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**Depot Park Technical Standards
Schedule of Work – Option B (Rev. 3)**

| | |
|--|------------------------|
| Mtg #1: Cade Museum Workshop/Team Mtg /Site Visit (SV/Volkert) | March 27, 2008 |
| Mtg #2: Kick-off Meeting (teleconference) (SV/JNA) | April 4, 2008 |
| Preliminary Data Collection /Mtg #3 Prep. (Further data collection ongoing throughout) | April 7–18, 2008 |
| Develop Options for Items to be specified | April 14–25, 2008 |
| Submit Options to CRA | April 25, 2008 |
| Mtg #3: City/CRA meeting; discuss Options (SV/Volkert) | Week of April 28, 2008 |
| CRA Review and Comment/Select Preferred Options | April 28–May 2, 2008 |
| Prepare and Submit Draft Technical Standards | May 5–16, 2008 |
| CRA Review/Comment of Draft Technical Standards | May 16–23, 2008 |
| Revise Draft Standards per CRA Comments | May 23–June 6, 2008 |
| Mtg #4: Sprout/DRAB Stakeholder Workshop (SV/JNA/Volkert) Mtg #5: City /CRA Review (SV/JNA/Volkert) | Week of June 9, 2008 |
| Revise Draft Standards per Meeting Comments | June 16–June 27, 2008 |
| Prepare Final Standards | June 30–July 11, 2008 |
| Submit Final Standards to CRA for Review | July 11, 2008 |
| Prepare Presentation Graphics | July 14–July 18, 2008 |
| Submit Presentation Graphics to CRA for Review | July 18, 2008 |
| Final Presentation to CRA/City Council (SV/JNA/Volkert) | Week of July 21, 2008* |

* Exact date determined by CRA

April 7, 2008
ECT No. 991051-0411

Mr. Mark Boyles
Hygema House & Building Movers
5404 County Road 218
Middleburg, FL

RE: Bid Request for Moving Historic Gainesville Railroad Depot Building.

Dear Mr. Boyles:

Environmental Consulting & Technology, Inc. (ECT) is soliciting bids to move the historic Gainesville Railroad Depot Building as part of a Florida Department of Environmental Protection Department (FDEP) Petroleum Cleanup Program funded remediation project. A request for bid including a description of the project and the bid requirements is included as Attachment A. As a provision of accepting the award of this work, the successful bidder agrees to execute and accept the terms and conditions (including the insurance requirements) specified under ECT's Subcontractor Agreement, an example of which is provided as Attachment B.

PRE-BID MEETING

A pre-bid meeting is tentatively scheduled to be held onsite at **10:00 A.M. Friday April 11, 2008**. Although the exterior of the building and the surrounding site (including the temporary storage location) are available for public inspection, access to the interior of the building must be coordinated with ECT and the City of Gainesville. The date and time for the pre-bid may be changed based on bidder schedules.

PRE-BID QUESTIONS

All bidder questions shall be submitted in writing to Kevin Cubinski either via facsimile at 352.332.6733 or via e-mail at kcubinski@ectinc.com (preferably by e-mail) by **5:00 P.M. Wednesday April 16, 2008**. ECT will respond to all questions via e-mail and copy all bidders by **5:00 P.M. Friday April 18, 2008**.

SUBMITTAL REQUIREMENTS

The general submittal requirements are explained in Attachment A. Bids shall be submitted to Kevin Cubinski either at the above letterhead address, via facsimile at 352.332.6733, or via e-mail at kcubinski@ectinc.com.

DEADLINE

Bid submittals must be received by **5:00 P.M. Wednesday April 23, 2008**.

Mr. Mark Boyles
Hygema House & Building Movers
April 7, 2008
Page 2

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Kevin R. Cubinski, P.E.
Staff Engineer

KRC/saw

Attachments

Attachment A—Bid Request
Attachment B—Sample ECI Subcontractor Agreement

**Attachment A—
Bid Request**

**Attachment B—
Sample Subcontractor Agreement**

**Request for Bid
for
Building Moving, Temporary Storage, Foundations and Replacement
of the
Historic Gainesville Railroad Depot Building
Depot Avenue, Gainesville, Florida**

Introduction

Environmental Consulting & Technology, Inc. (ECT) is soliciting bids from qualified building moving contractors for moving, temporary storage, and replacement of the Historic Gainesville Railroad Depot Building, 201 SE Depot Avenue, Gainesville, Florida. The building is being moved as a part of a Florida Department of Environmental Protection Department (FDEP) Pre-Approval Petroleum Cleanup Program project to remediate soil contamination from the old Gainesville Gas manufactured gas plant site which was located immediately north of the Depot. The building is to be moved to a temporary location to allow for excavation of contaminated soil under a portion of the current location. The building will then be moved back to a position 28.5 feet south of its previous location and set on a new foundation. The building will then be renovated under a separate contract and developed as a component of a new stormwater management park that the City of Gainesville will develop upon completion of the remediation project.

