

051157

**City of Gainesville
Proposed Options for a
City Sports Arena**

BACKGROUND

Alachua County Board of County Commission is calling for Request for Proposals (RFP) from local municipalities for the purpose of constructing a capital project (facility) that promotes Tourism within Alachua County.

The types of facilities that would qualify are publicly owned and operated:

- | | | |
|--------------------|-----------------|------------------|
| Convention Centers | Sports Stadiums | Sports Arenas |
| Coliseums | Auditoriums | Museums |
| Nature Centers | Fishing Piers | Zoological Parks |

Construction funds are proposed to come from an additional 1% Bed Tax. The additional 1% is worth approximately \$550,000 per year. This annual amount could be bonded for a period of 20 years that would generate a maximum of \$6,000,000.

Gainesville's North Central Location

within the State of Florida provides an opportunity to host numerous amateur sporting events which will draw both participants and spectators from a minimum of four SE States;

Florida, Alabama, Georgia, South Carolina

A three hundred mile radius around Gainesville puts the following geographical areas of these four states within a comfortable five-hour drive. This was recently demonstrated when an AAU Youth Basketball Tournament held in Gainesville on March 24-26, 2006 had participating teams from Atlanta, Georgia and Miami, Florida.

CITY OF GAINESVILLE PROPOSAL

Submit a competitive RFP for the construction of a City Sports Arena, which would serve two major purposes while clearly meeting the requirements of the County RFP.

- GSOC would have the ability to bring additional **(INDOOR)** sporting events to Alachua County, which currently cannot be accommodate due to the lack of a facility with sufficient indoor activity space.
- The sports arena would be available for local community recreational uses during the week and would significant enhance existing and expanding **(INDOOR)** youth and adult sports programs in the local area.

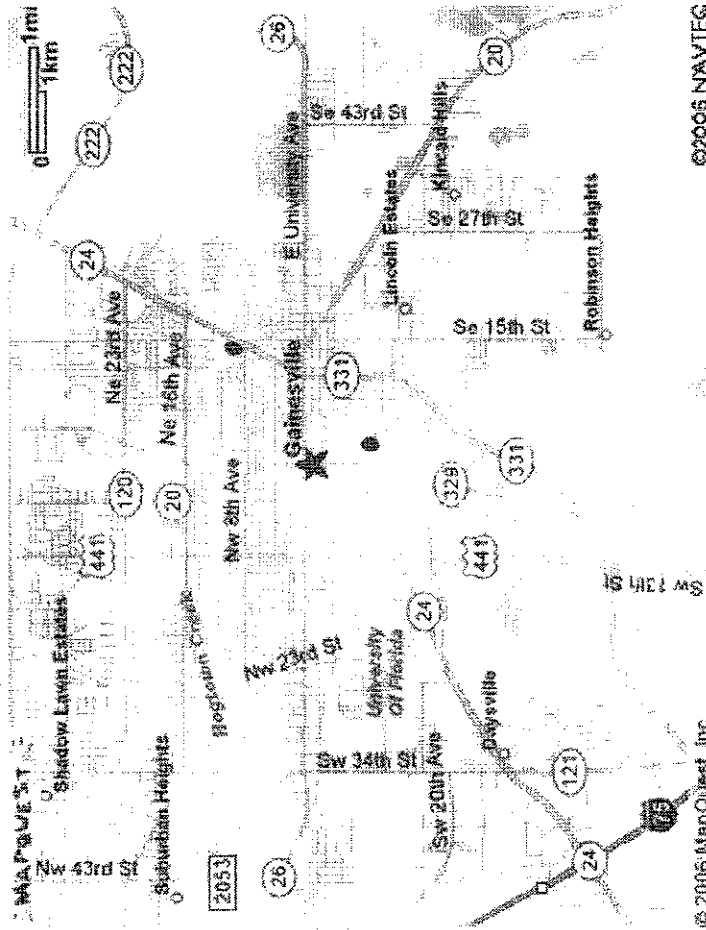
LOCATION OF THE SPORTS ARENA

Two locations have been identified as possible sites.

