

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda - Final

June 17, 2013

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Susan Bottcher (Chair)
Todd Chase (Vice-Chair)
Thomas Hawkins (Member)
Yvonne Hinson-Rawls (Member)
Ed Braddy (Member)
Lauren Poe (Member)
Randy Wells (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****EXECUTIVE DIRECTOR CONSENT**[130036.](#)**Project Update - Bus Depot Fencing (B)**

Explanation: CRA staff has been meeting with the Alachua County School Board (SBAC) Facilities Division to discuss plans for moving the bus depot fencing project forward. The project has been a priority for the Eastside Redevelopment Advisory Board and the greater Eastside community for many years.

The new fence will run along Hawthorne Road and SE 18th Street for a total of approximately 1,300 +/- linear feet of new fencing and gates. CRA agreed to specify the fencing type and design a masonry column that would be functional for the needs of the property while still carrying out the vision and aesthetic of the Hawthorne Road Corridor.

The CRA and the School Board will be working together under a "Grant Agreement" which defines the roles and responsibilities for each party. The Grant Agreement also includes a Façade Preservation Easement to ensure proper maintenance of the CRA's investment.

CRA staff completed the schematic design and technical specifications for the project to be bid. SBAC was responsible for procurement of construction services, and to that end, they held a pre-bid meeting on May 13, 2013 and a bid opening on May 22, 2013. BBI Construction submitted the lowest bid of \$144,400 and will be constructing the project. A preconstruction meeting will be held on June 5, 2013 and construction should be completed by the end of the summer. In preparation for construction to begin, the City Public Works department trimmed the trees along SE 18th Street to increase visibility and make way for construction.

Fiscal Note: Funding has been budgeted for this project in the Eastside Primary Corridors account W914.

RECOMMENDATION

*CRA Executive Director to the CRA Board:
Authorize the CRA Executive Director to execute the Grant Agreement and Façade Preservation Easement for the School Bus Depot project once approved by the CRA Attorney as to form and*

legality.

[130036 AGREEMENT 20130617.pdf](#)

[130036 BIDS 20130617.pdf](#)

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

[130044.](#)

Election of Officers for the 2013-2014 Term (NB)

RECOMMENDATION

The CRA appoint a new Chair and Vice Chair of the CRA for the 2013-2014 term.

EXECUTIVE DIRECTOR

[130037.](#)

CRA Strategic Planning (B)

Explanation: Each summer, prior to the fall budget cycle, the CRA staff embarks on Strategic Planning with the advisory boards and the CRA Board. The process has historically consisted of charting out projects on a three year trajectory and places new projects through a vetting process to make sure they meet the requirements of each area's redevelopment plan. This tool assists in prioritizing projects and confirming that the correct appropriations are made during the budget cycle to ensure completion on a timely basis.

Since 2006, the CRA has seen significant growth in tax increment and complexity of projects and increased demand to operate as a conduit for economic development and a resource for facilitating larger initiatives. Typical projects have grown from banners and streetlights to buildings, economic development initiatives and planning entire districts. As the CRA continues to get things done, its resources are being pulled in a multitude of directions. In an effort to be focused and more consistent, staff felt it was prudent to pause and take a look at where the CRA's been, where we are now and where we're going next.

On May 28, 2013 CRA staff hosted a half-day "Strategic Conversation" with CRA board members, City leadership and community stakeholders at the Depot. The day was moderated by Alan Webber, co-founder of Fast Company magazine. The program consisted of group exercises which focused on the early days of the CRA, present-day CRA and the future of the CRA. This day was meant to be a first step in the strategic planning process. Staff will present feedback from day and discuss next steps in the CRA's strategic direction.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear update from Staff

[130037 PP 20130617.pdf](#)

[130038.](#)

Power District Redevelopment Plan Update (B)

Explanation: At the June meeting, CRA staff will provide an update regarding redevelopment of the area surrounding the GRU Kelly Power Plant in Downtown Gainesville, also known as the Power District. While the GRU power plant, administrative building, and numerous support facilities are remaining operational at their present locations, approximately 10 acres of buildings, surrounding storage yards, work shops, parking lots, and other accessory uses have been vacated since GRU's operation relocation to the new N. Main Street facility. As a result of GRU's relocation as well as the recently completed Catalyst Building (Prioria Robotics), there has been a significant amount of interest for additional redevelopment opportunities in the area. The CRA is working to create a comprehensive context sensitive strategy to facilitate the redevelopment of this area.

