PMC-EF2a

(2.04.02)

U.S. DEPARTMENT OF ENERGY
EERE PROJECT MANAGEMENT CENTER
NEPA DETERMINATION

RECIPIENT: Pinellas County Board of County Commissioners **STATE:** FL

PROJECT TITLE: Clearwater Campus District Cooling - Activity 3

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DE-FOA-0000013-000002	DE-EE0000795.002		0

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:

Description:

A1 Routine actions necessary to support the normal conduct of agency business, such as administrative, financial, and personnel actions.

B5.1 Actions to conserve energy, demonstrate potential energy conservation, and promote energy-efficiency that do not increase the indoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, designers), organizations (such as utilities), and state and local governments. Covered actions include, but are not limited to: programmed lowering of thermostat settings, placement of timers on hot water heaters, installation of solar hot water systems, installation of efficient lighting, improvements in generator efficiency and appliance efficiency ratings, development of energy-efficient manufacturing or industrial practices, and small-scale conservation and renewable energy research and development and pilot projects. The actions could involve building renovations or new structures in commercial, residential, agricultural, or industrial sectors. These actions do not include rulemakings, standard-settings, or proposed DOE legislation.

B3.6 Siting, construction (or modification), operation, and decommissioning of facilities for indoor bench-scale research projects and conventional laboratory operations (for example, preparation of chemical standards and sample analysis); small-scale research and development projects; and small-scale pilot projects (generally less than two years) conducted to verify a concept before demonstration actions. Construction (or modification) will be within or contiguous to an already developed area (where active utilities and currently used roads are readily accessible).

Rational for determination:

Pinellas County proposes to use EECBG funds for Activity #3 Clearwater Central Cooling facility, design and construction of a centralized energy plant (CEP) and associated distribution piping network to provide district cooling to the Pinellas County Government buildings located within the City of Clearwater's downtown campus. The central chiller would serve up to 15 buildings surrounding the proposed location and replace energy inefficient stand-alone cooling systems currently serving those buildings. It is anticipated that the annual energy saved will be approximately 2,500,000 KWH. Other GREEN initiative aspects of this project are: (1) 3,407,500 lbs of CO2 annually reduced, (2) 18,750 lbs of SOx (acid rain) annually reduced, (3) 9,000 lbs of NOx (smog) annually reduced, (4) 3,575 barrels of oil not consumed annually.

Pinellas County Government will contract with a private sector service provider to design, construct, own, operate and maintain the facility. The private firm shall deliver chilled water for a fixed unit price per a comprehensive, long-term (15-20 year) contract.

While the private firm will be responsible to finance the project, the requested $1,539,500 EECBD funds will be employed to buy-down the financing, which will reduce the fixed unit price rate for the period of the contract. Pinellas County will leverage the requested EECBD funds by providing the land to locate CEP and apply additional Pinellas County Capital Improvement Program funds as available.

The proposed location is an existing parking lot owned by the County. There are four mature trees located within the parking lot that may require removal. Additionally, trenching is required to install chilled water supply and return distribution piping, conduit for control wiring and possibly piping for condensate return back to new cooling plant. Collecting condensate from buildings will reduce the amount of make-up water used to replenish what is lost by evaporation in the new water cooling tower. All trenching will occur within existing roads/streets have existing utilities and utility access easements in the County or City-owned rights-of-way and is estimated to be between 3 and 6 feet deep. A utility location study will be prepared to accurately establish distribution routes from new central plant to end users. A buried utility application showing routing will be made to the City of Clearwater based on the results of the utility study. All trenching and construction will be performed per OSHA rules/regulations.

The following local permits will be obtained prior to ground-breaking activities:

• Southwest Florida Water Management District Environmental Resource Permit (ERP) - required before beginning any construction activity that would affect wetlands, alter surface water flows, or contribute to water pollution.
• City of Clearwater, Tree Removal Permit – required for all protected trees (non-exotics) 4 inches or greater in diameter at 4½ above the ground or palm trees with 10 feet or more of clear trunk.
• City of Clearwater, Building Permit – requires meeting the Florida Building Code [includes wind debris mitigation, energy code calculations, and FEMA requirements] and City's Land Development Codes.
• City of Clearwater, Utility Access (R-O-W) and Wasterwater Discharged permits
• Pinellas County, air quality

Prior to the expenditure of Federal funds to implement Activity #3, Clearwater Central Chiller, Pinellas County has the affirmative responsibility to ensure that it has a waste management plan addressing waste generated by their proposed actions. The plan will describe the plan to dispose of any sanitary or hazardous waste, e.g. construction and demolition debris, old light bulbs, lead ballasts, piping, roofing materials, discarded equipment, debris, asbestos, etc. generated as a result of the proposed project. The recipient must ensure that it will comply with all federal, state and local regulations for waste disposal.

NHPA Requirements

Prior to the expenditure of Federal funds to implement Activity #3, Pinellas County, the RECIPIENT has the affirmative responsibility to ensure compliance with Sec. 106 of the National Historic Preservation Act (NHPA). The RECIPIENT must contact the State Historic Preservation Officer in regards to the potentially historic buildings listed above. Supporting document will be reviewed by the DOE as part of its post-award monitoring.

NEPA PROVISION

DOE has made a final NEPA determination for this award

Insert the following language in the award:

Note to Specialist :

None Given.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature: _____ Date: 4/19/10
NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

☐ Field Office Manager review required

NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:

☐ Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.
☐ Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____ Date: _____
Field Office Manager