The Historic Gainesville Railroad Depot was listed on the National Register of Historic Places in 1996. A train depot has stood on this site since 1860, when Gainesville became a stop on the route of the Florida Railroad. The present building was built of heart pine around 1907, replacing an earlier structure. The Depot consists of a one-story freight section with offices and storage rooms and a 1-1/2 story passenger section. It was in continuous use as a depot until the 1930s. The structure is in fair to good condition with much of the original historic fabric intact.

The building consists of three main sections: 1) a waiting room and station master's section, separated by an enclosed breezeway from 2) a main freight warehouse area, and 3) a secondary freight platform area that is open-sided. There are 8,200 square feet of enclosed space, and two 6' x 100'+ loading platforms running along the north and south sides. The southernmost loading platform is ~1,055 square feet, and northernmost one is ~1,155 square feet. The total area under roof is ~10,400 square feet.

Project Scope

The project scope is as follows:

1. Move the entire structure to a designated temporary site to be provided by the City (see attached drawing R2 for the proposed temporary site). The Contractor shall be responsible for all materials and design for stability of the building during the move to and from the temporary site as well as the stability of the structure while it is located at the temporary location.
2. It is assumed that the building will need to be subdivided into sections in order to accommodate its relocation. Contractor shall provide a "Relocation Plan" including a floor plan showing proposed divisions of the structure for review by the Architect/Engineer (Bergmann Associates). In addition, the Relocation Plan shall indicate provisions which provide for the overall stability of the structure during the move and at the temporary site. The Relocation Plan shall also include the following: a) A narrative summary describing the move process, b) a description of all equipment to be used in the move operation, c) A detailed description of the sequence of operations, d) a description of the proposed method of separating building sections, e) A detailed description of all temporary bracing, f) The proposed design for the temporary foundations (the temporary foundation is assumed to be timber cribbing), g) Proposed design of

temporary anchorage system(s), h) proposed design of weatherproofing for any exposed separated sections. The 'Relocation Plan' shall be submitted with the Bid Proposal.

3. Note that the proposed transportation route for the building is along the former railroad bed rather than along city streets. Therefore, a house moving permit will not be required. However, due to the proximity of the building to the Depot Avenue travel lane, the Contractor shall be responsible for preparing a Maintenance of Traffic (MOT) Plan for review and approval by the Public Works Department, and the Contractor shall be responsible for all costs associated with MOT while moving the building.
4. The Contractor is responsible for removing any of the trees (including debris disposal) as required to move the building to its temporary location. The tree removal permit (and any replacement trees) shall be the responsibility of the Owner.
5. The Contractor shall provide a security fence around the structure while it is in its temporary location (approximately 6 months.) The fence shall consist of 6'-0" high chain link, no top rail required.
6. After the final site has been prepared (by others) the contractor shall install the new, permanent foundations as shown in the attached drawings. Foundations for elevated portion shall be comprised of continuous spread footer foundations with 16" x 16" grout filled masonry pier unit as indicated on the drawings. The final elevations are to be coordinated with the Architect/Engineer before finally relocating the structure.

Alternates

The following Alternates amount proposed by bidders and stated on the Bid Form for certain work defined may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

Alternate No. #1:

Contractor shall replace existing wooden pier caps (transverse timber beams) with new steel tube sections as indicated on construction drawings and specifications (see attachment). Contractor shall provide shop drawings for all new foundations and steel components. For slab on grade portion of the structure, Contractor shall provide a new 4" thick reinforced slab on grade as per attached drawings. It is assumed that the steel components will be installed during the period of time the building sections are in their temporary location.

Alternate No. #2:

Contractor shall provide new permanent foundation as indicated on attached Drawings S101 and S501 (Bergmann Associates)

Alternate No. #3:

Contractor shall provide new permanent foundation as indicated on attached Sheets 1 of 3, 2 of 3, and 3 of 3 (Thomas Sputo).

Note:

While ECT may select any of the alternates described, contractors should anticipate any of the following scenarios

- Base Bid Only

- Base Bid & Alternate #1
- Base Bid & Alternate #1 and Alternate #2
- Base Bid & Alternate #3

Schedule

Owner priorities have determined the following schedule milestones (all times indicated are calendar days)

- Base Bid Scope of Work – 30 days + 180 days storage
- Alternate #1 – 60 days
- Alternate #2 – Commencement within 30 days of Owner notification; completion within 90 days of Owner notification
- Alternate #3 – Commencement within 30 days of Owner notification; completion within 90 days of Owner notification

Contractor shall include all measures and costs necessary to complete the work within the prescribed time limits. Should significant savings result from either a shorter or longer duration of any of the prescribed work durations, the Contractor may so describe the savings and enter the description along with the amount in the 'Voluntary Alternates' section of the Bid Form.

