

MEMORANDUM

SHC

Agenda Item No. 3(B)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: September 8, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution retroactively approving and authorizing the County Mayor's application, receipt, and expenditure of grant funds of up to \$7,736,674.00 upon award from the United States Department of War's Office of Local Defense Community Cooperation through its Defense Community Infrastructure Program (DCIP) to Miami-Dade County, through the Miami-Dade Fire Rescue Department, for the construction of Miami-Dade Fire Rescue Station 77 in close proximity to the Homestead Air Reserve Base; authorizing the County Mayor to apply for, receive, and expend additional funds if such funding becomes available through the grant program, for the purposes described herein; authorizing, subject to available funding, the use of up to \$5,018,217.00 in Fire District Funds to satisfy the County's local cash match funding requirements for the purposes described herein; and authorizing the County Mayor to execute all necessary documents and amendments and to exercise the provisions contained therein

The accompanying resolution was prepared by the Miami-Dade Fire and Rescue Department and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.

GBK/ks


Geri Bonzon-Keenan
County Attorney

MDC001

Memorandum



Date: October 6, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Retroactively Approving and Authorizing Miami-Dade County, through Miami-Dade Fire Rescue Department, to apply for, receive, and expend up to \$7,736,674.00 in grant funds from the United States Department of War's Office of Local Defense Community Cooperation

Summary

This item seeks retroactive approval and authorization to apply for, receive, and expend up to \$7,736,674.00 in grant funding awarded by the United States Department of War's Office of Local Defense Community Cooperation through its Defense Community Infrastructure Program (DCIP) grant. Miami-Dade County, through the Miami-Dade Fire Rescue Department (MDFR), is requesting funds to help with the construction of MDFR Fire Station 77 in close proximity to the Homestead Air Reserve Base (HARB). The local match of 30% (\$5,018,217.00) will be funded via the Fire District Fund.

The benefits of Fire Station 77 extend across both the surrounding community and the military installation, delivering improvements in emergency response capability, operational resilience, and regional preparedness.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution retroactively authorizing the County Mayor or County Mayor's designee to apply for, receive, and expend up to \$7,736,674.00 in DCIP grant funds for the construction of MDFR Station 77. It is further recommended that the County Mayor or County Mayor's designee be authorized to apply for, receive, and expend additional funding, if such funding becomes available through said grant program, and utilize up to \$5,018,217.00 from the Fire District Fund to satisfy any cash match funding requirements, subject to available funding. Additionally, it is recommended that the County Mayor or County Mayor's designee be authorized to execute agreements and execute all necessary documents and amendments, provided that any such amendments do not alter the purpose of the DCIP grant and are approved by the County Attorney's Office for form and legal sufficiency.

Scope

MDFR Station 77 is in District 9 and will provide services to the Homestead region of Miami-Dade County and HARB.

Delegation of Authority

This item retroactively authorizes the County Mayor's or County Mayor designee to apply for, receive, and expend up to \$7,736,674.00 in grant funds from the DCIP, and, subject to available funding, utilize up to \$5,018,217.00 from the Fire District Fund to satisfy any cash match funding requirements. This item also authorizes the County Mayor or County Mayor's designee to apply for, receive, and expend additional funding should it become available through the DCIP. Furthermore, this item provides authority to the County Mayor or County Mayor's designee to execute all required documents and amendments and to exercise all provisions contained within the award, provided that amendments are consistent with the purposes described herein and approved for legal sufficiency by the County Attorney's Office.

Fiscal Impact/Funding Source

The DCIP is funded and administered by the United States Department of War's Office of Local Defense Community Cooperation. Awarded agencies must provide a local match of at least 30% of the total project cost. The County's local share of \$5,018,217.00 will come from the Fire District Fund.

Track Record/Monitor

The grant award will be monitored by the MDFR Grants Management Bureau.

Background

Miami-Dade Fire Rescue (MDFR) is seeking Defense Community Infrastructure Program (DCIP) funding to construct a new fire station in close proximity to the Homestead Air Reserve Base (HARB) on land that was previously owned by the base but is now owned by Miami-Dade County.

The DCIP addresses deficiencies in community infrastructure supportive of a military installation. The rapid growth of residential and commercial development surrounding the HARB, combined with the operational needs of the installation, has created a need for enhanced emergency response capabilities in the area. The benefits of Fire Station 77 extend to both the Homestead community and the military.

The surrounding civilian community will benefit from this project. Approximately 54,000 residents live within a five-mile radius of the installation, and thousands more work or attend school in the area each day. These neighborhoods will experience shorter response times, improved access to advanced life support and fire suppression services and strengthened resilience during hurricanes and other disasters. As the region continues to grow, the additional capacity provided by Fire Station 77 becomes increasingly vital to ensuring that emergency services remain responsive and accessible. Establishing a dedicated, strategically located fire station will ensure rapid response to aircraft emergencies, structural fires, hazardous materials incidents, and medical calls affecting both the neighboring communities and the military.

All personnel assigned to or supporting operations at the Homestead Air Reserve Base will also benefit from the project, including approximately 1,200 Reserve members, more than 250 Active Guard and Reserve staff, roughly 800 civilian and contractor personnel on site daily, and the estimated 2,000 to 3,000 military family members residing in nearby neighborhoods. These groups represent the installation population, all of whom will benefit from reduced emergency response times, increased operational safety, and improved survivability during high-risk incidents.