The CRA has contracted with Perkins+Will, a multi-disciplinary design and planning firm, to develop an updated Redevelopment Plan for the district. The plan update will utilize the existing 1999 & 2008 Redevelopment Plans while also considering current best practices in urban design, economic development, and land-use planning. Additional plan influences include extensive public stakeholder engagement as well as analysis of current and new zoning designations to assist desired redevelopment outcomes.

The goal of the project is to engage stakeholders, develop a specific redevelopment strategy and plan, physically prepare the area, and to administratively organize the necessary policies and/or programs in order to promote the redevelopment of the Power District. CRA staff will continue to work towards this end and will provide regular updates to the Board regarding the status of redevelopment in this area.

On May 29, CRA and Perkins + Will staff hosted a series of project kick-off meetings with various stakeholder groups. This included meetings with GRU, the local business community, neighborhood representatives, and the general public. The results and input received during these meetings will be incorporated into the next phase of the project which will be presented to the public in June.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to the CRA Board: Receive update from staff

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[130039.](#)

Innovation Square - SW 9th Street and SW 3rd Avenue Construction (B)

Explanation: During 2010, after the closing and demolition of the Alachua General Hospital, the City of Gainesville, University of Florida (UF), Shands Healthcare, Inc., Community Redevelopment Agency (CRA), and members of the private sector collaborated to develop a vision for the redevelopment of the vacated 16-acre property into what is now known as Innovation Square. Innovation Square represents an opportunity for the city to position itself as a leader in the innovation economy and create an ecosystem conducive to attracting and retaining technology oriented businesses to strengthen the local economy. Over the past three years several steps have been taken to lay the groundwork for this redevelopment/economic development effort, including the rezoning of the property as UMU2 (a form based code approach), the construction and establishment of the Innovation Hub, the creation of a comprehensive development framework, and the planning of utility and infrastructure projects to support building developments.

A critical step in development of Innovation Square (i.e., iSquare, iDistrict) is the thoughtful planning and development of the public realm. This act deals specifically with the conversion of land into an urban framework of streets and infrastructure, public spaces and buildings, and block and lot configurations. The urban framework, particularly the configuration of streets and blocks, provides a long-term structure for changing patterns of land use, building form and building occupancies. During 2012, the CRA began developing plans for two major infrastructure projects, SW 9th Street and SW 3rd Avenue, with the purpose of establishing the public realm through the creation of human-scaled streets and blocks. SW 9th Street is proposed to bisect the now super-block on the north-south axis, while SW 3rd Avenue will cross the east-west axis. Small yet easily developable blocks are the key to creating an urban framework that not only allows, but promotes public activity through its walkability. Walkability results in a cascade of activities that gives liveliness to an area. For instance, an active urban area has more exchanges between people, whether intellectual or monetary, and is an important component of a community. Furthermore, the creation of this public realm gives planned space allocations for the establishment of the support systems (i.e., utilities) for future developments. The inner working of what lies beneath the public realm and the interface of what happens within the public realm greatly affects how a community is structured and operates.

The SW 9th Street and SW 3rd Avenue projects have been developed through a series of methodical and collaborative planning steps. Beginning in January 2011, an extensive infrastructure analysis and synthesis was performed to better understand the existing infrastructure within Innovation Square and the surrounding area, and what would be needed to support future development. Then, in June 2011 a workshop

was held with planners, engineers, and urban designers to develop utility allocation plans for new development that would support the vision for the area. Later in 2011, the CRA and GRU partnered to fund surveying and utility master planning within the iDistrict. In February 2012 the CRA began developing the vision for the public realm through the Basis of Design for SW 9th St and SW 3rd Ave. Finally, in July 2012, construction document development started for the creation of these new public corridors.