Schedule of Values

Contractor shall provide a Schedule of Values in accordance with the AIA Form G702. Contractor shall also provide such limited informational prices (related to the work) as may be necessary so that the Owner may apportion costs in accordance with funding requirements.

Utilities

While the Depot Building will be renovated and improved under separate contract, provisions for certain sub-grade utilities must be made a part of this contract. This will minimize future soil excavation and disruption of work in place. The following work relating to utilities shall be installed as a part of this contract:

- 1) 4" PVC floor drain piping (and associated DPCO) from a point near the center of the passenger station section to a point 5' outside the building footprint (see drawings P101 and P501).

All other utilities and piping will be installed under a future contract.

Relocation Plan

Contractor shall submit an outline Relocation Plan as a part of the Bid Proposal. This plan shall include the following work issues:

- 1) Identify specific locations along its length and using what methods will the building structure be separated into sections.
- 2) Describe the temporary foundation.
- 3) Describe the methods that will be used to secure the building sections in their temporary location against hurricane force winds.

- 4) Describe the methods that will be used to seal the open ends of the building sections against weather.
- 5) Describe the methods that will be used to re-join the building sections. Describe the condition of these seams after work has been completed.
- 6) Provide a brief narrative description of the proposed work tasks, how they will be sequenced and all equipment employed.
- 7) Describe equipment to be used during move activities and any associated limitations imposed upon site access and activity.

Depot Park Update and Development Action Plan

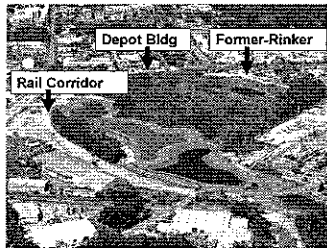
April 28, 2008
Gainesville City Commission



Progress Update March 17-April 28

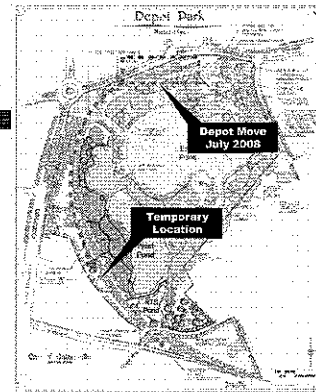
FDEP Coordination

Discussed plans to address multiple contaminants

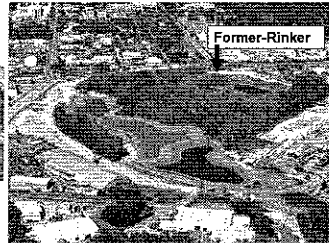
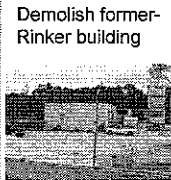


Depot Move

Bids from movers due on April 23rd



Demolish former-Rinker building



Carol R. Johnson and Associates

- Under contract to create park design standards
- Site visit conducted
- Attended Cade Museum Charrette
- Standards to be completed by end of July



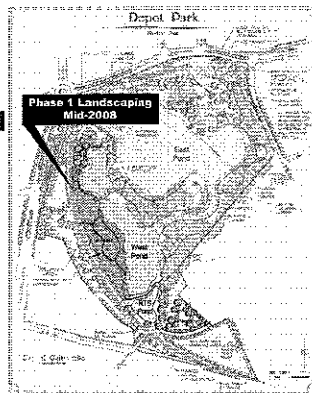
Cade Museum

- Charrette held March 25 and 27
- Gould-Evans (Architect) & Amaze (Exhibit Design)
- Four concepts
- Additional work forthcoming
- Site selection negotiations

Next Steps – 6 Month Horizon

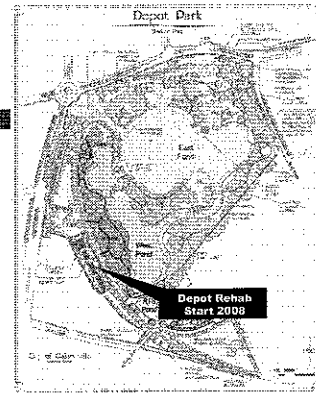
Mid 2008

Phase 1 landscape installation to begin
Depot Park Trail design to begin



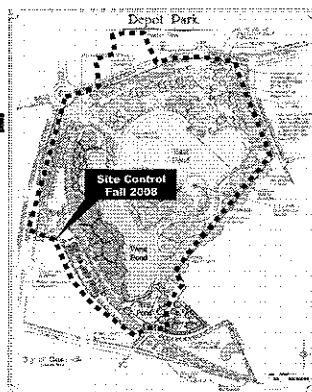
Mid/Late 2008

Depot is secured and rehabilitation can begin



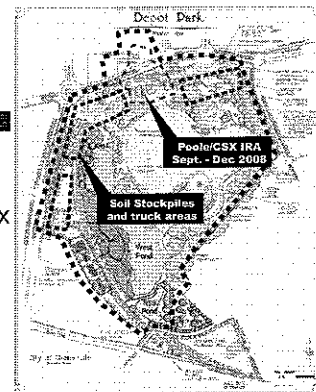
Late 2008

The site will be controlled and closed off to general access
Depot Avenue will be closed in the construction zone