Arnold Palmer
Chief of Public Safety



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor _____ Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION RETROACTIVELY APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR DESIGNEE'S APPLICATION, RECEIPT, AND EXPENDITURE OF GRANT FUNDS OF UP TO \$7,736,674.00 UPON AWARD FROM THE UNITED STATES DEPARTMENT OF WAR'S OFFICE OF LOCAL DEFENSE COMMUNITY COOPERATION THROUGH ITS DEFENSE COMMUNITY INFRASTRUCTURE PROGRAM (DCIP) TO MIAMI-DADE COUNTY, THROUGH THE MIAMI-DADE FIRE RESCUE DEPARTMENT, FOR THE CONSTRUCTION OF MIAMI-DADE FIRE RESCUE STATION 77 IN CLOSE PROXIMITY TO THE HOMESTEAD AIR RESERVE BASE; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO APPLY FOR, RECEIVE, AND EXPEND ADDITIONAL FUNDS IF SUCH FUNDING BECOMES AVAILABLE THROUGH THE GRANT PROGRAM, FOR THE PURPOSES DESCRIBED HEREIN; AUTHORIZING, SUBJECT TO AVAILABLE FUNDING, THE USE OF UP TO \$5,018,217.00 IN FIRE DISTRICT FUNDS TO SATISFY THE COUNTY'S LOCAL CASH MATCH FUNDING REQUIREMENTS FOR THE PURPOSES DESCRIBED HEREIN; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS AND AMENDMENTS AND TO EXERCISE THE PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying County Mayor's memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Incorporates and approves the foregoing recital, as if fully set forth herein.

Section 2. Retroactively approves and authorizes the County Mayor or County Mayor's designee's application for, receipt, and expenditure of grant funds of up to \$7,736,674.00

from the United States Department of War's Office of Local Defense Community Cooperation through its Defense Community Infrastructure Program (DCIP) grant. Miami-Dade County, through the Miami-Dade Fire Rescue Department (MDFR), is seeking funds to help with the construction of MDFR Station 77 in close proximity to the Homestead Air Reserve Base (HARB). The application for said funds is attached hereto and incorporated herein as Exhibit A.

Section 3. Authorizes the County Mayor or County Mayor's designee to apply for, receive, and expend additional grant funding if such funding becomes available through the DCIP for the purposes described herein. Subject to available funding, this Board further authorizes the County Mayor or County Mayor's designee to utilize up to \$5,018,217.00 from the Fire District Fund to satisfy the County's local cost share/cash matching obligations identified in Exhibit A.

Section 4. Authorizes the County Mayor or County Mayor's designee to execute all necessary documents and amendments to effectuate the purposes described in sections 2 and 3 and to exercise all provisions contained therein, provided that any amendments do not alter the purpose of the grant and are approved by the County Attorney's Office for form and legal sufficiency.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

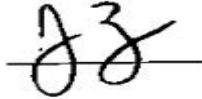
The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be 'JZ', written over a horizontal line.

Javier Zapata

Summary of Proposer and Eligibility**1. Submitting Entity Information:**

Submitting Entity Name: Miami-Dade, County Of
Point of Contact – Name: Katrina Hollis-Baker
Point of Contact – Email: Katrina.Hollis-Baker@miamidade.gov
Point of Contact – Phone Number: 7863314478
Organization Address: 9300 NW 41st ST, Doral, FL 33178
Organization UEI: GZHNMBAMR4P3

2. Project Name:

Miami-Dade County Fire Rescue Station 77 Community Support Facility Project for
 Homestead Air Reserve Base 33033-6451

3. Proposed Project Location:

25.501522, -80.390032

4. Project Type:

Community Support Facility

5. Benefitting Installation:

Homestead Air Reserve Base

6. Enhancement Category:

Military Installation Resilience

7. Project Description:

Miami-Dade Fire Rescue (MDFR) is seeking Defense Community Infrastructure Program (DCIP) funding to construct a new fire station in close proximity to the Homestead Air Reserve Base (HARB) on land that was previously owned by the base but is now owned by Miami-Dade County (MDC). The rapid growth of residential and commercial development surrounding the HARB, combined with the operational needs of the installation, has created a need for enhanced emergency response capabilities in the area. The proposed fire station will significantly strengthen local–installation interoperability by reducing emergency response times to the HARB, improving joint readiness, and increasing the resilience of both the military mission and the surrounding community. Currently, MDFR units responding to incidents on or near the HARB must travel extended distances, creating delays that can impact life safety and mission continuity. Establishing a dedicated, strategically located fire station will ensure rapid response to aircraft emergencies, structural fires, hazardous materials incidents, and medical calls affecting both the installation and its neighboring communities. DCIP investment in this project will directly support mission assurance, protect critical defense infrastructure, and enhance regional preparedness. The station will also strengthen emergency preparedness and improve coordinated response capabilities. This project represents a collaborative effort to safeguard military personnel, support local residents, and ensure the long-term operational stability of the HARB.

8. Quality of Life Prioritization:

This section is not applicable.

9. Status of Local Cost Share Contributions

The proposal includes the required at least thirty percent (30%) local cost share and/or another (non-Office of Local Defense Community Cooperation) federal grant source project cost contribution.

10. Local cost share and/or another federal grant source cost contributions

All proposed local cost share contributions are currently available and funds are under the control of the proposer. Proposed local cost share contribution will be used to pay for costs listed in the project budget that are unallowable, such as design, planning, environmental, indirect, and other soft costs.