They are:

- Citizens Field Sports Complex (Waldo Road and 8th Ave.)
- Depot Park (Depot Ave and Main Street)

★ Gainesville, FL US

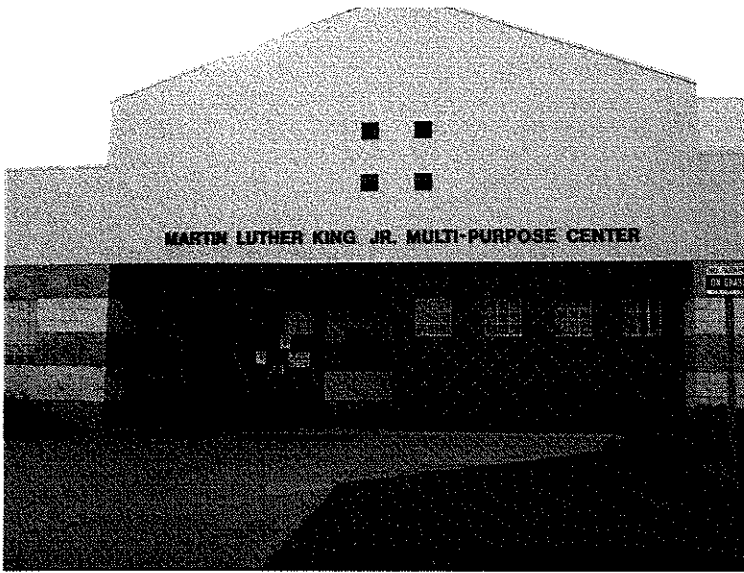


©2005 NAVTEG

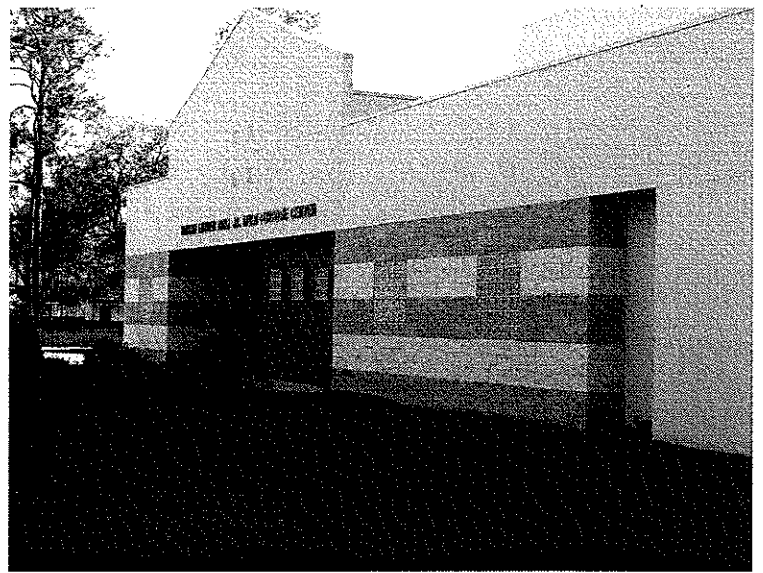
© 2005 MapQuest, Inc.

Site 1- Citizen's Field Sports Complex

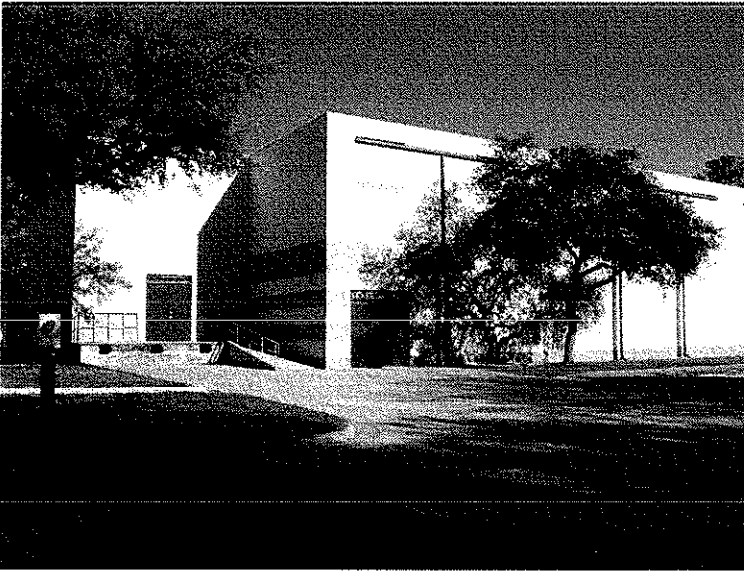
- Locating the Sports Arena on this site could be done through an expansion of the Martin Luther King Community Center.
- Currently the Center is 13,000 square feet and by adding an additional 22,000 square feet, a Sports Arena of 35,000 square feet could be realized.
- Center currently has a number of indoor areas allowing for the majority of the 22,000 square foot addition to be primarily open activity space. These areas include the center's concession/kitchen, restrooms, locker rooms, fitness center, staff offices, auditorium stage and an activity area of 8,000 square feet.



Existing main entryway to MLK Center
If the Center is expanded, the entry into the building would remain the same.



