for daily activities and services but also a critical component of the community's emergency preparedness and resilience strategy. The shelter significantly enhances safety and well-being during extreme weather events, preventing loss of life and reducing injuries to include the following:

**Tornadoes** - Given the historical tornado activity in the region, including the devastating 1973 tornado that impacted downtown Clay Center, the storm shelter will provide a safe refuge during such events, protecting residents from high winds, flying debris, and structural damage. This will help prevent loss of life and reduce the number of injuries during tornado events.

**Severe Storms** -The shelter will safeguard individuals from the dangers posed by severe thunderstorms, which can bring strong winds, hail, and heavy rain, reducing the risk of injury and fatalities.

**Wind Disasters** - With the area having experienced multiple wind disaster declarations, the shelter will offer protection from high wind events, ensuring the safety of those inside. This protection is crucial for preventing loss of life and injuries due to flying debris and structural collapses.

**Vulnerable Populations** - By housing the childcare facility and senior center, the shelter specifically mitigates the risks to the most vulnerable populations—babies, children, seniors, and individuals with limited mobility—who may not have the ability to seek alternative shelter during emergencies. Ensuring their safety prevents potential fatalities and injuries among those least able to protect themselves.

**Lack of Transportation** - The shelter within the Life Center addresses the problem of limited transportation options for evacuees, ensuring that all individuals on-site have immediate access to a safe haven without the need to relocate. This immediacy is critical in preventing injuries and loss of life when every second counts during severe weather events.

**Mental Health Impact** - By providing a secure environment during disasters, the shelter helps alleviate the stress and anxiety associated with severe weather events, contributing to the overall mental well-being of the community. Reducing stress and anxiety can prevent mental health crises during and after disasters.

### Identify what the project is and describe in detail the scope of work associated with the proposed project.

The proposed project involves the construction of a 5,125 square-foot, dual-purpose storm shelter within the new Clay Center Multi-Generational Life Center. This storm shelter will be

built to FEMA specifications to ensure it meets the highest standards for safety and resilience. The shelter is designed to address the critical need for a secure refuge during severe weather events, including tornadoes and windstorms, thereby preventing loss of life and reducing injuries. Below outlines our specific scope of work for executing the project.

- Develop architectural and engineering plans in compliance with FEMA guidelines for storm shelters.
- Ensure the design integrates seamlessly with the existing structure of the Life Center.
- Include features such as reinforced walls, secure doors, restroom facilities, and ventilation systems.
- Construct a 5,125 square-foot storm shelter within the Life Center, ensuring it can accommodate over 500 people.
- Install a dedicated turf area within the shelter to serve dual purposes for daily activities and emergency use.
- Build restroom facilities within the shelter to support occupants during sheltering.
- Ensure the shelter is fully accessible, catering to seniors with walkers or wheelchairs and babies in cribs.
- Install emergency lighting, backup power systems, and communication tools to maintain operations during power outages.
- Coordinate with the childcare center, senior center, and mental health office within the Life Center to ensure smooth transitions during emergencies.
- Train staff and users on emergency procedures and shelter protocols.
- Conduct community outreach to inform residents about the availability and use of the shelter.
- Provide training sessions and drills for Life Center staff and community members to ensure preparedness.

### History of damage

A big part of our community's history is when the 1973 a tornado took out a good portion of our downtown and much of the county was affected by storm damage.

In March of 2022 there was a large storm that included small and large hail, strong winds, that caused damage to buildings, trees, and power lines in our area.

According to the national weather service database Clay County has had over 37 tornados and 31 tornado injures from 1950-2012. In 2011 one tornado touched down and three in 2008. Our county rarely goes a year without some kind of severe weather event, some with slight damage and others with significant damage.

### Description of area

The project is located at 9<sup>th</sup> Street and 19<sup>th</sup> Road on a eight acre parcel of open farm land.

There are residential houses to the west and north and open ground to the east and south. The middle school is about a quarter of a mile away. The proposed storm shelter will be attached to the north side of the building.

