

# DEPOT PARK PHASE 2: PARK CONSTRUCTION

Community Redevelopment Agency  
December 15, 2014

# Presentation Overview

- History & Background
- Depot Park Phase 2 Design
- Park Funding & Construction Budget
- Next Steps
- Recommendations



# History & Background



Depot Building, 1979

MAY- 8-98 FRI 8:00 PM OF SCHOOL OF BLDG CONST

FAX NO. 352 392 9606

*File: Depot Building Parking Meeting Inv*  
*5/13/98*



Center for Construction and the Environment

Fine Arts C 101  
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(904) 392-5965 TEL.  
(904) 392-4364 FAX  
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May 8, 1998

Mr. Tom Saunders  
Mr. Dean Mimmis  
Mr. Rick Smith  
Community Development Department  
City of Gainesville  
Fax: 334-2282

Subject: Depot Eco-Development Project Meeting, May 13, 1998, 12:30 PM  
Thomas Center Second Floor Conference Room

This is an invitation to attend a meeting of City and other key stakeholders to plan the Depot Avenue Eco-Development Project. This project is funded by the Sustainable Communities Network, Washington, DC, and administered by the Center for Construction and Environment, University of Florida. The intent of the proposal is to provide a community-based vision for the Old Depot Station and the immediate neighborhood.

The agenda of this initial meeting will be: to ratify the focus of the planning grant, to develop a schedule, create links to other forums and projects in the area, discuss a process that will bring long-term success, and plan for implementation of the ideas and goals that are developed through this process. Lunch will be provided.

This meeting will be re-confirmed by Tuesday morning May 12. Please RSVP by Tuesday May 12, 1998.

Sincerely,

Brad Guy  
Center for Construction and Environment  
Tel: 392-9029  
Fax: 392-9606  
e-mail: minou@grove.ufl.edu

*TOM: Everyone Confirmed  
5/13/98*

Equal Opportunity/Affirmative Action Institution



First Public Visioning Meeting Invite for "Depot Eco-Development Project", 1998

# Original Project Goals

- Downtown redevelopment in a “sustainable” manner, including economic development, education, recreation, and support of the arts
- Serve the lower income areas and citizens of Southeast Gainesville
- Utilization of a “Brownfield” industrial area next to downtown
- Treatment of stormwater runoff discharging into Sweetwater Branch and Paynes Prairie
- Public greenspace in the urban core
- Enhancement of Depot Avenue as part of the long range transportation planning for Gainesville
- Comprehensive and user-friendly bicycle/pedestrian network
- Preservation and adaptive reuse of the historical Depot building
- Non-profit arts and environmental education center
- Demonstration of “sustainable” architecture and landscape

# Community Groups & Input

- SPROUT Task Force
- Depot Use Team
- Downtown Redevelopment Advisory Board
- Development Review Board
- Bicycle Pedestrian Advisory Board
- GDOT
- Neighborhood Meetings
- Publicly Noticed Meetings, Workshops & Events (Master Planning, Design, Depot Days, etc.)
- Stakeholder Interviews
- Children's Design Workshop
- One-on-One (Meetings, Emails, Phone)
- Facebook "Mommy" Polls
- Educational Outreach (Environmental Ambassadors, UF Classes, PhD Research, etc. )



1980

1990

2000

2010

2020

Land Assembly & Acquisition

Community Visioning, Input, Review  
Grant Writing & Management  
Funding Assembly

2002  
Brownfield Designation  
Master Plan

2005-06  
Gas Depot Remediation  
Pond Construction Phase 1

2010  
Master Plan  
Cade Museum

2009-2011  
MGP Remediation  
Main Street Construction  
Depot Avenue Construction

2011-2012  
Depot Building Rehab  
Non-MGP Remediation Phase 1  
Depot Park Phase 1

2012-2014  
Non-MGP Remediation Phase 2  
Pond Construction Phase 2

2014-2015  
Main Street Round-a-Bout Construction

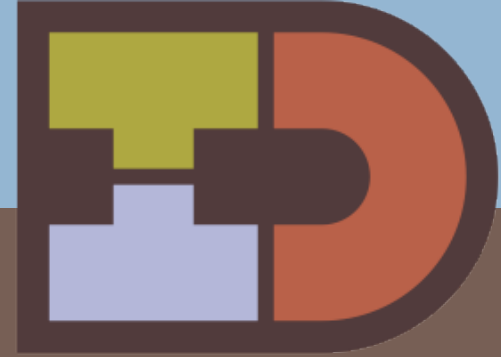
2015-16  
Depot Park Phase 2

2016  
Depot Park Opens!



# Project Timeline





# Depot Park Master Plan



# Great parks make a great city

- Increase property values
- Attract tourists and residents
- Direct use
- Promote a healthy community
- Add to community cohesion
- Environmental benefits

## Sources:

2003 Ernst & Young

2009 Trust for Public Land, Measuring the Economic Value of a City Park System

# Depot Park Phase 2 Design

## Design Team:

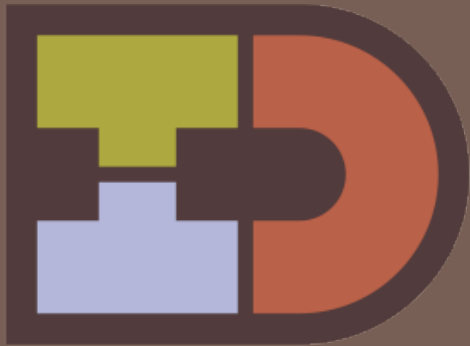
JBrown Professional Group (Team Leader, Civil Engineering, Surveying)

JOLA, Inc. (Landscape Architecture)

Bender Associates, Inc. (Architecture)

John Searcy & Associates, Inc. (Electrical)

Southard Engineering, Inc. (Structural)



*“It is designed with the intention that it work to heal and understand the industrial past, rather than trying to reject it”*