11. Please include evidence of the intended Grantee's ability and authority to manage grants.

MDFR has a proven capacity to manage federal, state, and local grant funding. The department's Grant Manager brings nearly two decades of professional experience in full cycle grants management, including the research, application, award administration, and ongoing oversight of complex grant programs. The Grant Manager is supported by a Grant Supervisor and a dedicated grants team responsible for ensuring strict compliance with all programmatic, financial, and reporting requirements. Together, the team manages a wide portfolio of federally funded programs from the U.S. Department of Homeland Security, including: Urban Areas Security Initiative Program for equipment, training, and operational needs; Urban Search and Rescue Program for operational readiness; Assistance to Firefighters Grant Program for training and equipment; Fire Prevention & Safety Grant Program; and Port Security Grant Program; The team also manages the State Homeland Security Grant Program for training and equipment, Hazardous Site Analysis Grant Program; Hazard Mitigation Grant Program; and numerous additional federal, state, and local funding streams. This extensive experience demonstrates Miami-Dade Fire Rescue's long-standing capability to effectively administer grant-funded projects, maintain regulatory compliance, and ensure responsible stewardship of public funds.

12. Please include evidence of the intended Grantee's ability and authority to manage the construction of improvements and then own, operate, and maintain those improvements.

MDFR has a dedicated construction and facilities division, staffed with licensed engineers, project managers, and professional staff that will oversee the implementation of this project. MDFR currently has 73 existing fire stations of which the department has managed the construction of and those stations are continuously maintained by the division.

13. Identify the Grants.gov Submitting Official authorized by the proposer to submit a proposal and subsequently apply for assistance.

The Authorized Official is Arnold Palmer, Chief of Public Safety, 305-375-5141, Arnold.Palmer@miamidade.gov.
Katrina Hollis-Baker, MDFR Grants Bureau Manager is authorized to submit on his behalf.

14. Were artificial intelligence or artificial intelligence tools used to draft this proposal? If artificial intelligence or artificial intelligence tools were used, was the proposal subject to human review to ensure data security and accuracy of responses?

The Artificial Intelligence tool Microsoft Copilot was used to assist with the drafting of this proposal. The proposal was subject to human review to ensure data security and accuracy of responses.

Summary of Community – Installation Need

Description of the Proposed Project

The proposed project consists of constructing a new Miami-Dade Fire Rescue (MDFR) facility, designated as Fire Station 77, on property in close proximity to Homestead Air Reserve Base (HARB) in Homestead, Florida. The facility is intended to serve as a resilient, mission-critical station capable of supporting both the emergency needs of the base and the rapidly growing surrounding community. Designed to meet all requirements of the Florida Building Code for Critical Facilities within the High Velocity Hurricane Zone (HVHZ), the station will be engineered to withstand an ultimate design wind speed of approximately 195 miles per hour, a threshold that exceeds the sustained winds associated with a Category 5 hurricane. Its hardened modular construction will ensure continuity of operations during and after severe weather events, including hurricanes, intense rainfall, and storm surge conditions common to South Miami-Dade County. The structure will incorporate a fully compliant building envelope, impact-resistant glazing, reinforced roofing, and continuous load-path construction designed to resist uplift, lateral loads, and wind-borne debris impacts of the highest magnitude.

Major Scope Elements:

Extensive site preparation will be necessary to transform the undeveloped parcel into a functional, Florida Building Code-compliant platform for modular installation. This includes ground clearing, soil balancing, grading, compaction, and the installation of temporary and permanent stormwater controls. Given the area's susceptibility to severe rainfall and seasonal surge conditions, erosion control and stormwater conveyance measures will be engineered to withstand high-volume flows. Utility work will include providing reliable water supply, establishing sewer and telecommunications connectivity, developing stormwater infrastructure, and expanding electrical service to support mission-critical operations with redundancy and surge protection capabilities. Because emergency response functions require continuous operability, the station's power systems will incorporate backup generation and other reliability features to ensure uninterrupted service.

Flood resilience is another critical design priority. The facility will adhere to FEMA floodplain criteria, Miami-Dade County regulations, and federal and state flood-resistant construction standards. Finished floor elevations are anticipated to be at least two feet above the crown of the adjacent roadway, or higher as required by the final Base Flood Elevation, with mechanical, electrical, and communications systems elevated or otherwise protected to ensure uninterrupted functionality during storm surge events. Site-specific flood protection strategies, including grading, drainage enhancements, and stormwater management features, will be developed during the engineering phase to ensure that the facility remains operable in challenging hydrological conditions.

Horizontal construction will include new access drives engineered to accommodate the weight, turning radius, and acceleration requirements of large fire apparatus. These roadways must remain passable even after major storms, making their durability and layout essential components of the project. Once sitework is complete and utilities are in place, modular building units will be transported to the site, staged, and assembled using cranes. This process requires careful scheduling, logistical planning, and coordination with transportation authorities to ensure safe and timely installation. Following assembly, the facility's mechanical, electrical, and plumbing systems will be installed, tested, and integrated with life-safety, dispatch, and communications systems.

The commissioning phase will involve comprehensive life-safety inspections, system testing, equipment installation, and verification that the building can sustain full operational readiness under both routine and emergency conditions. Stormwater and flood mitigation features will be finalized and validated to ensure long-term performance. By leveraging modular construction techniques and robust engineering standards,

Fire Station 77 will serve as a resilient, efficient, and mission-capable facility specifically designed to support HARB and the community during periods of heightened operational vulnerability.

Technical Feasibility and Project Completeness:

The technical feasibility of this project has been validated through preliminary engineering assessments conducted by MDFR's Construction and Facilities Division. These assessments confirm that modular construction is particularly advantageous for this site because it minimizes exposure to weather-related construction delays, enhances structural consistency through factory-controlled production, and accelerates onsite assembly timelines. Initial utility surveys, site mapping, modular system specifications, and engineering evaluations all indicate that the project is feasible and capable of being completed within the projected schedule once environmental, permitting, and procurement processes are finalized.