### Does the proposed activity address climate resiliency and/or adaptation with consideration of future impacts and risks?

Yes, the proposed storm shelter addresses climate resiliency and adaptation with careful consideration of future impacts and risks. By incorporating a dual-purpose storm shelter into the Life Center, we are proactively preparing for the increased frequency and severity of extreme weather events, which are anticipated due to climate change. The shelter will provide a safe haven for residents, including vulnerable populations such as children and seniors, during severe storms and tornadoes. This facility is will be designed to withstand high winds and other harsh weather conditions, ensuring the safety and security of our community. By planning for these future risks, the storm shelter enhances the overall climate resiliency of our area, providing a vital infrastructure that can adapt to evolving environmental challenges.

### Explain why this project is the best alternative.

Building a storm shelter on-site at the Life Center offers several advantages that make it the best alternative for the facility. Placing the storm shelter within the Life Center ensures that it is easily accessible to the entire community, including children, seniors, and individuals with disabilities. With the facility serving as a central hub for various community activities, having the storm shelter on-site eliminates the need for residents to travel to a separate location during emergencies.

Incorporating the storm shelter into the Life Center allows for its seamless integration with daily activities and programming. By utilizing the space for recreational and community activities when not in use as a shelter, the facility remains active and relevant throughout the year, maximizing its utility and value to the community.

Building the storm shelter on-site enables the implementation of enhanced safety measures tailored to the specific needs of the facility and its occupants. From reinforced construction to secure entry points and backup power systems, the shelter can be designed to meet FEMA specifications and safety standards, providing robust protection against tornadoes and severe windstorms.

Having the storm shelter as an integral part of the Life Center fosters a sense of community cohesion and resilience. Residents are more likely to feel connected to and invested in a facility that serves multiple purposes, including emergency preparedness. Regular drills, training sessions, and community outreach programs can further strengthen bonds and ensure that residents are well-prepared to utilize the shelter effectively during emergencies.

Building the storm shelter on-site offers cost-effectiveness and long-term viability for the Life Center project. By leveraging existing infrastructure and resources, such as utilities and support services, the construction and maintenance costs of the shelter can be minimized. Additionally, having the shelter integrated into the facility's design from the outset ensures its seamless

operation and maintenance over time, reducing the need for costly retrofits or upgrades in the future.

#### Are there any known historic sites or environmental concerns associated with this project?

No. This was former farmland.

#### How is this project unique to mitigating the identified hazard?

The Life Center Storm Shelter project is uniquely positioned to mitigate the identified hazards of tornadoes and severe windstorms in several distinctive ways.

Unlike traditional storm shelters that are solely used during emergencies, this shelter will serve a dual purpose by incorporating a 5,125 square foot turf area for daily recreational and community activities. This innovative design maximizes the utility of the space, ensuring it is actively used and maintained, rather than sitting idle for most of the year and aids in sustainability for the City as the owner operator.

The storm shelter is part of the Clay Center Multi-Generational Life Center, a facility that will serve as a central hub for various community activities, including childcare, senior services, mental health support, and educational programs. This integration ensures that a large, diverse group of people will have immediate access to the shelter in case of an emergency, increasing the likelihood of its effective use.

The shelter will be fully accessible, accommodating seniors with walkers or wheelchairs and infants in cribs. This focus on accessibility ensures that the most vulnerable populations, who might otherwise struggle to reach traditional storm shelters, have a safe and convenient refuge during emergencies.

The Life Center's role as a community hub means it has established channels for engaging and educating residents about emergency preparedness and shelter use. Regular drills, training sessions, and community outreach programs will ensure that residents are well-informed and ready to use the shelter effectively.

Built to FEMA specifications, the shelter will incorporate the latest safety features, including reinforced construction, secure entry points, ventilation systems, and backup power. These enhancements ensure that the shelter provides robust protection against the extreme forces of tornadoes and windstorms, far exceeding the safety levels of typical buildings in the area.

