

WSPP 2021-2024 Planning Tool

Proposed Action	PRCA Division	Project Title	Description of Project	Rationale	Order of magnitude anticipated cost (planning, community engagement, conceptual design, construction drawings, permitting and construction)	Proposed Project Kick-off	Proposed Construction Year	PRCA Division Ranking	PRCA Manager Comments from August-November 2020
Modify Project Scope	Cultural	Cultural Center Discussion / <i>Festival and Arts Park</i>	Original Project Focus - Development of a network of cultural amenities in the downtown area, a Cultural District, that includes enhanced existing amenities, new amenities, and enhancements to Downtown's public realm. Revised Project Focus - With the loss of the Alachua County Fairgrounds for the Hoggetowne Medieval Faire and other events, staff is proposing to develop a Festival and Arts Park.	The PRCA Vision 2020 identified a demand for a Cultural Center in Gainesville and earmarked \$10M for the project. The development of a Cultural District, a network of state-of-the-art cultural amenities within the downtown area, allows the city to both improve existing cultural amenities and expand the cultural offerings over time, while investing in the downtown area.	\$2,500,000	2021	TBD - Depends on land acquisition	Cultural Affairs - First priority	Cultural Affairs - A Festival and Arts Park is Cultural Affairs' Highest Priority. This Festival and Arts Park would become the official permanent home of the Hoggetowne Medieval Faire, with the potential to host other City-produced festivals or events, and be rented out to other entities wishing to have a festival or event.
Modify Project Scope	Cultural	Thelma A. Boltin Center Improvements	Upgraded or new building HVAC and safety systems to meet code requirements, building layout modifications to maximize space usability, including a new lobby and main entry, 2 multi-purpose activity rooms, restrooms, support areas, and public access to the backyard and a new 600-1,000 SF offstage building addition to provide performer greenroom, restroom, storage, and direct stage access (including ADA).	The Thelma A. Boltin Center is a historic landmark listed on the National Register of Historic Places and an active recreation center. The building was last renovated in 1999 and is due for a broad building system upgrade.	\$2,250,000	2020	2021	Cultural Affairs - Second priority	WSPP - Budget for design and permitting was approved by the City Commission on 11/5/2020. The cost shown in this spreadsheet represents the anticipated construction costs.
Modify Project Scope	Cultural	Hippodrome Theatre Improvements	Cinema renovation and other projects.	This is a historic building in Downtown Gainesville.	\$175,000	2022	2023	Cultural Affairs - Third priority	Cultural Affairs - Allocate additional funds to reach the \$500,000 earmark that was described in the Vision 2020 Master Plan for Hippodrome Improvements
Modify Project Scope	Cultural	Wilhelmina Johnson Resource Center Improvements	Evaluate the structural integrity of the tower and make repairs as necessary, replace damaged wood fascia board and porch, paint interior and exterior, upgrade kitchen, floors, plumbing, electric, lighting, windows, and other general improvements.	This is Gainesville's second oldest fire station. A structural evaluation is needed on the tower and the building is overdue for infrastructure improvements.	\$550,000	2023	2024	Cultural Affairs - Fourth priority	WSPP - Added master planning to the scope of work and increased the budget by \$25K. This was at the direction of the City Manager's Office during the City's CIP process.
Modify Project Scope	Cultural	Thomas Center "A" - Wi-Fi Infrastructure	Additional infrastructure to enhance connectivity at Thomas Center A.	Wi-Fi at the Thomas Center A Building would serve neighbors utilizing the space during events.	\$13,000	2023	2024	Cultural Affairs - Fifth priority	Cultural Affairs - asked for Thomas Center "A" to be added to Wi-Fi improvements. Staff's recommendation would be to increase the rental fee amount \$20 per event for all outside rentals (this does not include City meetings and events). The payback period for this infrastructure improvement would be just over 3 years.
Reallocate Funds	Cultural	Rosa B. Williams Center Improvements	Acquire property for parking lot. Start the design process once land is acquired. The goal is to create additional parking south of the building.	Land that the city had intended to purchase and develop into a parking area to support the Rosa B. Williams Center was sold to another entity (for > 10% over the appraised value). The opportunity is no longer available.	\$(100,000)				
Modify Project Scope	Ironwood	Ironwood Golf Course Improvements	Addition of a covered area (bandshell) with a small building close by to house bands and performers, replacement of 30-year-old irrigation well/pump. Add netting on the west side of the driving range. Improvements to accessibility.	Add amenities at Ironwood that support the facility being used for cultural events. The existing irrigation well/pump system is at the end of its useful life and needs replacement. The driving range has increased in popularity over the last year and netting is needed to prevent lost balls. Continue to improve accessibility throughout parks to allow all neighbors to enjoy these amenities.	\$350,000	2021	2022	Ironwood - First priority	Proposed addition by Ironwood Golf Course. City Manager - Add an area for a stage to hold concerts. Add amenities at Ironwood that support the facility being used for cultural events. Make Ironwood a cultural asset. Proposed addition by WSPP - Replace sections of the cart path that are undermined/broken.