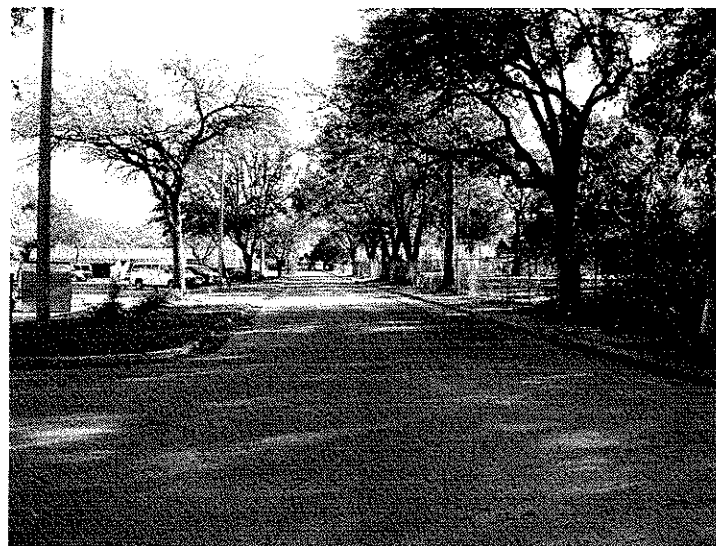
Another View of the MLK Center Entrance



View of the West Side of the Center and Parking lot where the building expansion would take place.



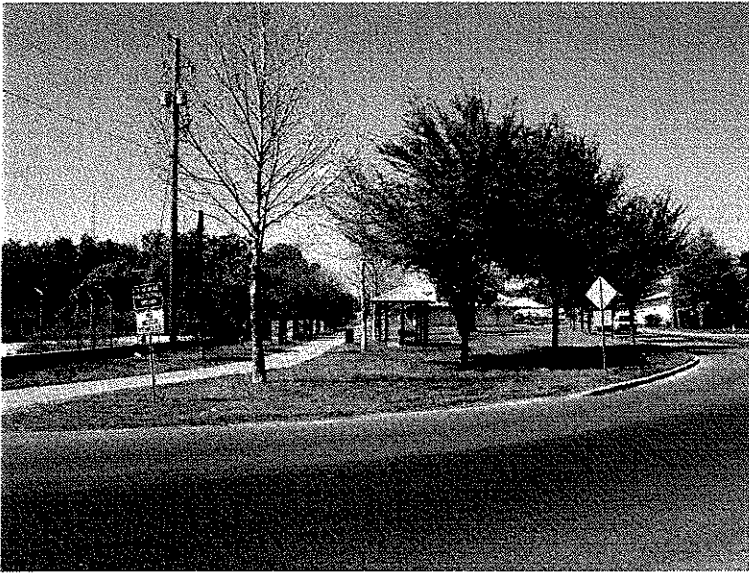
View of the West Side of the Center and Parking lot where the building expansion would take place.



NE 13 Street which dead-ends at Citizen's Soccer fields/open space

Site 2 – Depot Park

- In locating the proposed Sports Arena at Depot Park staff has identified the northeast corner of the park as a possible location for the new building.
- To insure that additional (new) GSOC and City sports events could take place in this new facility, the size of the building needs to be minimum of 25,000 square feet.

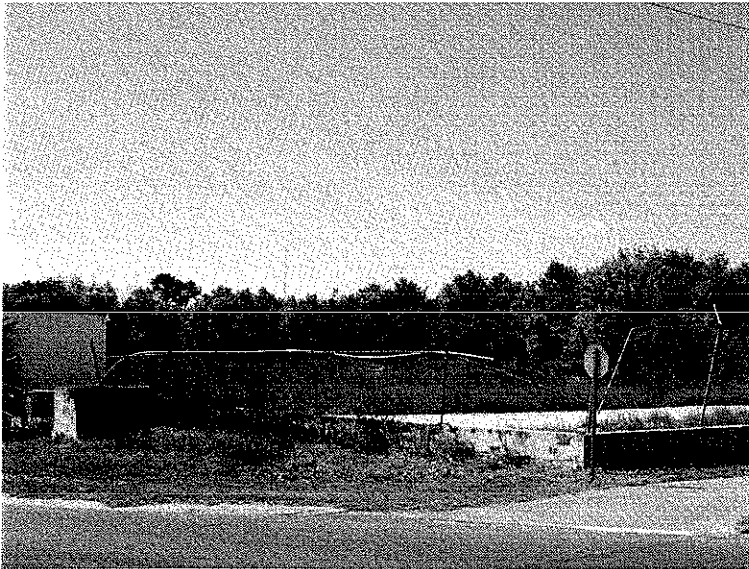


View of NE corner of Depot Park

New Facility would be located within four acres to the left of the sidewalk/trail.