To further refine project readiness, the project team has developed a detailed schedule that identifies milestones by fiscal year quarters and months. The schedule identifies key activities such as preliminary engineering, environmental assessments, NEPA and EHP reviews, design completion, permitting phases, procurement events, site mobilization, foundation construction, modular delivery, building assembly, system commissioning, and final occupancy. This schedule was coordinated with internal engineering staff, environmental reviewers, permitting authorities, and construction managers to ensure accuracy and achievability.

Preliminary engineering and site assessments will play an important role in shaping project design and ensuring timely completion of the environmental review process. These assessments will likely include boundary and topographic surveys, geotechnical borings, drainage analyses, floodplain and storm surge modeling, traffic and access evaluations, and environmental resource studies. The information derived from these assessments will feed directly into the project's NEPA and EHP documentation by identifying potential environmental impacts, cultural or historic resource considerations, utility constraints, and opportunities to avoid or mitigate adverse effects. These studies will also confirm the suitability of the site for modular installation and help refine final design criteria for flood protection, structural loads, stormwater management, and utility capacity.

Parties Participating in the Project:

MDFR will serve as the project owner and will be responsible for overseeing development, construction, and long-term operations. The MDFR Grants Bureau will administer the grant, ensure compliance with federal requirements, maintain reporting responsibilities, and coordinate with the Department of Defense throughout the project lifecycle. MDFR's Construction and Facilities Division will manage design reviews, permitting, procurement coordination, construction oversight, and quality assurance. The modular building manufacturer, engineering team, and construction contractor will be procured through competitive solicitation processes in accordance with Miami-Dade County procurement requirements and all applicable federal regulations governing competitive bidding and allowable costs. At this time, no subrecipients, as defined by 2 C.F.R. § 200.1, are expected to participate in or administer any portion of the project.

How the Project Enhances Military Installation Resilience

Fire Station 77 will enhance the resilience of the Homestead Air Reserve Base by addressing identified gaps in emergency response capability that currently place the installation at elevated operational risk. HARB is vulnerable to a wide range of natural and manmade hazards, including hurricanes, tropical storms, flooding, runway incidents, aircraft fires, hazardous materials releases, medical emergencies, and structural fires that could cause a temporary mission disruption or failure. The installation also houses mission-critical assets including aircraft, mechanical shops, fuel storage, industrial chemicals, and sensitive communications and operational equipment. These assets require immediate and reliable emergency response in order to maintain mission assurance.

Currently, emergency response to HARB is provided by Modello Fire-Rescue Station 6, located approximately four miles from the installation. Despite the four mile distance, actual response times are extended by heavy congestion along SW 288 Street and US-1, corridors that collectively carry more than 30,000 vehicles per day. Traffic delays during rush hours, school release periods, agricultural seasons, and inclement weather frequently impede travel time. MDRF's average response time for Station 6's territory is 8 minutes and 18 seconds with direct travel time from the station to the HARB averaging 11 minutes and 45 seconds, which exceeds recommended response standards for aviation and high-risk infrastructure. In critical emergencies such as aircraft fires, every minute is operationally decisive. Jet fuel fires can double in size every 60 seconds, and temperatures can exceed 1,800 degrees Fahrenheit, rapidly compromising fuselage structure and survivability. A delay of even three to five minutes can result in catastrophic loss of aircraft, facilities, or life.

By locating Fire Station 77 in close proximity to the base, emergency response times will be dramatically reduced. Units will no longer need to navigate civilian corridors or be delayed by congestion. Immediate access to the installation perimeter will enable rapid deployment to aircraft incidents, structural fires, medical emergencies, and hazardous materials events. This improvement in proximity and accessibility represents a measurable enhancement in installation resilience and mission assurance. The hardened, HVHZ-compliant design ensures that the station remains operational during hurricane conditions and can support HARB's continuity of operations when regional infrastructure is compromised.

Without this project, emergency response to the installation remains vulnerable to delays from traffic congestion, flooding, severe weather, and ongoing development pressures. These vulnerabilities could compromise mission readiness and place personnel, aircraft, and critical infrastructure at unacceptable levels of risk. The establishment of Fire Station 77 directly mitigates these vulnerabilities and provides the installation with a reliable, immediate, and resilient emergency response asset.

Narrative Describing the Community-Installation Need

Addressing Deficiency in Community Infrastructure

The Homestead region has experienced substantial residential and commercial growth over the past decade, resulting in increased emergency service demands in areas immediately surrounding the installation. With a current estimated 87,334 residents, the city's population has increased by approximately 25% over the last ten years, with thousands of people commuting into the region daily for work, agriculture, education, and commerce. As development intensifies, the volume and complexity of emergency incidents increase proportionately, placing additional strain on existing fire-rescue resources. HARB continues to support critical mission activities, including aircraft operations, maintenance functions, hazardous materials management, and training operations. Despite this growth and the installation's evolving operational requirements, no dedicated fire-rescue facility exists in close proximity to the base to provide timely response capabilities.

MDRF units must currently travel several miles along heavily congested corridors to respond to emergencies on or near the installation. These roadways frequently experience delays due to peak-hour congestion, school zones, and agricultural traffic, all of which impede response times. Severe weather events, including heavy rainfall and tropical systems, can further slow travel or temporarily obstruct roadways. For high-risk environments such as aircraft operations, even minor delays can impact outcomes.