Modify Project Scope	PRCA	Boulware Springs Historic Water Works Improvements	Evaluate the building and site for ADA compliance. Replace windows and carpet, paint interior and exterior, replace rotted decking and rail, update kitchen, HVAC, and other general improvements to allow the building to be programmed/rented.	The old water works building is a historical marker that deserves recognition and is currently in danger of falling into a state of disrepair. The building is currently boarded up.	\$550,000	2021	2022	PRCA - First priority	
Modify Project Scope	Nature Ops	Alfred A. Ring Park Improvements	Restroom renovations, pavilion repair, signage, wildflower garden infrastructure improvements, trail improvements and erosion repair/prevention, bridge and bridge approach repairs, evaluate boardwalks.	These improvements are much needed, will add a lot of value to the user experience, and ranked #1 on the original list of WSPP projects.	\$160,000	2021	2022	Nature Ops - First tier priority	Nature Ops - please note that additional funding is available from a donation to augment WSPP funding.
Modify Project Scope	Nature Ops	Boulware Springs Nature Park Improvements	Renovation of north entrance/trailhead/equestrian parking area: replace signage, fencing, replace bollards, water fountain, benches and other improvements. Repave walkway to rail trail.	This is consistently one of the most used and popular parks due to the Gainesville-Hawthorne Trail.	\$275,000	2021	2022	Nature Ops - First tier priority	
Modify Project Scope	Nature Ops	Split Rock Conservation Area Improvements	Acquisition of land rights for authorized access route and parking. Design and permit access route and parking. Construct access route and parking.	This park needs a dedicated public access point and parking to ensure user safety.	\$310,000	2022	TBD - Depends on land acquisition	Nature Ops - First tier priority	Nature Ops - This project was one of three grant-funded projects per an interlocal agreement with Alachua County in 2017 and is considered a high priority for both the City and County. 50% of the cost will be reimbursed. The total project cost was estimated at \$620,000.
Modify Project Scope	Nature Ops	Morningside Nature Center Improvements	Complete a master plan for the park and construct a new nature center and other necessary improvements, to include replacement of the Cypress Dome Boardwalk and North Boardwalk. Add construction of Tupelo Marsh overlook.	The Nature Center is reaching the end of its useful life. Boardwalks are closed due to safety concerns.	\$2,650,000	2022	2023	Nature Ops - First tier priority	Nature Ops - Proposed modification for the project to include replacement of the Cypress Dome Boardwalk and North Boardwalk. Add construction of Tupelo Marsh overlook (specifically mentioned as priority 2 item in 2016 voter-approved project list).

Modify Project Scope	Nature Ops	Sweetwater Wetlands Park Boardwalk Improvements - Prairie Tower and Solar Tower	Complete design, permitting, procurement and construction of the Prairie Tower and Solar Tower at Sweetwater Wetlands Park. Purchase electric vehicle to replace gas powered ATVs. Design and construct ADA improvements at the park. Replace boardwalks and decks that are failing.	Postpone project until construction prices come down. -- Increase project budget to support the construction of both the Prairie and Solar Tower. Design and construct ADA improvements at the park to provide access for all neighbors.	\$ 2,000,000	2023	2024	Nature Ops - First tier priority	Nature Ops - Proposed modification. Remove Solar Tower from scope of work. Add boardwalks and deck replacements.
Modify Project Scope	Nature Ops	Duval Park Improvements	Parking area, a new playground, trail connections, and signage.	Parking and connectivity will enhance the newly renovated boardwalk/trail system and make the park a more useful and safe space. A new playground is needed at the park to replace the one that was damaged in 2020.	\$ 175,000	2020	2021	Nature Ops - Second tier priority	Nature Ops - Proposed addition. This project should be added to the active projects list as a high priority.
Modify Project Scope	Nature Ops	Loblolly Woods Nature Park Improvements	Water quality and creek bank stabilization improvements - install overlooks and bridges to allow for appropriate user access, creek bank stabilization and restoration. Project may also include fencing and other improvements.	To improve connectivity between creekside trails and main trail (bridge needed on trail near office); to address the negative effects of erosion on water quality and the safety of existing trails.	\$ 300,000	2023	2024	Nature Ops - Second tier priority	Nature Ops - Proposed addition. Priority 3 on voter-approved 2016 list: "Improve trail connections, install new boardwalks, address erosion issues, replace signage, enhance bridge and creek overlooks, add overlook at 8th Ave., refurbish restroom and other building needs."