The Life Center's location will serve a broad segment of the community, including 20% of the workforce that resides outside Clay County. This central location ensures that the shelter is accessible to a wide range of residents, including those commuting to the area for work.

By combining daily utility with robust safety features and comprehensive community engagement, the Life Center Storm Shelter project offers a unique and highly effective solution

to the hazards posed by tornadoes and severe windstorms yet allows community engagement vitality. This innovative approach not only enhances immediate safety during emergencies but also fosters a culture of preparedness and resilience within the community.

What lifeline does the proposed project address?

Safety and security

### Financial Information

Cost estimate or Quoted Cost for Project Total

\$1,275,000

Are local funds already budgeted for this project?

Not for the storm shelter addition to the project.

If funds are already budgeted for this project, please explain.

If no, please list source of local matching funds.

Kansas BUILD Funds, if awarded BRIC funding

Has a Benefit-Cost Analysis (BCA) been developed for this project?

No, but if chosen to move forward with an application a BCA will be developed.

If a BCA has been developed, what is the Benefit Cost Ratio (BCR)

N/A

Has a Federal disaster Project Worksheet (Public Assistance) been written for any portion of this project?

No

Submitted via online portal 6/10/2024

## Clay Center Multi-Generation Life Center Proposed Shelter Project

The Life Center Storm Shelter project addresses the critical need for robust emergency preparedness in response to severe weather events, such as the recent Westmorland Tornado. This initiative offers several key benefits:

**Dual-Purpose Design:** Unlike traditional shelters, this 5,125 square-foot space includes a turf area for daily recreational and community activities, ensuring it remains active and well-maintained year-round.

**Central Community Hub:** Integrated within the unique Clay Center Multi-Generational Life Center, the shelter will serve a wide demographic, with services like childcare, senior services, mental health support, recreation, and educational programs. This ensures immediate access for a diverse group during emergencies, including children, seniors, and individuals with disabilities.

**Accessibility:** The shelter is fully accessible, accommodating seniors, individuals with disabilities, and infants, providing a safe refuge for the most vulnerable populations.

**Enhanced Safety:** Built to FEMA specifications, the shelter features reinforced construction, secure entry points, ventilation systems, and backup power, offering robust protection against tornadoes and severe windstorms.

**Community Engagement:** The Life Center's established channels for emergency preparedness education, regular drills, and training sessions ensure residents are well-informed and ready to use the shelter effectively.

**Strategic Location:** Serving a broad segment of the community, including 20% of the workforce from outside Clay County, the shelter's central location maximizes accessibility.

**Necessity Due to Frequent Severe Weather:** Clay Center has not had a year without a significant weather event. Although not all have resulted in loss of property or life, the increasing frequency of these events emphasizes the necessity of protecting the large number of citizens who will frequent the Life Center.

In light of the Westmorland Tornado and the consistent severe weather in Clay Center, this project is essential for enhancing community resilience, safety, and preparedness against future events. The Life Center's multifaceted services and wide demographic reach make the storm shelter a vital addition to this unique facility, ensuring comprehensive protection and support for all residents.

**From:** Adam Crowl <acrowl@bhsconstruction.net>  
**Sent:** Monday, June 3, 2024 12:52 PM  
**To:** Brandon Gibson  
**Cc:** Natalie Muruato  
**Subject:** RE: Life Center Shelter

On the Shelter portion of the project, I am seeing a net cost of around \$1,067,000 and a gross cost around \$1,275,000. Is there a specific format you need this broke out in or is lump sump ok?