- Describing the inspiration for  
Landschaftspark Duisburg-Nord



# Depot Park is...



CULTURE-ART-SCIENCE-ENGINEERING-TECHNOLOGY-HISTORY-ENVIRONMENT-IMAGINATION  
ENTERTAINMENT-HEALTH-GEOLOGY-FUTURE-COMMUNITY-SUSTAINABLE-BEAUTY-ADAPTABLE  
DISCOVERY-EDUCATION-FELLOWSHIP-MEDITATION-GREAT FOOD-SAFE  
ECONOMIC DEVELOPMENT-WELLNESS-FAMILY-INSPIRING



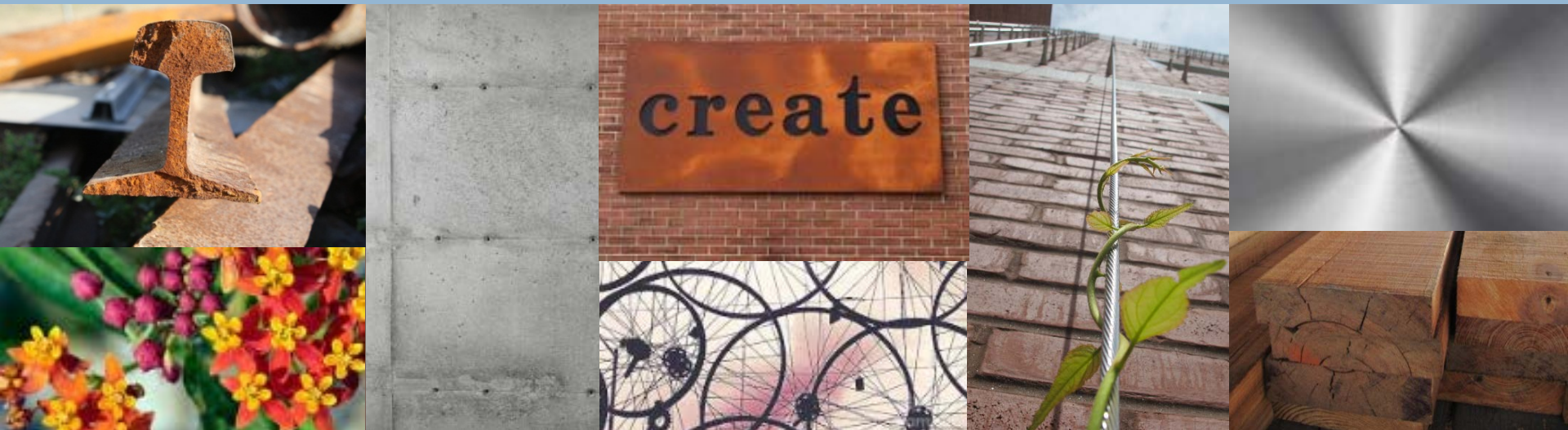
# Gainesville.

# Context sensitive design

*The design is inspired by the context surrounding Depot Park;  
where industry and nature coexist*



*Simple materials used in thoughtful ways*





# Depot Park Phase 2

## Phase I Includes:

- Grading & drainage
- Park infrastructure
- Entry features
- Paths & Depot Trail
- Lawns & Gardens
- Picnic Pavilion
- Water's Edge Promenade
- Children's Play Area
- Park Restroom
- Site furnishings

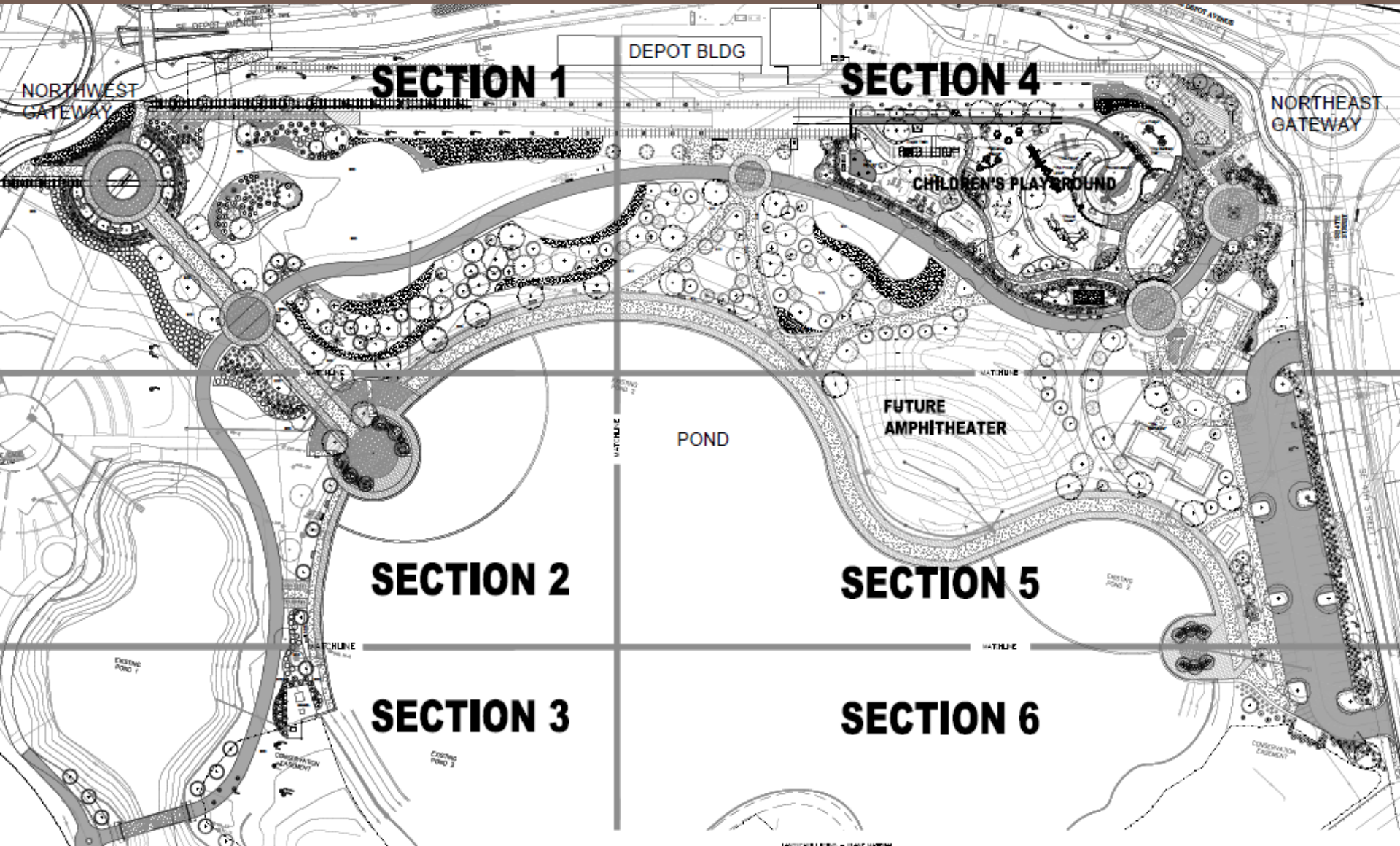
## Future Phases:

- Amphitheater
- Cade Museum

# Depot Park Phase 2

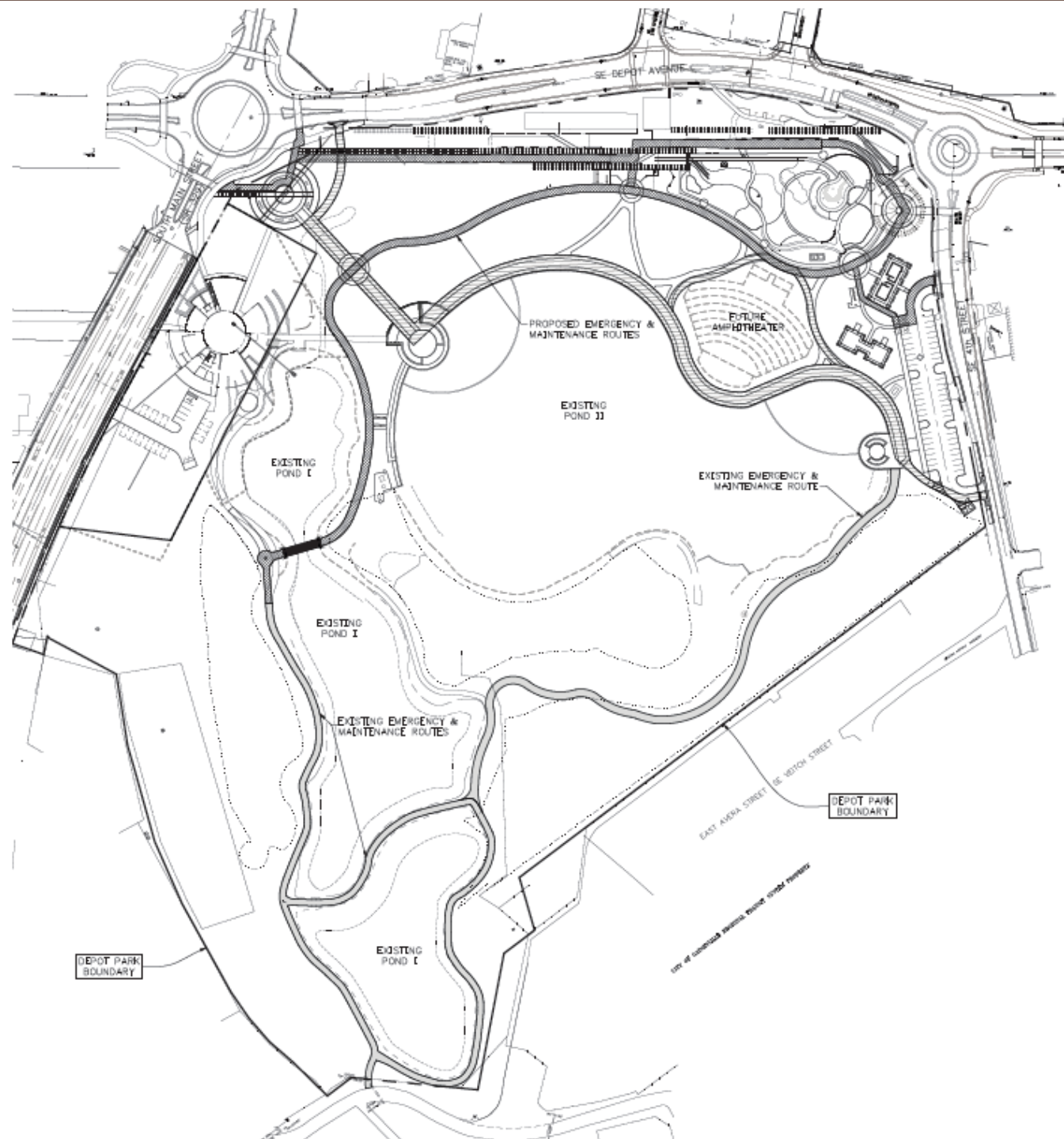
## 90% Construction Documents

### Site Layout

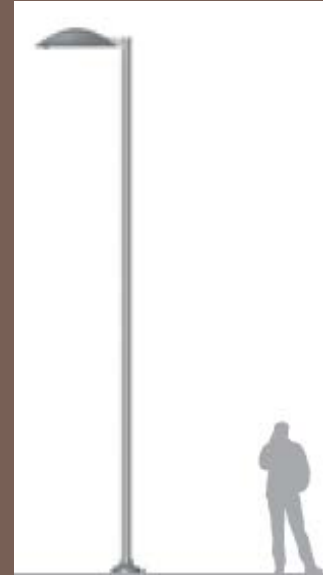




# Emergency & Maintenance Routes



# Park Infrastructure

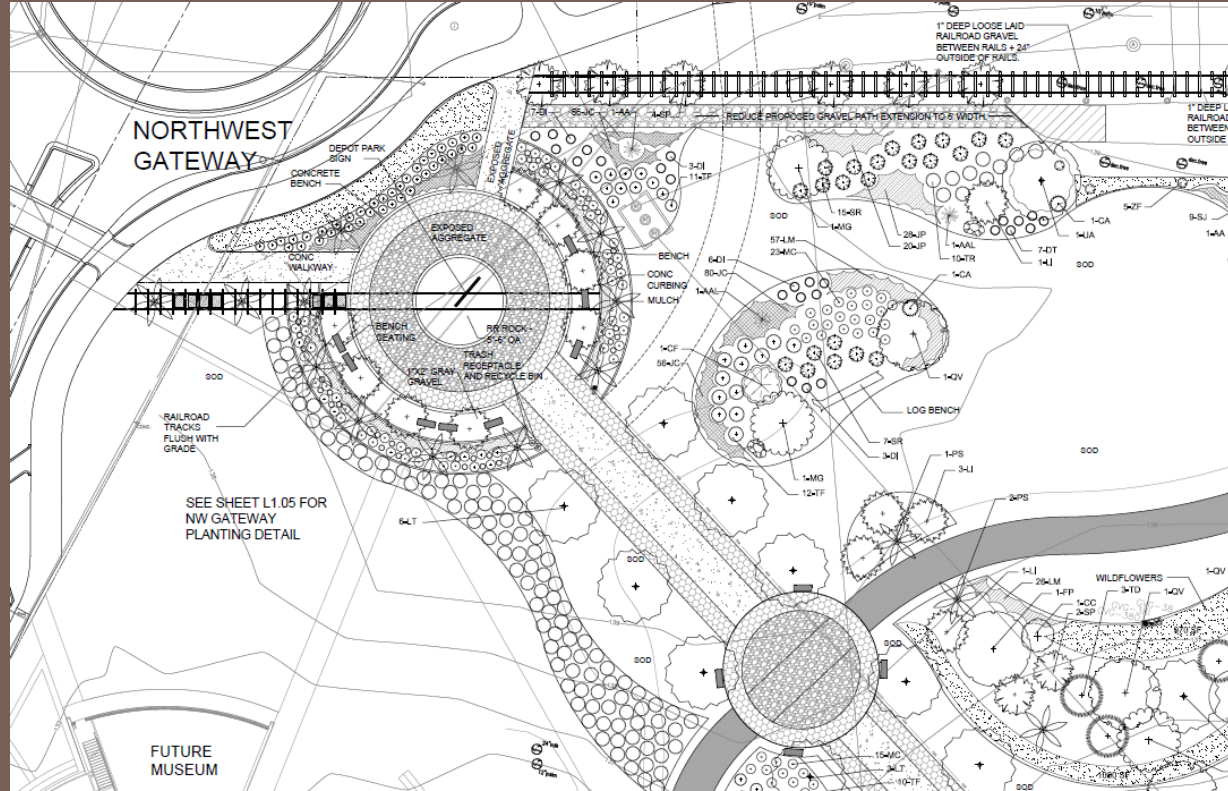


## Features:

- grading & drainage
- sanitary sewer
- potable water
- reclaimed water
- utility connection fees
- electrical & communications
- site lighting (LED)
- architectural lighting
- parking lot

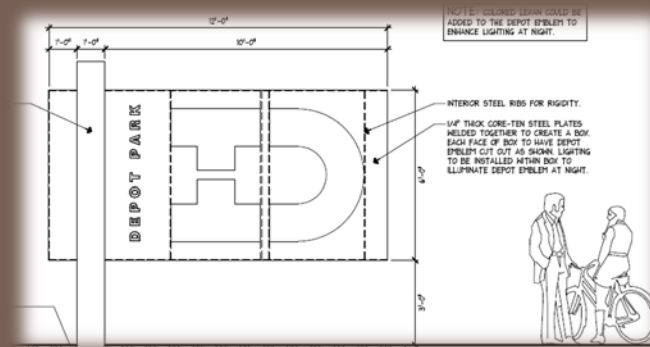


# Northwest Entry Feature



## Features:

- Depot Park monument sign
- die-cut weathered steel lighting
- train track plaza design
- concrete aggregate + stone plantings
- wayfinding signage
- sense of arrival/viewscapes:
  - Cade Museum
  - Water's Edge
  - Depot Building