Modify Project Scope	Nature Ops	Bivens Arm Nature Park Improvements	Replace existing pavers, replace gates, repair/repave parking lot, install wayfinding signage, sidewalk repair.	These improvements are much needed, will add a lot of value to the user experience, and ranked #1 on the original list of WSPP projects.	\$ 150,000	2023	2024	Nature Ops - Third tier priority	
Modify Project Scope	Nature Ops	Gum Root Park Improvements	Renovate existing gravel parking area, replace fencing, gates, signage, benches, trash cans; construct low water crossing; install wayfinding signage.	These improvements are much needed, will add a lot of value to the user experience, and ranked #1 on the original list of WSPP projects.	\$ 70,000	2023	2024	Nature Ops - Third tier priority	
Modify Project Scope	Nature Ops	Clear Lake Nature Park Improvements	Install gravel parking area (pending addition of adjacent FEMA acquisition), replace bollards, fencing, signage, benches, trash receptacles, creek walkover bridge.	These improvements are much needed, will add a lot of value to the user experience, and ranked #1 on the original list of WSPP projects.	\$ 50,000	2024	2025	Nature Ops - Third tier priority	
Modify Project Scope	Nature Ops	Broken Arrow Bluff Nature Park Improvements	Replace fencing, signage, picnic table; trail improvements (steps, boardwalk and/or overlook).	These improvements are much needed, will add a lot of value to the user experience, and ranked #1 on the original list of WSPP projects.	\$ 110,000	2024	2025	Nature Ops - Third tier priority	
Modify Project Scope	Nature Ops	San Felasco Park Improvements	Replace signage, install culvert crossing from entry road to trail system, repave parking lot, low water crossing on main trail, replace bridge(s), install wayfinding signage.	These improvements are much needed, will add a lot of value to the user experience, and ranked #1 on the original list of WSPP projects.	\$ 300,000	2024	2025	Nature Ops - Third tier priority	
Modify Project Scope	Nature Ops	Colclough Pond Nature Park Improvements	Design, permitting and construction of a parking lot at SW 1st Way. Construct a gravel parking area with approximately 4 spaces. Replace bollards, fencing, signage, trash cans at Main Street entrance and install signage, trash cans, and benches at east entrance.	These improvements are much needed, will add a lot of value to the user experience, and ranked #1 on the original list of WSPP projects.	\$ 60,000	2024	2025	Nature Ops - Third tier priority	
Postpone Project	Nature Ops	Cofrin Nature Park - Complete Park and Construct New Nature Center	Complete planning, design and permitting. Expand parking area, repair or replace fencing, provide nature education programs, add nature playground features and other general park improvements.	Postpone project. Staff would like time to focus on standing up the new Nature Center at Hogtown Creek Headwaters Nature Park.		2024	2025		
Modify Project Scope	Nature Ops	Glen Springs Acquisition and Development	Acquire land and evaluate existing conditions, prepare springs restoration and development plan, implement plan.	Protect local natural resources.					Nature Ops - Proposed deletion. Too degraded to provide meaningful recreational or natural experience.
Add Project to WSPP Work Plan	Park Ops	Forest Park Improvements	Athletic field upgrades, site drainage, dog park, lighting, parking lot and basketball court improvements and other park enhancements to include lightning detection system.	Park acquired from the County in poor condition in 2017 during an annexation. The park was acquired after the creation of the "List of 99 Projects" that was supporting documentation for the WSPP Ballot Referendum.	\$ 2,100,000	2021	2022	Park Ops - First tier priority	WSPP - Proposed budget increase to expand improvements. Propose changing the start date from 2022 to 2021. A space for Roller Derby/Bike Polo is a possible consideration at Forest Park during redevelopment.
Modify Project Scope	Park Ops	Tom Petty Park Softball Field Improvements	Bleacher improvements (shade), accessible walkways, ballfield regrading, grassing and drainage improvements.	These are our designated softball fields and some improvements to the turf and grading will be a benefit to the groups that use them.	\$ 350,000	2021	2022	Park Ops - First tier priority	Park Ops - Proposed addition.