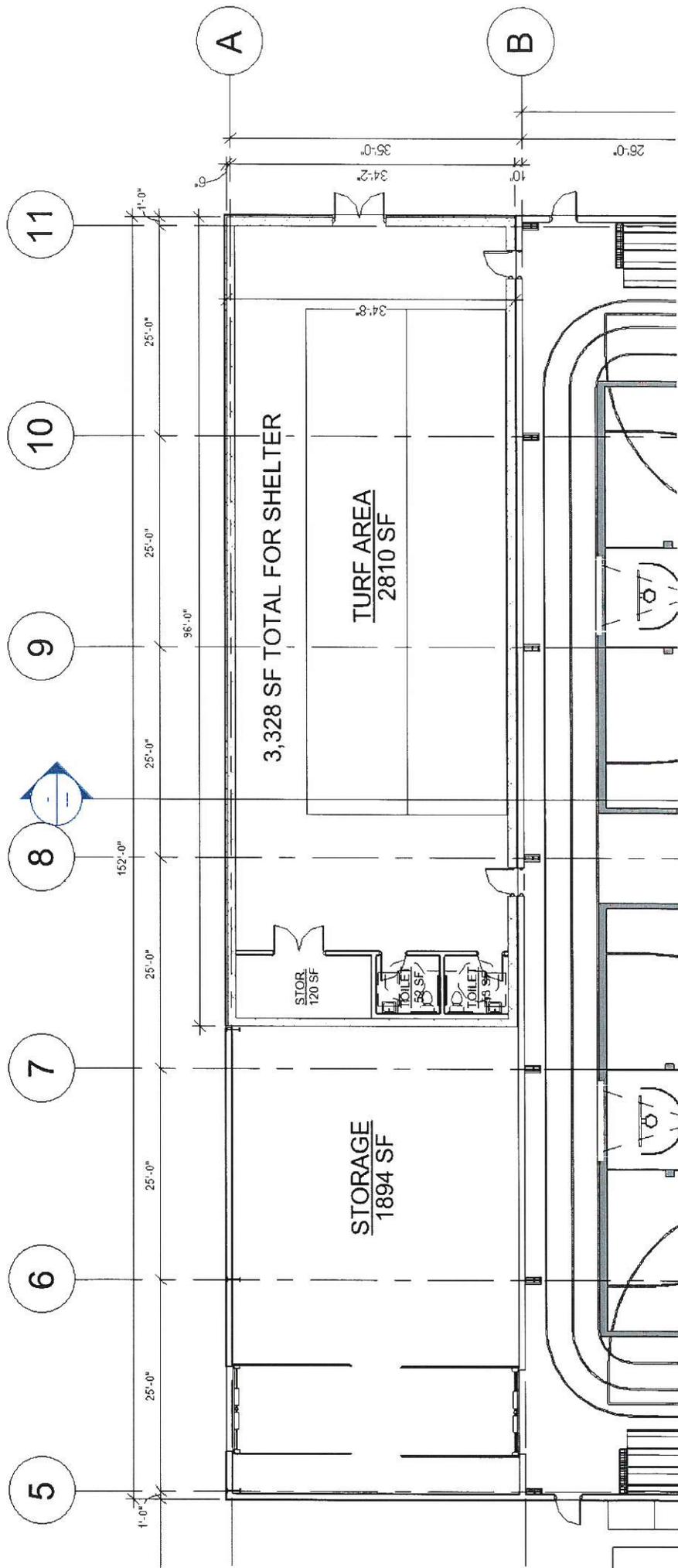
Thanks,



**ADAM CROWL** | PRECONSTRUCTION  
**BHS CONSTRUCTION**  
PO BOX 1328 | MANHATTAN, KS 66505  
**C:** 785.564.0585 | **EMAIL:** [ACROWL@BHSCONSTRUCTION.NET](mailto:ACROWL@BHSCONSTRUCTION.NET)