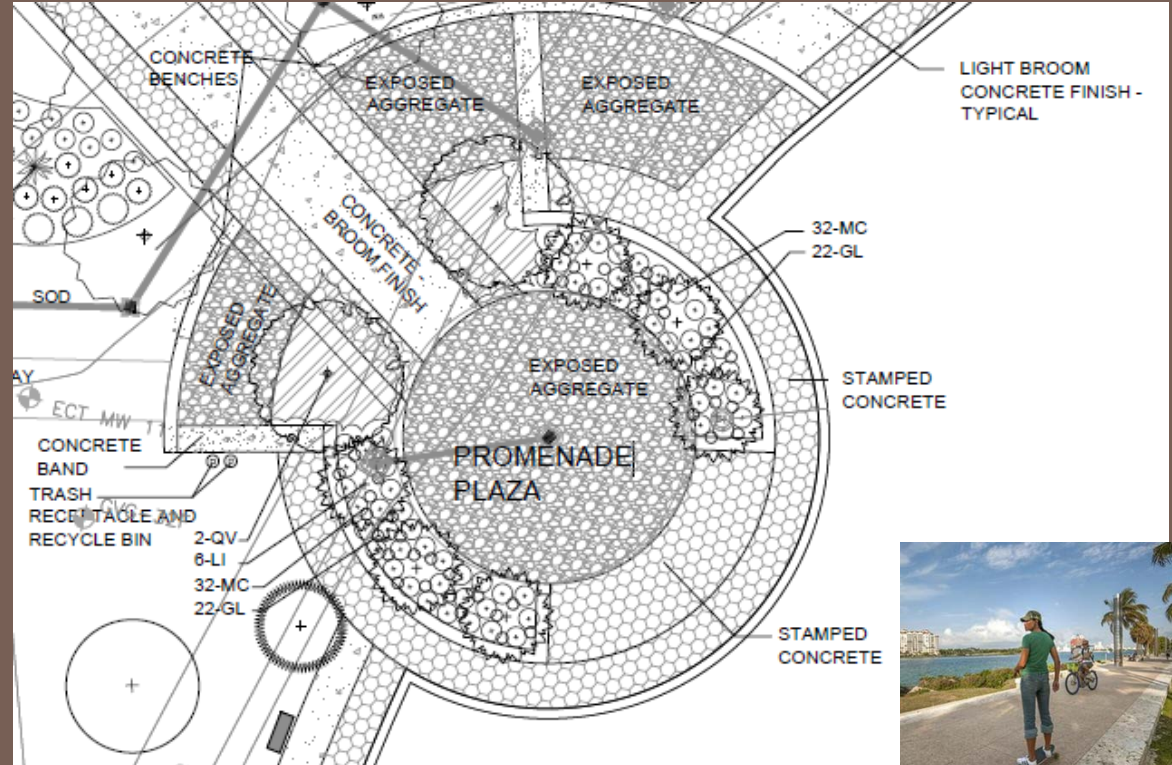


# The Water's Edge Promenade



## Features:

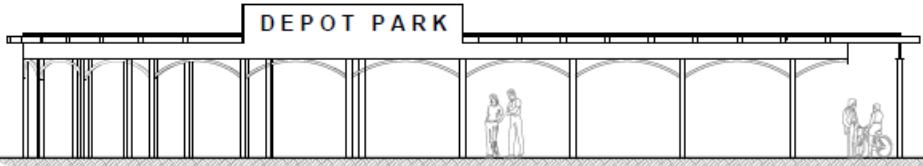
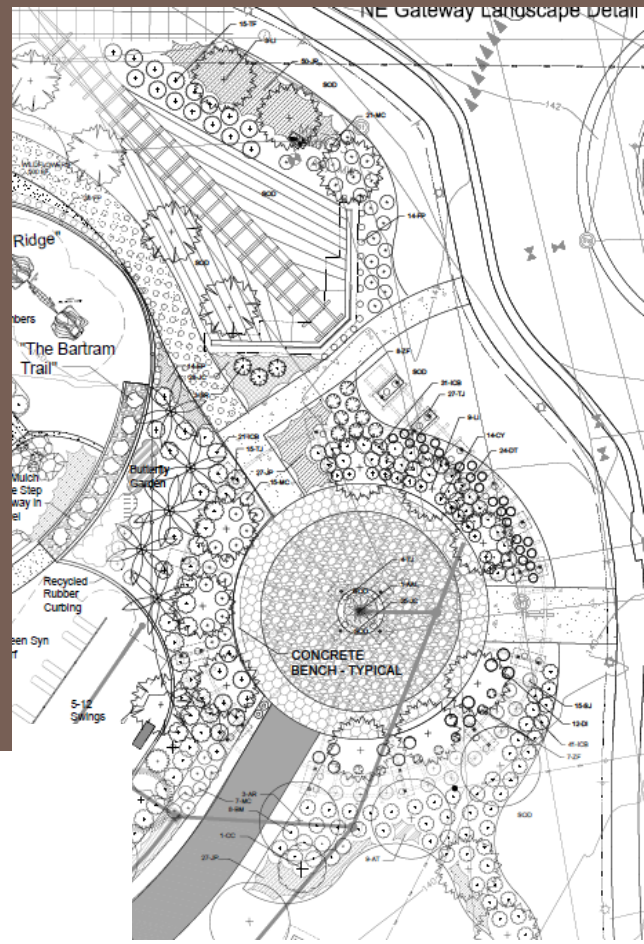
- wide promenade for programming
- vendor outlets
- connections to Depot Park Trail
- materials from industrial context
- lighting
- overlooks with shade trees
- nature viewing
- ornamental plantings
- site furnishings
- maintenance & emergency paths
- pond railing



# Northeast Entry Feature



- Features:
- Depot Park monument sign
- die-cut weathered steel
- Lighting
- Paynes Prairie inspired entry
- overhead train track design
- plants growing up structure
- concrete aggregate + stone
- Wildflowers
- Trailhead & wayfinding