In calendar year 2025, MDRF's station 6 responded to 656 calls to the HARB for various emergencies. In April 2026, an ammonia gas leak occurred at the HARB, prompting a multi-unit MDRF hazardous materials response. Four personnel were transported to the hospital with non-life-threatening injuries. The incident required rapid coordination between MDRF and installation emergency managers and further demonstrated that hazardous materials events at or near the installation demand immediate on-site response capability. The time required for units to travel from Station 6 underscored existing vulnerabilities in response

coverage and highlighted the operational risks posed by delays in high-risk industrial and aviation environments.

Fire Station 77 directly addresses these deficiencies by providing a modern, strategically located facility capable of delivering rapid fire suppression, advanced life support, hazardous materials mitigation, and technical rescue services to both the installation and surrounding communities. Its proximity to HARB will dramatically reduce response times, improve coordination between MDRF and installation emergency personnel, and strengthen overall readiness. By enhancing local capacity to respond to emergencies, the station supports both community safety and continuity of military mission readiness.

Summary of How the Enhancement Category Addresses Installation Need

Fire Station 77 strengthens installation resilience by addressing vulnerabilities that currently threaten HARB's ability to withstand and recover from emergency events. Without a nearby fire-rescue facility, the installation remains susceptible to delayed responses during aircraft emergencies, structural fires, fuel spills, and hazardous materials incidents. The installation is also situated in a region threatened annually by hurricanes, tropical storms, and severe flooding. With increases in storm intensity, facilities without hardened emergency support assets face heightened risk of operational failure during high-impact events.

The project provides a robust emergency response capability positioned in proximity to the installation, ensuring immediate availability of trained personnel and mission-critical equipment. The station's hardened construction ensures that it remains functional during severe weather events, enabling continuous response operations even when regional infrastructure is strained. The station enhances hazardous materials response capability, improves operational redundancy, and ensures that emergency services remain available when they are most needed. In doing so, Fire Station 77 provides essential support to mission assurance, personnel safety, and infrastructure protection for the entire installation.

Benefits and Likely Beneficiaries

The benefits of Fire Station 77 extend across both the military installation and the surrounding community, delivering improvements in emergency response capability, operational resilience, and regional preparedness. All personnel assigned to or supporting operations at the Homestead Air Reserve Base benefit from the project, including the approximately 1,200 Reserve members, more than 250 Active Guard and Reserve staff, roughly 800 civilian and contractor personnel on site daily, and the estimated 2,000 to 3,000 military family members residing in nearby neighborhoods. These groups represent the installation population, all of whom will benefit from reduced emergency response times, increased operational safety, and improved survivability during high-risk incidents.

The surrounding civilian community will also benefit from this project. Approximately 54,000 residents live within a five-mile radius of the installation, and thousands more work or attend school in the area each day. These neighborhoods will experience shorter response times, improved access to advanced life support and fire suppression services, and strengthened resilience during hurricanes and other disasters. As the region continues to grow, the additional capacity provided by Fire Station 77 becomes increasingly vital to ensuring that emergency services remain responsive and accessible.

Regional emergency response networks benefit through improved mutual aid capabilities. Fire Station 77 provides additional apparatus, specialized rescue personnel, and hardened facilities capable of operating during severe weather or widespread infrastructure disruption. This enhanced capacity strengthens local, regional, and interjurisdictional readiness, ensuring that critical response functions remain uninterrupted during emergencies affecting multiple communities or operational areas.

The construction of Fire Station 77 therefore delivers measurable, multi-layered benefits across military, community, and regional levels. By providing a hardened emergency response asset capable of meeting the

highest standards of resilience, the project ensures that HARB and the surrounding communities remain protected, operational, and prepared for decades to come.

Installation Commander Support Letter

The letter of support from an installation commander of a benefitting installation is attached.

A description how/if the project supports strategic seaports.

This proposal does not support strategic seaports.

Summary of Construction Readiness:

Budget and Funding Sources

a. Itemization of Federal and Non-Federal Costs:

The project budget for Fire Station 77 has been developed to reflect all reasonable, allowable, and allocable costs required to complete a modern, resilient fire rescue facility that will serve the HARB and the surrounding community. The budget has been structured around the major cost elements prescribed by the Office of Local Defense Community Cooperation. The construction budget includes all direct costs associated with site development, utility extensions, horizontal construction, the delivery and installation of the modular facility, systems integration, and final commissioning. These items combined are labeled as project construction costs, for a total of \$8,847,628. The construction budget also includes construction utility work costs totaling \$1,200,000, for an overall construction (hard costs) total of \$10,047,628. The federal portion, seventy percent, of this amount is \$7,033,340. The budget also includes a contingency allocation not exceeding ten percent of the direct construction costs, consistent with DCIP requirements, in the amount of \$1,004,762.80. The federal portion, seventy percent, of this amount is \$703,334 for a combined total federal request of \$7,736,674. There are no identified inspection costs for this project as those costs typically covered through the permit approval process which will be performed by Miami-Dade County or Homestead, which is the municipality where the project is taking place. Any associated costs related to inspection or permitting is included in the construction cost. No project administration costs are being requested, MDFR's internal construction project managers are budgeted county positions.