Additional View of NE Corner of Depot Park



NE Corner of Depot Park



NE Corner of Depot Park



View of proposed area where new Facility would be constructed.

CITIZEN'S FIELD SPORTS COMPLEX EXPANSION OF THE MARTIN LUTHER KING CENTER

The new addition would be 22,000 square feet and would expand the facility to 35,000 square feet and would include the following additions:

- Space for two additional basketball courts with volleyball court overlays on both courts.
- A large storage area for sports equipment, table and chairs.
- An additional office space area for two additional staff.
- Additional Spectator Seating within the new addition.
- One large multi-purpose meeting/activity room that could be sub-divided into two meeting/activity rooms.
- Two racquetball/squash courts.
- An aerobic/dance room.

Advantages to the MLK Site

- The Center would expand from 13,000 square feet to 35,000 square feet.
- Space for expansion is available on the west side of the building.
- The addition to the facility would be primarily open activity space.
- Sufficient parking already exists at the Citizen's Field Sports Complex.
- Utilities and Storm Water Drainage is already in place.
- The current facility is only 9 years old and has an attractive façade.
- Location is easily reachable from I-75.
- Expands the usage of the existing Citizen's Field Sports Complex, which includes; a 50M pool, football and soccer stadium, large open area currently used for soccer.

DISADVANTAGE

- Participants may not visit Downtown area due to travel distance.

CONSTRUCTION COST

The cost to construct a building addition of 22,000 square feet is estimated at \$200.00 a square foot or \$4.4 Million. This cost figure is being used due to current construction costs and there anticipated increases over the next 24 months, which is the time frame estimated to design, permit and constructed the new addition to the MLK Center.

With the additional cost for a Design Fee of 15% and a Contingency Fee of 5%, the total estimated cost is \$5,280,000. With FF&E estimated at \$200,000, the total cost for this project at the MLK site is estimated at \$5,480,000.

DEPOT PARK CONSTRUCTION OF A NEW 25,000 SF FACILITY

Staff is estimating that up to four (4) acres of Depot Park would be required to construct a 25,000 (sf) facility with associated parking and landscaping. Due to the configuration of the park and its current conceptual design, staff has concluded that the NE corner of the park offers the best (and least restrictive) location to construct a new facility.

Advantages to this Site

- New facility would expand the public recreational programming opportunities that could take place at the park.
- Participants using the facility would likely visit the downtown restaurants and businesses.
- A new facility in this area of town could serve as a redevelopment catalyst for the surrounding area, prompting further downtown progress.

Challenges with this Site

- A facility that is smaller than needed regarding community use venues etc.
- A wetland located just south of the proposed construction area would require 50-foot building setbacks and could be a constraint to accommodating the new facility and required parking area.
- Access from Depot Avenue would force new auto traffic across the Depot Avenue rail trail, thus requiring a permit from the state.
- The currently planned amphitheater and children's play area for Depot Park would need to be relocated.
- A portion of land (0.5 acre) purchased with FCT funding could be impacted and may require the city to reimburse FCT for its share of the value of this area – estimated at \$5,000.

- The facility footprint could possibly impact the state trail along Depot Avenue. This encroachment may require an adjustment of the trail in this area.
- The footprint of the facility and parking lot could impact the area required to develop the historic context of the existing Depot Building.