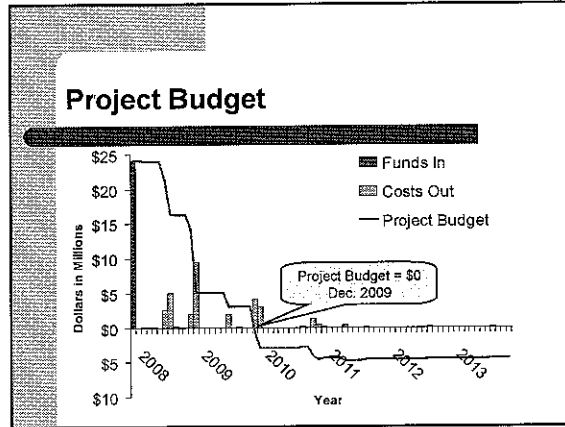
Late 2008

Begin Phase 1 Poole Roofing/CSX IRA



Late 2008

Cleanup in progress
Begin Depot Avenue Reconstruction Phase 1



Unfunded Projects

| Project | Cost | Start | End | Funding Gap |
|----------------------------------|-------------|--------|--------|--------------------|
| Depot Ave Phase II | \$2,000,000 | Oct-09 | Apr-10 | \$1,000,000 |
| Depot Building Rehab | \$2,000,000 | Jul-08 | Aug-09 | \$500,000 |
| Construct - Historic Depot Plaza | \$1,800,000 | Apr-10 | Sep-10 | \$1,800,000 |
| Construct - North Pond Promenade | \$450,000 | Aug-10 | Jan-11 | \$450,000 |
| Construct - General Improvements | \$1,325,000 | Apr-10 | Sep-10 | \$1,325,000 |
| Construct - Phase II Landscaping | \$360,000 | Jan-11 | Jul-11 | \$360,000 |
| Total Funding Need = | | | | \$5,435,000 |

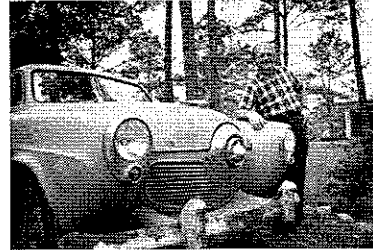
- ### Recommendations
- 1 Designate the CRA as the lead agency for the construction of the park and recreation elements on the site and for the depot building rehabilitation and authorize the CRA to assume leadership of the Depot Park Team, to be comprised of CRA GRU, Public Works and Parks Recreation and Cultural Affairs staff.
 - 2 Approve "City's Best Interest" Procurement as an option for procuring remediation services and authorize staff to modify the project documents accordingly.
 - 3 Address the approximately \$4 million capital funding gap for park and recreation improvements.
 - 4 Establish late-2009 as the target completion date for remediation and start date for constructing the remaining park and recreation improvements

- ### Recommendations
- 5 Direct the City Manager to fund landscape improvements from stormwater management utility funds in and around the stormwater ponds instead of using park development funds
 - 6 Direct the City Manager to secure adequate funding to start the Phase 2 reconstruction of Depot Avenue between South Main Street and SE 2nd Street by late-2009 and to determine funding needs to address arsenic remediation on the park site.
 - 7 Address the approximately \$500,000 funding gap for restoring the Depot Building and authorize staff to pursue beginning the rehabilitation while the building is in storage in 2008
 - 8 Accelerate funding of park projects by making funds equal to the remaining UDAG grant proceeds (total of \$809,879) available in fiscal year 2009 instead of 2013

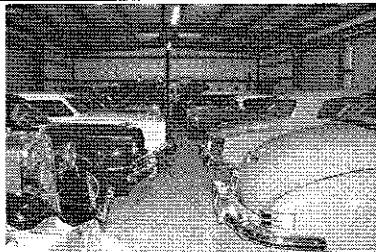
Cade Museum Presentation for Depot Park

April 28, 2008
Gainesville City
Commission

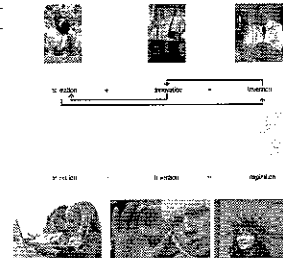
Dr. Cade & Old Spot



Car Collection



Connections



Charrette



Depot Park Concept