The City's strategic plan supports the creation of Innovation Square through several of its strategic initiatives. Of those most notable are the fostering of economic development and redevelopment opportunities (Goal #2) and investing in community infrastructure and enhancement of the transportation network and systems (Goal #3).

The CRA's College Park/University Heights Redevelopment Area Plan supports the creation of Innovation Square through several of its redevelopment goals. Most notably of the goals include Infrastructure, Private Investment, and Urban Form; additionally, the Plan identifies both the SW 2nd Avenue corridor and the former AGH site/iSquare area as identified as "Cornerstone Projects" for the area.

The land for SW 9th Street and SW 3rd Avenue is currently owned by the Innovation Square, LLC. As such, an agreement for the transfer of this land to the City as public rights of way has been drafted. The terms of the agreement layout each party's responsibility in the endeavor; the CRA acting as the agent for the City in the development and construction of the public infrastructure project, and the City accepting the deed of the land as public rights of way from the UFDC at the completion of construction. Approval of the "Agreement" by the CRA Board and the City Commission is one of the first steps in allowing the construction of the two new public corridors to occur. If approved by the CRA Board, the "Agreement" will then go to the City Commission with a recommendation for approval prior to construction commencing. The "Agreement" is included as backup to this item.

Another step in the process of moving the roadway projects forward for construction includes the recommendation to approve the projects' Guaranteed Maximum Prices (GMPs) for construction. The GMPs represent the maximum amount that can be paid by the CRA, assuming no major changes in the scope of the project during construction (i.e., unknown and/or unforeseen conditions). If approved, the Construction Managers will then bid the projects and manage the bidding, selection, and construction of the various sub-contractors and trades. The opportunity does exist that the CRA may pay less than the GMP as the actual bids for trade packages may be less than proposed in the GMP, resulting in savings that are returned to the CRA. Additionally, if any contingency remains after project closeout, that amount is returned to the CRA as well. In contrast, if the actual bids for trade packages are more than proposed in the GMP, the CRA will not pay more than the amount in the GMP.

The Construction Management teams for the projects include Oelrich Construction Management for SW 9th Street, and Brentwood Construction Management for SW 3rd Avenue.

Oelrich Construction Management has submitted a GMP to manage the bidding, construction, and coordination of SW 9th Street for the amount of \$1,995,411.00

Brentwood Construction Management has submitted a GMP to manage the bidding, construction, and coordination of SW 3rd Avenue for the amount of \$1,123,437.73.

The complete scopes of work and assumptions made in the GMP development are attached as backup to this item.

Fiscal Note: Funding has been budgeted in College Park/University Heights Redevelopment Area for the construction of SW 9th St and SW 3rd Avenue. Funding for the construction of utilities is to be provided by and coordinated with GRU and the City's Public Works Department.

RECOMMENDATION

CRA Executive Director to the CRA Board: 1) Hear presentation from staff and provide feedback, 2) Authorize the Executive Director to execute the Land Transfer Agreement and any supporting documents subject to the CRA Attorney's approval as to form and legality, 3) Recommend to the City Commission to authorize the City Manager to execute the Land Transfer Agreement and any supporting documents subject to the City Attorney's approval as to form and legality, 4) Approve the SW 9th Street 90% Construction Documents, 5) Approve Oelrich Construction Management's Guaranteed Maximum Price of \$1,995,411.00 to manage the bidding, construction, and coordination of SW 9th St, 6) Approve the SW 3rd Avenue 90% Construction Documents, and 7) Approve Brentwood Construction Management's Guaranteed Maximum Price of \$1,123,437.73 to manage the bidding, construction, and coordination of SW 3rd Ave.

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CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

COLLEGE PARK UNIVERSITY HEIGHTS REDEVELOPMENT BOARD

DOWNTOWN REDEVELOPMENT ADVISORY BOARD

EASTSIDE REDEVELOPMENT ADVISORY BOARD

FIFTH AVENUE PLEASANT STREET REDEVELOPMENT ADVISORY BOARD

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

ADJOURNMENT