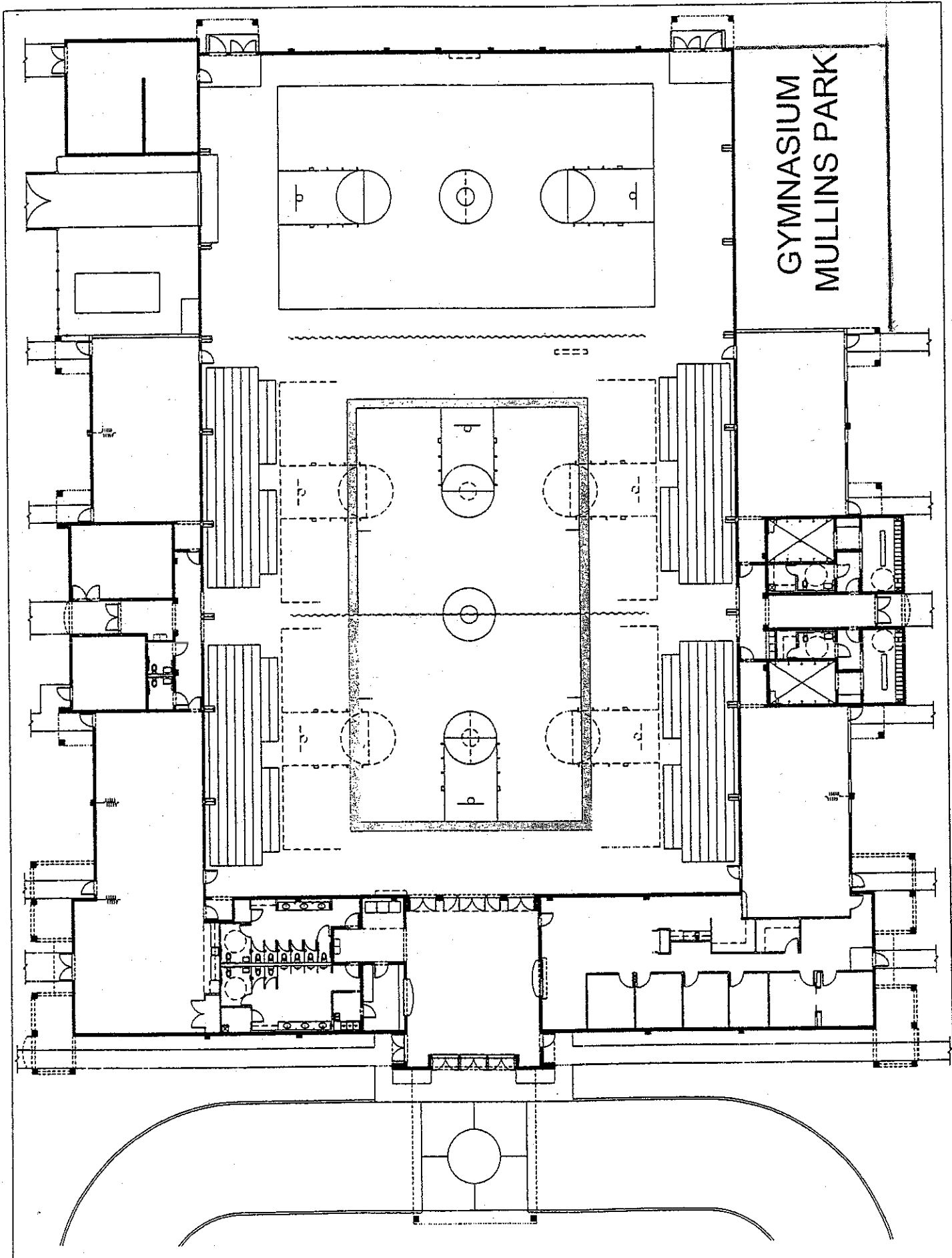
CONSTRUCTION COST

The cost to construct a 25,000 sf facility at \$200.00 a square foot is five (5) million dollars.

With design fees of 15% and a 5% contingency fee the total estimated construction cost is six (6) million. Funding for FF&E, estimated at \$200,000, would need to be identified through other funding sources.

**CORAL SPRINGS, FLORIDA COMMUNITY
CENTER/GYMNASIUM**

This facility of 35,000 sf was built in 2000. Another 3,000 sf were added in 2005. Total cost \$2.9 Million. .



FILENAME: 02-009

SUMMARY

Quick Facts	DEPOT PARK	MLK EXPANSION
Facility Size	25,000 sf	22,000 sf Total Bldg. after addition 35,000 sf
Est. Construction Costs	6.2 Million	5.48 Million
Est. Costs for Staffing	\$103,779 (4.3 FTE)	\$ 76,851 (2.72 FTE)
Est. Cost for Operations	\$250,000	\$ 77,000
Est. New Revenues	\$ 99,000	\$ 80,000
Est. City Subsidy	\$254,779	\$ 73,851

Possible Amateur Sporting Events Gainesville Could Host

Basketball (Adult & Youth)	Volleyball (Adult & Youth)	Gymnastic Meets
Baton Twirling	Cheerleading	Martial Arts
Dance/Dance Sport-Clogging	Jump Rope	Judo
Jujitsu	Karate	Power lifting
Table Tennis	Taekwondo	Trampoline & Tumbling
Weightlifting	Wrestling	

Gainesville Sports Arena Construction Costs

Square Footage	*Cost per SF	Construction Total	Design Costs (15%) of Construction Cost	Contingency 5% of Construction Cost	FFE	Total
25,000	200.00	5,000,000	750,000	250,000	200,000	6,200,000
22,000	200.00	4,400,000	660,000	220,000	200,000	5,480,000
35,000	200.00	7,000,000	1,050,000	350,000	200,000	8,600,000