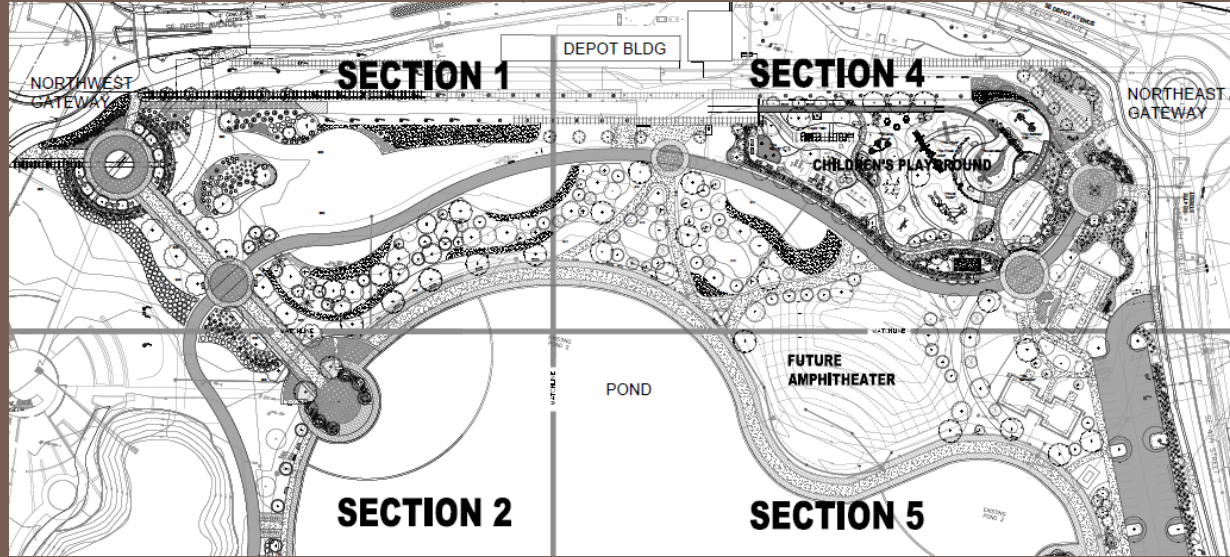


# Lawns & Gardens



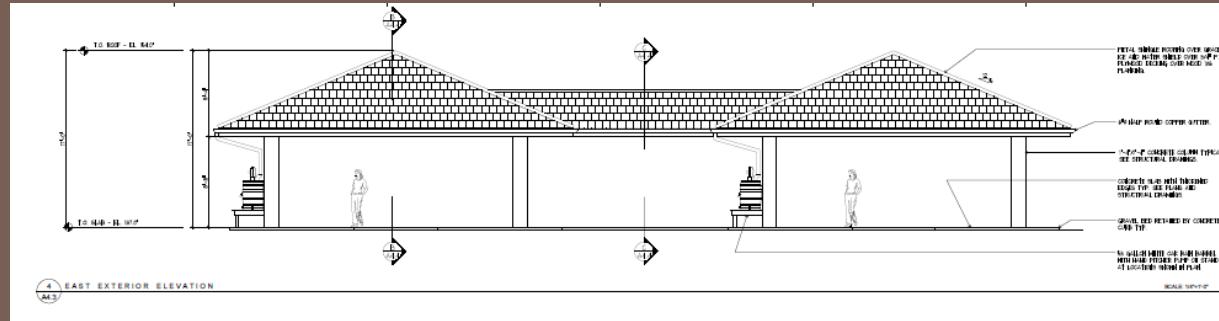
## Features:

- big open lawns
- passive recreation opportunities
- gardens with native plantings
- Art designated areas
- site furnishings
- relaxing niches
- large trees
- lifted canopy (CPTED)
- wildflowers





# Main Pavilion “the Barbacoa”

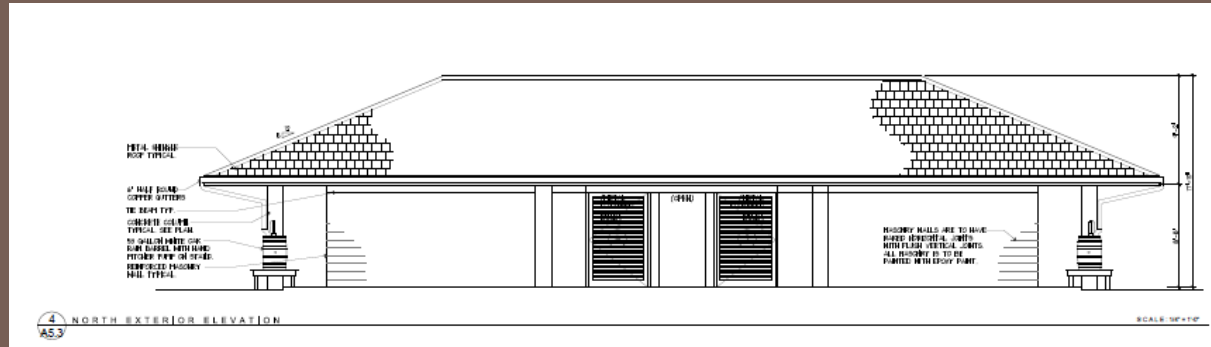


## FEATURES

- Depot Building inspired architecture
- large overhangs (shade/rain)
- barbeques
- rainwater collection
- Flexible space
- rentals & programming
- amphitheater spill-over
- close proximities to activities
- water viewscapes



# Park Restroom



## FEATURES

- Depot Building inspired architecture
- large overhangs (shade/rain)
- rainwater collection
- close proximities to activities
- sized to support amphitheater & events
- Storage / janitor closet
- electrical room (amphitheater panels)
- breezeway (CTED)



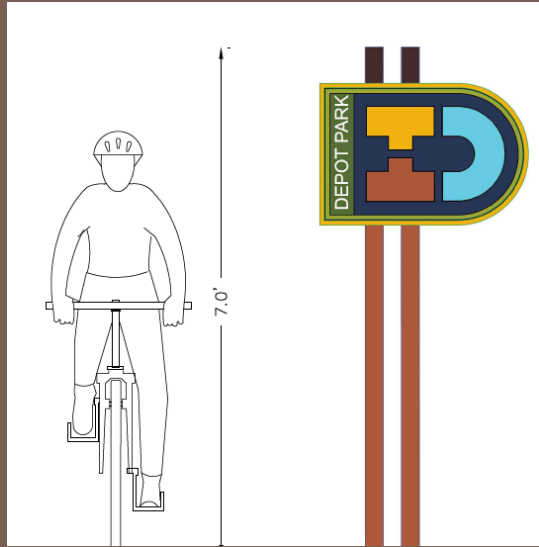


# Park Pathways & Trails



## Features:

- 12-ft wide multi-purpose trail
- continuous loop throughout park
- trail heads & signage
- urban & nature park areas
- nature viewing
- bridge crossing
- speed calming designs
- lighting
- emergency & maintenance paths