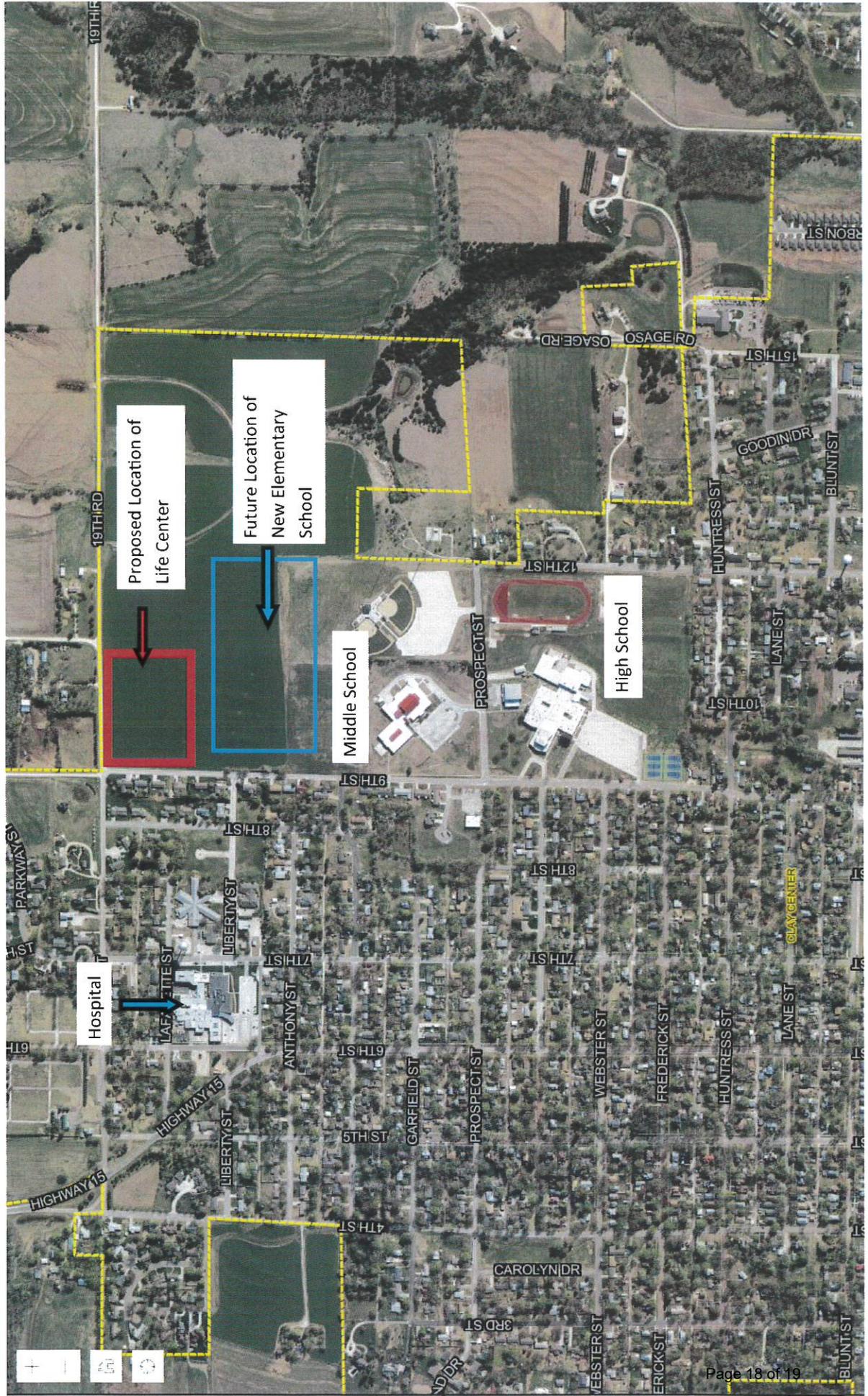
**From:** Brandon Gibson <blg@SPTarchitecture.com>  
**Sent:** Friday, May 31, 2024 4:01 PM  
**To:** Adam Crowl <acrowl@bhsconstruction.net>  
**Cc:** Natalie Muruato <director@growclaycounty.org>  
**Subject:** Life Center Shelter