Modify Project Scope	Park Ops	Albert "Ray" Massey (Westside) Park Playground Improvements	Improvements to the playground at this 50+ year old park. This is the busiest park in Gainesville and the playground equipment is 15 years old, which is near the end of its anticipated lifespan.	One of the PRCA Vision 2020 goals is to create a fully accessible park in each quadrant of the city. Westside Park is the ideal location for a boundless playground. Autism spectrum appropriate play elements would be included in this project.	\$ 1,350,000	2021	2022	Park Ops - First tier priority	
Modify Project Scope	Park Ops	Citywide Park ADA Improvements	Walkway/sidewalk upgrades throughout park system to allow for accessibility: Possum Creek Park, tot lots (multiple), San Felasco Park, Cedar Grove Park, and Greentree Park	Continue to improve accessibility throughout parks to allow all neighbors to enjoy these amenities.	\$ 200,000	2022	2023	Park Ops - Second tier priority	
Modify Project Scope	Park Ops	Improve Bikeway and Trail Connections - Multiple Projects	Continue to make connections for greater bike and trail access throughout the City. Complete 6th St Trail to 39th Ave and then 53rd Ave; create NE 31st Ave Trail from NE 15th St. to Waldo Rd; create SE 8th Ave Trail from GTEC building to Waldo Road; create SE 15th St Trail from SE 8th Ave to Boulware Springs Park and Gainesville/Hawthorne Trail; finish Norton Trail west along NW 45th Ave from 34th St to Norton Elementary School; and create a trail from Depot Park to SE 16th Ave. and further to Williston Rd and the Sweetwater Wetlands Park.	Improved Bikeway and Trail Connections were identified as high priorities in the PRCA Vision 2020 Master Plan.	\$ 4,000,000	2021	Ongoing - Multiple projects	First priority from the 2020 Gainesville Neighborhood Survey / Park Ops - Second tier priority	Gainesville Neighborhood Survey Findings Report: Respondents indicated that the most emphasis from City leaders over the next two years should be on: 1) <i>availability of walking and biking trails in the city</i> , 2) the Wild Spaces and Public Places program, and 3) the appearance of city parks.
Modify Project Scope	Park Ops	Cora P. Roberson Park Improvements	ADA improvements (park is currently not accessible), parking lot resurfacing and lighting, new play equipment, new bollards, signage, basketball court upgrades (backboards, rims, striping, concrete repairs, LED lights, etc.)	Continue to improve accessibility throughout parks to allow all neighbors to enjoy these amenities.	\$ 300,000	2022	2023	Park Ops - Second tier priority	

Modify Project Scope	Park Ops	Kiwanis Challenge Park Improvements	Replace outdated playground with new ADA accessible playground and install pour-in-place surfacing, develop master plan for park, replace trash cans, benches, picnic tables, install new signage, and other park improvements.	Existing playground is nearing the end of its lifespan and is due for replacement. ADA improvements are needed.	\$ 825,000	2023	2024	Park Ops - Second tier priority	
Postpone Project	Park Ops	Woodland Park Improvements	Complete Woodland Park Improvements. Replace or repaint the basketball goals, baskets and poles; purchase and install four benches with Vernon Maxwell Basketball Court inscribed in the back of each bench; design and install new signage naming the court the Vernon Maxwell Basketball Court; remove the tree stump and unused metal pole adjacent to the court; replace lights or lamps that need to be addressed in conjunction with these renovations. Coordinate with GHA for the development of the future trail and exterior renovations to the Boys and Girls Club Building.	Postpone project. Waiting on partnership funding participation from Davin Woody/Houston Rockets. This group agreed to repaint the basketball courts, add Vernon Maxwell's signature on the western edge of the courts, and install a pavilion and a monument.		2023	2024	Park Ops - Second tier priority	
Modify Project Scope	Park Ops	Sweetwater Branch Park Improvements	New site furnishings, accessibility improvements, a new drinking fountain, electrical outlets, redevelopment of the children's play area, addition of space for street vendors and artists and other improvements.		\$ 150,000	2022	2023	Park Ops - Third tier priority	
Modify Project Scope	Park Ops	Smokey Bear Park Improvements	Master plan for newly acquired southern portion of property. Needs assessment for the existing building on site (the old Forest Service Office).		\$ 50,000	2024	TBD - Future round of WSPP	Park Ops - Third tier priority	
Postpone Project	Park Ops	New Multipurpose Field Athletic Complex and Professional Disc Golf Course Feasibility Study - beginning with land acquisition assessment	Complete Land Acquisition Assessment.	Postpone project. Waiting on a decision on the Koppers property.		2024	2025	Park Ops - Third tier priority	
Modify Project Scope	Recreation	Park and Field Lighting Overhaul	Replace existing field lights with energy efficient infrastructure and light additional multipurpose fields. Proposed fields to add lighting to include: Tom Petty Park Multipurpose Field, Fred Cone Park Softball Field, Multipurpose Field and Basketball Court.	There is a high demand for lit multipurpose fields. The only lit multipurpose field in Gainesville is Fred Cone Park.	\$ 1,265,000	2021	2022	Recreation - First priority	Recreation - Would prefer this as a priority over new constructions and over any other athletic improvements 22/23. Would have the most immediate impact on PRCA and public use.