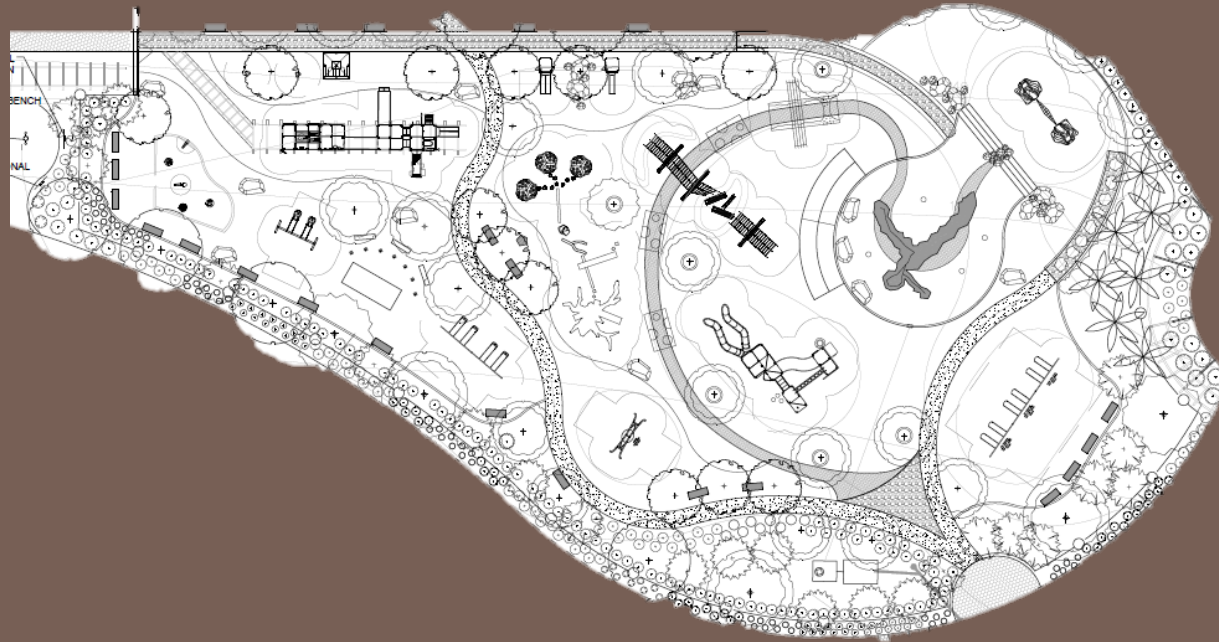
# Children's Area

- 2009 Children's Workshop
- Kids' "wish list"
  - Climbing towers (20')
  - Tunnels
  - Sandbox with diggers
  - Slides (toddler, double, tall)
  - Swings
  - Monkey bars
  - Train ("kids only")
  - Waterfall / waterwalls
  - Fountain with water sprouting up everywhere
  - Spray guns
  - Grass
  - Tree fort
- Parents' "wish list"
  - Shade and benches
  - Lots of trees
  - Close proximity to parking / bathroom
  - New discoveries
  - Interaction / manipulation of water





# Children's Play Area



## Features:

- Gainesville inspired themes
- age separated play areas
- age blended play areas
- imaginative play
- inclusive play
- interactive water feature
- accessible
- educational opportunities
- shade strategies
- adult comforts

## GOALS

- Create a unique, adventurous, imaginative, and educational play experience for children of all abilities, ages, and socio-economic status.
- Provide comfortable places for adults and provide leisure activities to encourage adults to stay longer, giving children more time to play.

# Children's Play Area: A Closer Look

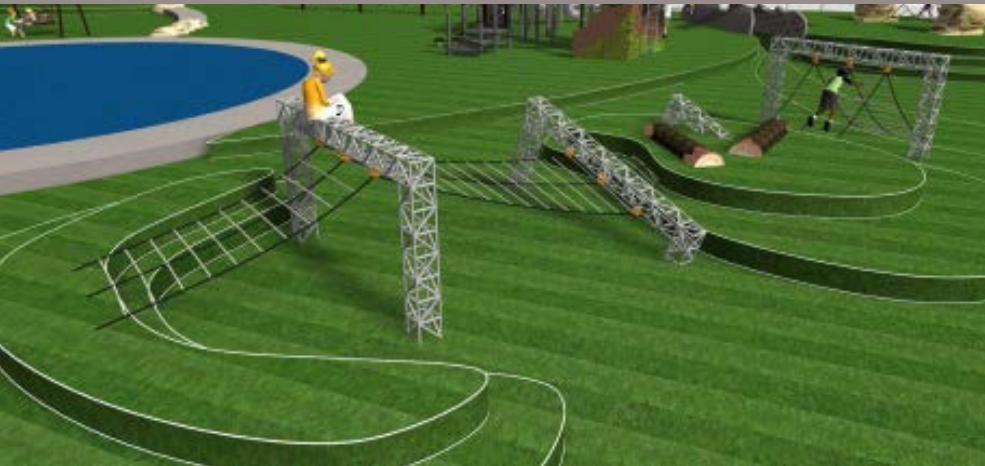


# Play Equipment Concepts

“Children have a sensory need to taste danger and excitement; this doesn’t mean that what they do actually has to be dangerous, only that they feel they are taking a great risk.” – Sandester



“Children have the right to relax and play, and to join in a wide range of cultural, artistic, and other recreational activities. The right to play applies to all children regardless of their race, religion, or abilities.” – Article 31 United Nations Rights of Children



Custom play equipment concepts are the intellectual property of Landscape Structures

# Play Equipment Examples



# Interactive Water Feature

## Wet Deck - Depot Park

### Design Details #65300

Approx 50' diameter wet deck area

Underwater rock springs concept to include:

Non climb - Rock formations with various waterplay elements

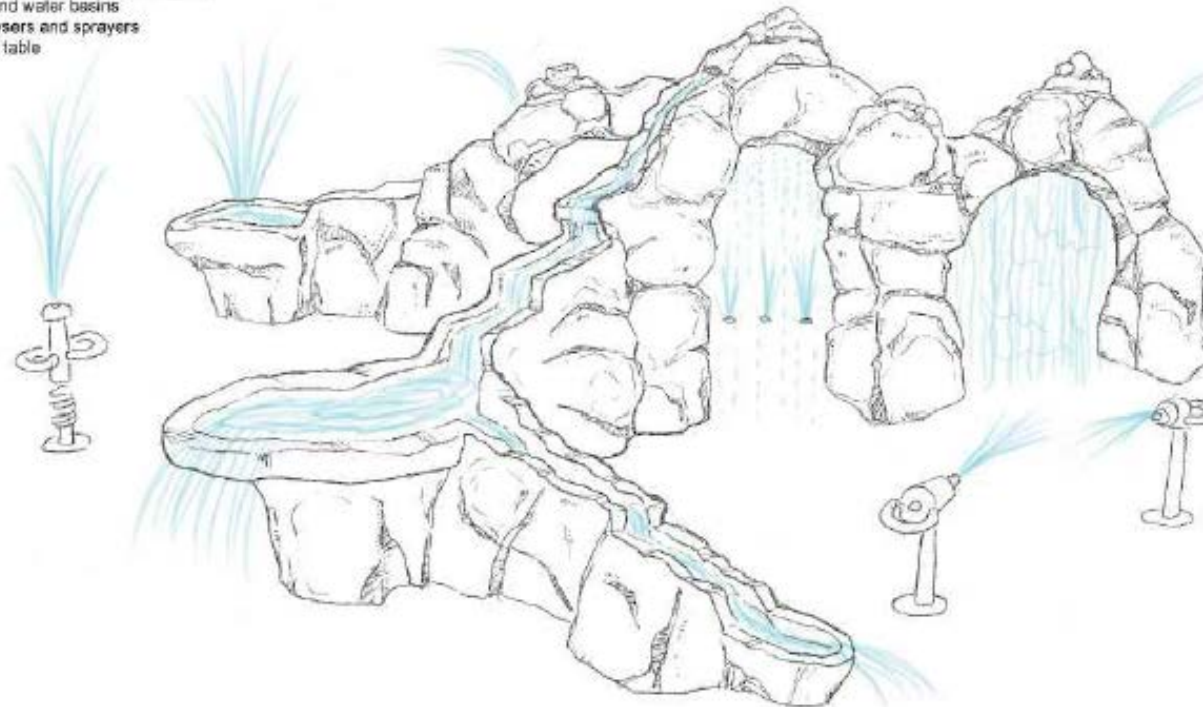
Large archways with rain curtain effects

Spillways and water basins

Various geysers and sprayers

Wheelchair table

Optional aquatic and plant life accents



Reference pictures only

# Park Funding & Construction Budget

Construction Manager:

Oelrich Construction, Inc.



# Park Funding

- Sources available now = \$6.6 M
  - \$7,720 (Tree Mitigation)
  - \$243,688 (PWD funds for Pond Railing)
  - \$362,344 (Misc. Grant Funds)
  - \$369,814 (2005 City Internal Revenue Bond)
  - \$1,000,000 (2013 Campus Development Agreement)
  - \$1,167,866 (Urban Development Action Grant)
  - \$3,500,000 (2015 City Internal Revenue Bond)

# Park Budget

- Park Funding = \$6.6 M
- Guaranteed Maximum Price (GMP) = \$5,998,804 M
- Remaining Funds = \$600,000
  - Construction Administration Contract
  - Amphitheater
  - Park Operations Start Up & Equipment

# Guaranteed Maximum Price (GMP)

- Total GMP Proposal = \$5,998,804
- Maximum cost for the project in accordance with the 90% Construction Documents and Value Engineering (VE) Proposals
- Construction Manager will assemble bid packages, advertise bid, award sub-contracts, manage & coordinate the project construction
- Open book accounting
- Price includes contingency of 2.6%
- “Bid Day Savings” can address small scope changes or be returned to Owner at end of project
- Owner Direct Purchase Program (ODP) allows City to purchase materials directly for tax savings



# Next Steps



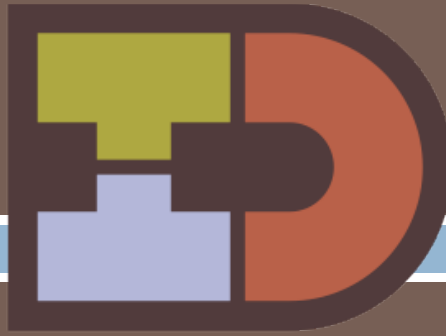
# Next Steps

- Phase 2 Park Construction\*
  - Construction Administration Contract (Feb 2015)
  - Permitting (Site Plan Permit/DRB, FDEP) (Dec 2014 – March 2015)
  - Finalize 100% Construction Documents (Dec 2014 – March 2015)
  - Community Engagement Plan for during construction (on-going)
  - Bid Advertise, Award & sub-contracts (March 2015 – April 2015)
  - 1 year construction estimate (April 2015 – April 2016)
- Additional Steps
  - Amphitheater
  - Park Programming
  - Maintenance and management comprehensive plan (park, amphitheater, stormwater ponds, contamination)
  - Bicycle Memorial Upgrades (Partnership with Bike Florida)
  - Depot building lease
  - Cade Museum

*\* Phase 2 Park Construction timeline assumes the site is available for construction from GG, all paperwork regarding contamination remediation is complete, and 45 day permitting with FDEP*

# Recommendations

- Approve the Depot Park Phase 2 90% Construction Documents
- Approve Oelrich Construction, Inc. Guaranteed Maximum Price proposal of \$5,998,804.00 to construct Depot Park Phase 2
- Authorize the CRA Director to execute “Exhibit E”, the official Notice to Proceed accepting the GMP for the Construction Management Contract
- Authorize the CRA Executive Director to execute all documents associated with the GMP, Owner Direct Purchase Program, and any other pertinent information subject to form and legality by the CRA Attorney.



*“Design creates culture. Culture shapes values.  
Values determine the future.”*

**-Robert L. Peters**