The project budget also distinguishes between costs eligible for DCIP funding and those that must be provided through MDFR's local cost share. Architectural and engineering fees, along with all other soft costs such as planning, design, and environmental review are included exclusively within the County's non-federal cost share to ensure full compliance with DCIP cost eligibility rules. These "soft costs" total \$1,702,500 and are exclusively budgeted for the non-federal local cost share. Additionally, the non-federal portion of the construction costs previously mentioned in the federal section of the budget have a thirty percent local match in the amount is \$3,014,288 with a ten percent contingency cost of \$301,429. These costs combined, including the soft costs and the local match portion of the hard costs equate to a combined total non-federal local match of \$5,018,217.

b. Relationship to Larger Projects

The proposed construction of Fire Station 77 is a fully independent and severable project. It is not part of a larger phased construction program, nor does it rely on any uncompleted or future development to achieve full utility. The project includes all components necessary to deliver a complete and fully functional emergency response facility capable of supporting the mission needs of the HARB and the surrounding community immediately upon completion. No additional phases, expansions, or external infrastructure projects are required to enable this project to proceed.

c. Overview of Funding Sources

MDFR has committed to providing the full local cost share necessary to support the project, and these funds are available and unconditioned. The County's funding commitment is firm, and supporting documentation in the form of a match commitment letter is attached to this application to verify availability of funds prior to the disbursement of any DCIP funds. The project does not qualify for the rural area exception, as the site is located within the incorporated boundaries of Miami-Dade County and does not meet population thresholds for cost-share exemption. The project also does not seek an exemption based on national security considerations; therefore, no request for a reduction or waiver of the local cost share is included. The County acknowledges its responsibility to ensure that the local cost share is fully secured and available throughout the project's duration.

d. Use of Debt Financing and Preservation of Federal Interest

MDFR does not intend to use debt financing for the local portion of this project. If the County elects to finance a portion of the non-federal share in the future, it acknowledges its obligation to maintain and preserve any Federal Interest associated with the project throughout the life of the financing instrument, including through any refinancing, foreclosure, or other actions that may affect the ownership or use of the facility. The County will fully comply with the Office of Local Defense Community Cooperation's Federal Interest policies.

e. Assurance That Grant Funds Do Not Supplant Federal Funds

No other federal funding sources will be used for this project, and the requested DCIP funds will not supplant or replace any other federal programs. MDFR confirms that no funding has been requested or received from the Defense Access Road Program, BUILD Program, the Economic Development Administration, or any similar federal programs for this project. If additional federal funding were ever required, the County would provide counter-signed funding agreements as required. At this time, no such additional federal funding is needed or anticipated.

f. Capability to Secure a Surety Bond

MDFR has the full legal and financial capability to secure all required surety bonds, including bid guarantees, performance bonds, and payment bonds, in accordance with 2 C.F.R. § 200.326. The County regularly executes capital construction projects of this scale and maintains established contracting mechanisms to meet this requirement prior to the commencement of any construction activity.

g. Cost Overruns

MDFR acknowledges that any cost overruns associated with the construction of Fire Station 77 will be the sole responsibility of the County and will not be charged to the federal government.

h. Build America, Buy America Act Compliance

MDFR acknowledges that the Build America, Buy America Act (BABA) applies to all DCIP grant awards and affirms full compliance with these requirements. The County understands that the Office of Local Defense Community Cooperation does not provide waivers for these provisions and has incorporated BABA compliance into its budgeting, procurement, and contracting plans for this project.

Proposed Project Schedule

a. Status and Timeline for Completion of Design and Engineering

The project will include 5 phases, broken down into 16 quarters that cover a 48 month period. The project initiation will take place during months 1-6 after award. Initiation will include grant award acceptance.

The project design and engineering falls under phase 2 of the project and will take place during months 7 – 18.

Phase 2 – Months 7–18

Quarter 3 (Months 7–9)

- Preliminary engineering and site design.
- Development of modular building layout.
- Apparatus bay, dormitory, office, EMS, and support space programming.
- Initial site grading and drainage design.
- Utility infrastructure design.

Quarter 4 (Months 10–12)

- Advancement of design to approximately 30%.
- Utility provider coordination.
- Preliminary foundation design.

Quarter 5 (Months 13–15)

- Advancement of design to approximately 60%.
- Finalization of modular building specifications.
- Development of transportation and installation logistics plan.
- Internal stakeholder review.

Quarter 6 (Months 16–18)

- Completion of final construction documents.
- Final engineering approvals.

Some of the project’s design and engineering activities are already underway, with conceptual layouts and preliminary site analysis completed. Upon award, MDFR will begin the process of selecting the architectural and engineering team through its competitive procurement process. The selected team will immediately begin final design work. This milestone should be completed between months 7 – 18 of the project. This timeline allows for the development of construction drawings.

b. Permitting Requirements and Timelines

The project requires standard state and local permits, including building permits for modular installation, utility connection approvals, environmental compliance documents, and stormwater management approvals. These identified permits fall within Miami-Dade County’s established regulatory framework and do not involve long-lead federal permitting processes such as U.S. Army Corps of Engineers review. Conformance with planning requirements is attainable as all required local permits are expected to be obtained during the design phase. The project is not subject to regional or metropolitan planning organization approval and does not require inclusion in any regional planning documents. Permitting will occur during months 10 through 18 of the project. By structuring the permitting timeline to occur concurrently with design, no permitting delays should impact the overall project schedule.

The project permitting falls under phase 2 of the project which takes place during months 10 – 18.

Phase 2 – Months 7–18

Quarter 4 (Months 10–12)

- Coordination with local permitting agencies.
- Utility provider coordination.

Quarter 5 (Months 13–15)

- Development of transportation and installation logistics plan.