Modify Project Scope	Recreation	City Pool Improvements - Façade and pool infrastructure enhancements	The pools are popular year-round destinations for lap swimming, aquatic classes and meets. The facilities are basic in their offering and would benefit from a facelift to turn them into attractive multi-generation recreational destinations.	Façade and lobby/ticketing area upgrades, poolside decking and concessions, and better accessibility will make the pools more inviting and welcoming. Parking lot reconstruction at H. Spurgeon Cherry Pool is needed for improved accessibility for all neighbors. A new roof is needed at H. Spurgeon Cherry Pool.	\$ 1,100,000	2021	2022	Recreation - Second priority	Recreation - Limit concessions to vending machines. WSPP - Added parking lot reconstruction and a new roof at H. Spurgeon Cherry Pool.
Modify Project Scope	Recreation	Albert "Ray" Massey (Westside) Park Recreation Center Renovation	Improvements to the recreation center at this 50+ year old park. Improvements to the recreation center may include room dividers; new cabinetry and amenities in the kitchen; adjustments to the front office space/lobby area; upgrades of ceilings and lights; possible changes to the quoins inside the building; and repainting the interior.	The recreation center is overdue for substantial infrastructure improvements.	\$ 850,000	2022	2023	Recreation - Third priority	Recreation - There are several items that I would like to see inside in terms of face lifts and cameras. Improvements should include room dividers to be repaired or replaced; new cabinetry and amenities in the kitchen, possible adjustments to the front office space/lobby area; upgrades of ceilings and lights; possible changes to the quoins inside the building; and repainting the interior.
Modify Project Scope	Recreation	Recreation Center Wi-Fi Infrastructure	Additional infrastructure to enhance connectivity at T.B. McPherson Recreation Center.	T.B. McPherson Recreation Center has a computer lab in need of updating to accommodate additional educational programming as well as resident needs. The proposed Wi-Fi would primarily serve the recreation center buildings.	\$ 50,000	2022	2023	Recreation - Fourth priority	
Modify Project Scope	Recreation	NE 8th Avenue and Waldo Road	Improvements at NE 8th Avenue and Waldo Road. Includes improvements to Citizens Field and the northeast complex multipurpose fields.	Work in partnership with the SBAC to redevelop the complex and merge with MLK Jr. Complex. Community participation will help guide improvements.	\$ 6,200,000	2024	2025	Recreation - Fifth priority	Recreation - Would the lease not be renewed for this if it moved towards us heavily renovating it and sharing facilities? Very vague in scope as well, lots of questions. Citizen Park multipurpose fields need to be included as well.
Modify Project Scope	Recreation	Cone Pavilion Event Space	Fred Cone Park Improvements to include a 10k sf pavilion like structure, parking to accommodate 2000 neighbors.	Provide a safe, welcoming space in east Gainesville for large community gatherings.					Recreation - Would prefer covered pavilions for existing basketball courts across city. Would prefer not to sacrifice the back field space.
Modify Project Scope	PRCA	PRCA Vision 2035 Master Plan	Update the PRCA Vision 2020 Master Plan to accurately reflect current needs and priorities.	Hire consultant to collect data and input on changes and revisions to the plan. A large amount of community engagement is paramount to the success of the update.	\$ 300,000	2023			
Reallocate Funds	PRCA	Solar Charging Stations	Install Solar Charging Stations in at least 7 City Parks.	A pilot program was previously conducted.	\$ (35,000)				
WSPP O&M		Operation & Maintenance Expenses funded by WSPP. Estimated at 7.5% of the project total.	Funds to cover O&M expenses for projects.		\$ 2,556,375				
Project Contingency		Contingency Funds estimated at 10% of the project total	Funds to cover unanticipated expenses for projects.		\$ 3,408,500				

				FY21-25 Projected Spend Total:	\$ 37,917,875
				Current Remaining Revenue Projection:	\$ 35,576,202
O & M at 7.5%	\$	31,953,000			
Project Contingency at 10%	\$	2,556,375			
	\$	3,408,500		Budget Shortfall:	\$ 2,341,673