



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2024-2025

LFIR # 3048

1. Project Title

2. Senate Sponsor

3. Date of Request

4. Project/Program Description

Community Health Centers of Pinellas, operating under the name Evara Health, is putting forward a capital project aimed at expanding healthcare access for vulnerable populations and offering professional and employment opportunities to Pinellas County residents for the long term. This project entails the establishment of a 16,000 square-foot medical, dental, and behavioral health facility in the Countryside area. The facility is currently unoccupied, and a Lease Letter of Intent (LOI) has already been executed.

The renovation plan includes a redesign of the interior layout to accommodate 21 medical examination rooms, along with a dental clinic and a pharmacy with ample space to provide services and facilitate the training of auxiliary dental, medical, behavioral health, and pharmacy staff. Upon reaching full operational capacity, the center will serve approximately 7,600 residents, conducting over 20,000 visits annually, including 2,200 behavioral/mental health services

5. State Agency to receive requested funds

State Agency contacted?

6. Amount of the Nonrecurring Request for Fiscal Year 2024-2025

Type of Funding	Amount
Operations	0
Fixed Capital Outlay	500,000
Total State Funds Requested	500,000

7. Total Project Cost for Fiscal Year 2024-2025 (including matching funds available for this project)

Type of Funding	Amount	Percentage
Total State Funds Requested (from question #6)	500,000	11%
Matching Funds		
Federal	589,000	13%
State (excluding the amount of this request)	0	0%
Local	0	0%
Other	3,430,000	76%
Total Project Costs for Fiscal Year 2024-2025	4,519,000	100%

8. Has this project previously received state funding?

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	Nonrecurring		

9. Is future funding likely to be requested?

a. If yes, indicate nonrecurring amount per year.

b. Describe the source of funding that can be used in lieu of state funding.



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10. Has the entity requesting this project received any federal assistance related to the COVID-19 pandemic?

If yes, indicate the amount of funds received and what the funds were used for.

Community Health Centers of Pinellas (DBA: Evara Health) received \$19.6 M of federal assistance related to the COVID-19 pandemic during the last three years. The funds were used for the operational support during the pandemic. None of the government pandemic relief funding was addressing the capital needs of the organization with exception of the ability to utilize up to \$500K for alterations of the current health service sites. The assistance was provided on a one-time basis.

Complete questions 11 and 12 for Fixed Capital Outlay Projects

11. Status of Construction

a. What is the current phase of the project?

- Planning
 Design
 Construction
 N/A

b. Is the project "shovel ready" (i.e permitted)?

c. What is the estimated start date of construction?

d. What is the estimated completion date of construction?

12. List the owners of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owners of the facility and the entity.

The property is currently owned by the Tampa based "The Mahr Company." Evara Health is looking for a long-term lease of 20 years or more. There is no relationships between Evara Health and the owner of the facility.

13. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		0
Other Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Operational Costs: Other		
Salary and Benefits		0
Expense/Equipment/Travel/Supplies/Other		0
Consultants/Contracted Services/Study		0
Fixed Capital Construction/Major Renovation:		



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Construction/Renovation/Land/ Planning Engineering	Project includes renovation of 16,000 SF of existing building, including redesign of the interior floor plan architectural and engineering, site work, mechanical, electrical, permitting and project inspection. The facilities will meet all requirements of the Americans With Disabilities Act and local building codes.	500,000
Total State Funds Requested (must equal total from question #6)		500,000

14. Program Performance

a. What specific purpose or goal will be achieved by the funds requested?

Evava Health proposes to establish a new primary care medical health center and health care professional training facility in Countryside area of Clearwater, Pinellas County, Florida. The new building will become a medical/behavioral health/dental facility outfitted for both providing patient care and training of ancillary dental, medical, and pharmacy staff. At full operational capacity, the center will be serving 7,600 patients, providing over 20,000 visits, including 2,200 visits for behavioral/mental health services. The new facility will also provide the opportunity for members of the community to obtain a well-paid profession that is in high-demand in medical field and for the medical institutions throughout the Pinellas County to gain a new reliable source of the qualified workforce.

b. What activities and services will be provided to meet the intended purpose of these funds?

The project will renovate 16,000 SF of currently vacant building to medical/dental facility at the Countryside area of Clearwater. Renovation activities will include redesign of the interior floor plan to create 21 medical examination rooms, provide a suitable waiting area, ensure proper patient flow and improved access to the ancillary areas, as well as dental clinic and pharmacy spacious enough to provide services and host training of ancillary dental, medical and pharmacy staff.

c. What direct services will be provided to citizens by the appropriation project?

Once renovated, the facility will render medical, dental, behavioral/mental health, pharmacy, eligibility assistance, chiropractic, and case management support, services to residents of Pinellas County. The site will also host training of future dental/medical assistants, pharmacy technicians, and behavioral health ancillary staff, upskilling Evava staff and providing educational opportunities to those in the surrounding communities.

d. Who is the target population served by this project? How many individuals are expected to be served?

The project's target population are low-income, uninsured and under-insured residents of Pinellas.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

The project will improve access to the quality affordable health care services for residents of Central Pinellas County. Evava Health seeks to increase its capacity to serve the vulnerable populations of the County. At full operational capacity, the center will be serving 7,600 residents for over 20,000 visits on annual basis, including 2,200 visits for behavioral/mental health services. Evava Health will monitor all program outcomes, including a number of patients served, type and volume of provided services and clinical outcomes with the help of Nationally Certified Electronic Health Records system and following the standards of Uniform Data System reporting.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for the contract?

Returning of the funds

15. Requester Contact Information

a. First Name **Last Name**

b. Organization

c. E-mail Address



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d. Phone Number Ext.

16. Recipient Contact Information

a. Organization

b. Municipality and County

c. Organization Type

- For Profit Entity
- Non Profit 501(c)(3)
- Non Profit 501(c)(4)
- Local Entity
- University or College
- Other (please specify)

d. First Name Last Name

e. E-mail Address

f. Phone Number

17. Lobbyist Contact Information

a. Name

b. Firm Name

c. E-mail Address

d. Phone Number