Quarter 6 (Months 16–18)

- Permit application submissions.

c. Status of Environmental Compliance Requirements

Miami-Dade County's Department of Environmental Resources Management has examined the site and confirmed that it does not contain wetlands, protected species, or sensitive habitats. This clearance provides a strong foundation for MDR's ability to comply with the National Environmental Policy Act requirements. MDR will work directly with the Office of Local Defense Community Cooperation (OLDCC) to prepare the environmental documentation necessary for NEPA compliance, including any required analyses, consultations, or technical studies. The schedule includes ample time to complete this work in advance of construction. No ground disturbance will occur until OLDCC determines that NEPA documentation is complete and of sufficient quality to support any findings regarding the environmental impacts of the project.

The project environmental compliance falls under phase 1 and 2 of the project which takes place during months 1 – 18.

Phase 1 – Months 1–6

Quarter 1 (Months 1–3)

- Preliminary site evaluation and suitability assessment.

Quarter 2 (Months 4–6)

- Site surveys and topographic evaluations.
- Geotechnical investigations.
- Utility availability and capacity assessments.
- Initial environmental and historic preservation coordination.
- Preliminary drainage and stormwater evaluations.

Phase 2 – Months 7–18

Quarter 3 (Months 7–9)

- Initial site grading and drainage design.

Quarter 4 (Months 10–12)

- Environmental review activities.

- Utility provider coordination.
- Preliminary foundation design.

Quarter 5 (Months 13–15)

- Internal stakeholder review.

Quarter 6 (Months 16–18)

- Completion of environmental review requirements.

d. Contracting and Bidding Timeline

MDFR will initiate the contracting and bidding process immediately following final design completion. The County's competitive procurement procedures, which are well-established for capital construction projects, will be used to select the modular building manufacturer, general contractor, and other specialty subcontractors. This milestone is anticipated to occur during phase 3 of the project, ensuring that construction can begin without delay.

The project contracting and bidding falls under phase 3 of the project which takes place during months 19 – 30.

Phase 3 – Months 19–30

Quarter 7 (Months 19–21)

- Solicitation and procurement activities.
- Evaluation of proposals.
- Contractor and modular manufacturer selection.
- Contract award and Notice to Proceed.

Quarter 8 (Months 22–24)

- Manufacturing release authorization.

Quarter 9 (Months 25–27)

- Procurement of long-lead equipment.

Quarter 10 (Months 28–30)

- Transportation and delivery coordination with procurement

e. Construction Start and End Dates

Construction is scheduled to begin during phase 3 of the project, and will occur between months 25 - 48, with site preparation, utility extensions, grading, and foundation work taking place first. Modular fabrication will begin offsite during the same period. Delivery, installation, and integration of modular units will occur. The final phases of construction, including mechanical and electrical system integration, interior buildout, equipment installation, testing, and commissioning, will be completed by month 48. This schedule ensures that the project is fully completed well within the five-year requirement.

The project construction falls begins with phase 3 and ends during phase 5 of the project which takes place during months 19 - 48.

Phase 3 – Months 19–30

Quarter 9 (Months 25–27)

- Off-site manufacturing of modular building units.
- Foundation and utility construction at project site.
- Stormwater infrastructure installation.

Quarter 10 (Months 28–30)

- Continued modular building fabrication.
- Factory quality control inspections.
- Utility infrastructure completion.

Phase 4 – Months 31–39**Quarter 11 (Months 31–33)**

- Delivery of modular building components.
- Building placement and structural connections.
- Completion of tie-down and hurricane anchoring systems.
- Utility tie-ins and service connections.

Quarter 12 (Months 34–36)

- Completion of modular unit integration.
- Mechanical, electrical, plumbing, communications, and fire alarm connections.
- Generator installation and emergency power integration.
- Exterior building finishes.

Quarter 13 (Months 37–39)

- Construction of apparatus aprons.
- Parking areas and access road improvements.
- Landscaping and site restoration.
- Security fencing and access control systems.
- Final site development activities.

Phase 5 – Months 40–48**Quarter 14 (Months 40–42)**

- Building systems commissioning.
- Generator testing.
- Fire alarm testing.
- Communications and dispatch connectivity verification.

- HVAC testing and balancing.

Quarter 15 (Months 43–45)

- Life safety inspections.
- Regulatory inspections.
- Punch list generation and corrective work.

Quarter 16 (Months 46–48)

- Final inspections and approvals.
- Certificate of Occupancy issuance.
- Operational equipment installation.
- Final project acceptance.
- Grant closeout documentation.
- Full operational occupancy.

f. Timeline to Establish Site Control

Site control has already been established. MDFR owns the property outright, and no easements, acquisitions, or conveyances are necessary. Because the site is already under full and permanent control of the proposer, there are no site control milestones required, and construction can proceed as soon as environmental and permitting requirements are satisfied.

Status of Site Control

MDFR holds full, documented ownership of the parcel designated for the construction of Fire Station 77. The property is dedicated to public-safety use and is fully under County control for the lifetime of the investment. All relevant deed and ownership documentation are maintained within Miami-Dade County's official records and can be provided upon request by the Office of Local Defense Community Cooperation. The County has also confirmed through its Department of Environmental Resources Management that the site is suitable for construction and free of environmental constraints. Because site control is already fully established, no additional land acquisition actions are required, ensuring the project is ready to proceed promptly once federal NEPA review and permitting steps are completed.