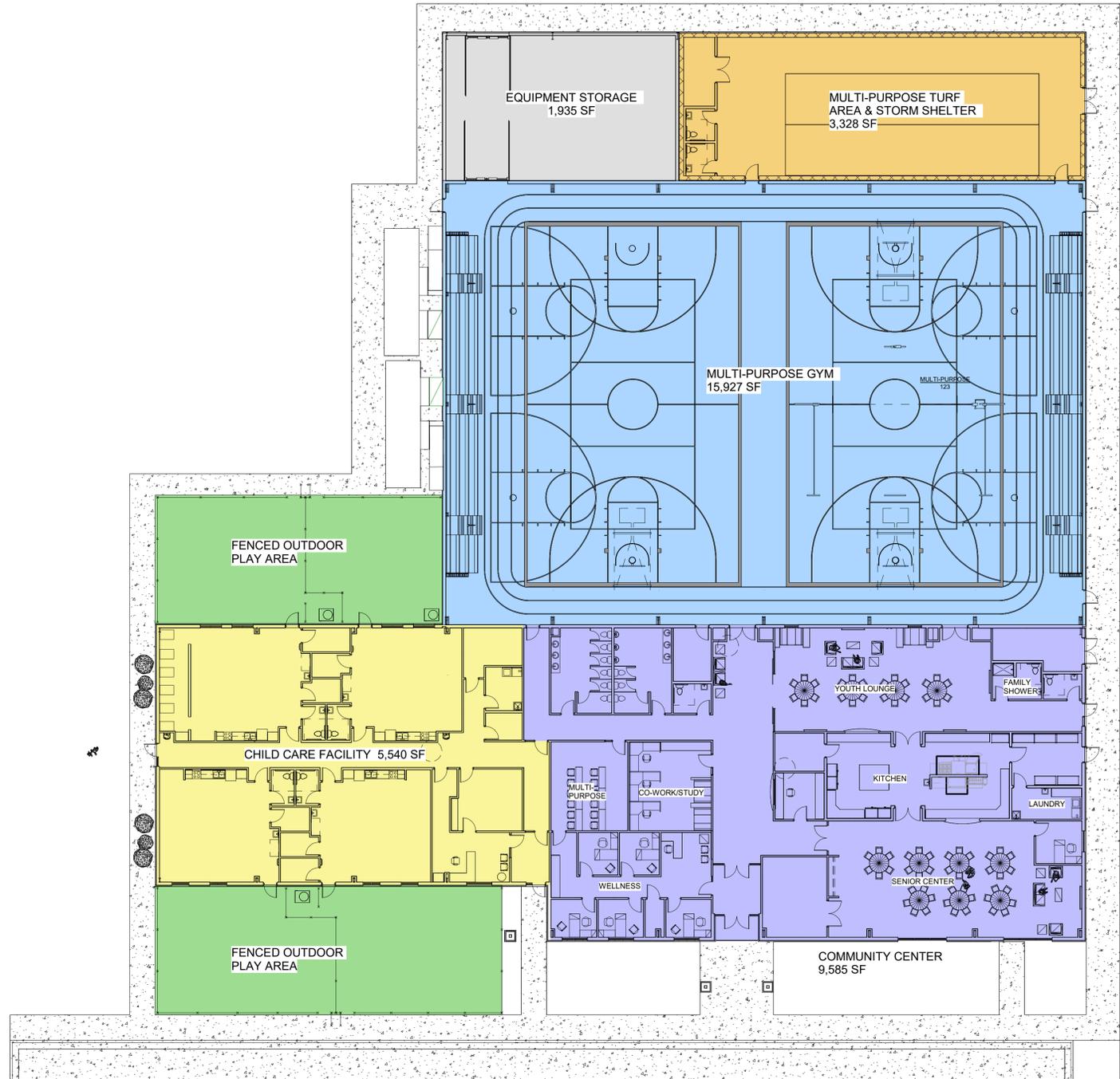
Adam,  
We would actually be looking at something more like the below. Minimal finishes inside, turf flooring, no ceiling/exposed structure.  
We could still get something like 560 people in this shelter.



# Clay Center Multi-Generational Life Center

## Proposed Location





1 MAIN LEVEL FLOOR PLAN  
 1/16" = 1'-0" 36,315 TOTAL SF



# CLAY CENTER - MULTI-GENERATIONAL LIFE CENTER

06.05.2024

A1