Miami-Dade County Fire Rescue Station 77 Community Support Facility Project for Homestead Air Reserve Base 33033-6451

Budget Worksheet

Category	Federal	Non-Federal (Local Match)
Administration/Legal Expenses	\$ -	\$ -
Inspection	\$ -	\$ -
Construction	\$ 7,033,340	\$ 3,014,288
Equipment	\$ -	\$ -
Utilities	\$ -	\$ -
Architectural/Engineering Fees*	\$ -	\$ 1,702,500
Contingencies (10%)	\$ 703,334	\$ 301,429
Total	\$ 7,736,674	\$ 5,018,217

Further Breakdown of Hard and Soft Project Costs:

Hard Costs "Federal and Non-Federal"			
Category	Federal	Local Match	Total
Construction (Contractor/consultant)	\$ 6,193,339.60	\$ 2,654,288.40	\$ 8,847,628.00
Construction (utility work)	\$ 840,000.00	\$ 360,000.00	\$ 1,200,000.00
Hard Costs Totals	\$ 7,033,339.60	\$ 3,014,288.40	\$ 10,047,628.00
Contingency Totals (10% of Hard Costs)	\$ 703,333.96	\$ 301,428.84	\$ 1,004,762.80
Hard Costs + Contingency Totals	\$ 7,736,673.56	\$ 3,315,717.24	\$ 11,052,390.80

Soft Costs "Non-Federal" Local Cost Share			
Category	Federal	Local Match	Total
Architectural/Engineering Fees* (A/E Professional Service)	\$ -	\$ 877,500.00	\$ 877,500.00
Architectural/Engineering Fees* (project administration)	\$ -	\$ 200,000.00	\$ 200,000.00
Architectural/Engineering Fees* (Environmental remediation)	\$ -	\$ 500,000.00	\$ 500,000.00
Construction (Survey/appraisal/testing)	\$ -	\$ 125,000.00	\$ 125,000.00
Soft Costs Totals	\$ -	\$ 1,702,500.00	\$ 1,702,500.00

Overall Project Cost Totals			
	Total Federal	Total Local Match	Overall Total Costs
Hard Costs + Contingency Totals + Soft Costs	\$ 7,736,673.56	\$ 5,018,217.24	\$ 12,754,890.80
Rounded Total	\$ 7,736,674	\$ 5,018,217	\$ 12,754,891



Always Ready, Proud To Serve

Miami-Dade Fire Rescue Department

9300 N.W. 41st Street
Doral, Florida 33178-2414
T 786-331-5000 F 786-331-5101

miamidade.gov

June 24, 2026

Director Patrick O'Brien
Officer of Local Defense Community Cooperation
2331 Crystal Drive, Suite 520
Arlington VA 22202

RE: Match Commitment for Miami-Dade County Fire Rescue Station 77 Community Support Facility Project for Homestead Air Reserve Base 33033-6451

Dear Director O'Brien:

This letter is provided regarding Miami-Dade Fire Rescue (MDFR)'s application to the Defense Community Infrastructure Program (DCIP) application to construct Modular Fire Station 77 in proximity to the Homestead Air Reserve Base (HARB). Station 77 will be located at 914 Saint Nazaire Boulevard, Homestead, FL 33033.

The cost of the project is calculated at \$12,754,891. If awarded, the federal portion provided by the Office of Local Defense Community Cooperation will be 61% of that cost, in the amount of \$7,736,674.

This letter confirms MDFR's commitment to provide a local match of 39% or \$5,018,217. towards the cost of the project, contingent upon the project being awarded DCIP funding.

Should you require additional information, please contact Mrs. Katrina Hollis-Baker at (786) 331-4478.

Sincerely,

Maria L. Reyes,
Assistant Director

MLR/nlt



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

22 June 2026

Colonel Brandon M. Kelly
482d Fighter Wing, Commander
29050 Coral Sea Blvd.
Homestead Air Reserve Base FL 33039

Director Patrick O'Brien
Officer of Local Defense Community Cooperation
2331 Crystal Drive, Suite 520
Arlington VA 22202

Dear Director O'Brien

This letter is in support of Miami-Dade Fire Rescue's (MDFR) Defense Community Infrastructure Program (DCIP) application to construct Modular Fire Station 77 in proximity to Homestead Air Reserve Base (HARB). The future station will be located at 914 Saint Nazaire Boulevard, Homestead, FL 33033. This location abuts the installation and is 1.4 miles from the main installation control entry point. At this time, this is the sole project MDFR intends to submit through this funding source.

HARB currently experiences extended emergency response times exceeding 11 minutes from the nearest MDFR facility, Modello Station 6. Located over four miles away, Station 6 response times are heavily impacted by daily traffic congestion along SW 288 Street and US1 corridors carrying over 30,000 vehicles daily, with peak delays during commute, school release, and agricultural harvest hours. Constructing Modular Fire Station 77 adjacent to the installation will significantly reduce response times and enhance operational safety. Conversely, failing to establish Station 77 will sustain these critical delays during structural fires, medical emergencies, and aircraft related incidents. Such delays pose severe risks to emergency mitigation, recovery operations, and overall mission continuity, particularly during high-tempo operations, training exercises or severe weather events.

As Installation Commander, I support Miami-Dade County's execution of this project and affirm HARB's readiness to assist the Office of Local Defense Community Cooperation (OLDCC) throughout implementation. Our personnel will provide available data, technical expertise, and coordination support relevant to environmental compliance requirements, including National Environmental Policy Act (NEPA) reviews and other applicable regulatory consultations where installation resources or established interagency relationships can facilitate project delivery.

I fully support MDFR's DCIP application and value the strong partnership among HARB, Miami-Dade County, and MDFR. Construction of Modular Fire Station 77 represents a significant investment in the safety, resilience, and operational effectiveness of the community and this military installation.

Respectfully

KELLY.BRANDO
N.M.1063668881
BRANDON M. KELLY, Colonel, USAF
Commander

Digitally signed by
KELLY.BRANDON.M.1063668881
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