

City of Gainesville

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



Meeting Agenda - Final

December 15, 2014

3:00 PM

Depot Building

Community Redevelopment Agency

*Craig Carter (Member)
Todd Chase (Member)
Helen Warren (Chair Pro Tempore)
Yvonne Hinson-Rawls (Chair)
Ed Braddy (Member)
Lauren Poe (Member)
Randy Wells (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[140577.](#)**Approval of the CRA October 20, 2014 Meeting Minutes (B)****RECOMMENDATION**

*CRA Executive Director to the CRA Board:
Approve of the CRA October 20, 2014 Meeting
Minutes*

[140577_MINUTES_20141215.pdf](#)

[140579.](#)**Cancellation of the January 19, 2015 Meeting in Observance of the Dr. Martin Luther King, Jr. Holiday (NB)****RECOMMENDATION**

*CRA Executive Director to the CRA Board: Cancel
the January 19, 2015 Meeting in Observance of
the Dr. Martin Luther King, Jr. Holiday*

EXECUTIVE DIRECTOR CONSENT[140554.](#)**CRA Project Summary (NB)**

Explanation: As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list.

CRA Wide

Façade Grant - The Façade Grant program is a competitive matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within the district. Applicants must commit to expending (at a minimum) a cash match equal to the grant funds sought in the application. Repairs/upgrades to the façade must be visible at all times from the building's exterior, and maintenance items are not eligible for grant funds.

Economic Development - On this agenda

Eastside Redevelopment Advisory Board (ERAB)

1717 SE 8th Avenue - On Agenda

GTEC Area Development - Staff continues outreach for the development of the GTEC Area.

GTEC Area Master Plan & Phase 1 Development -- The 13-acre GTEC Area Master Plan site is located between SE Hawthorne Rd and SE 8th Ave, and SE 20th St and SE 24th St. In 2011, CRA staff created a conceptual master plan for the site, that included an office and retail focused mixed-use development, aiming to retain GTEC graduate companies in east Gainesville and attract new businesses to the area. The plan was approved by the CRA Boards in 2011, and served as the basis of design for the current Master Plan project.

In Dec. 2013, CRA was granted a Partial Release of two mortgages encumbering unimproved sections of the GTEC parcels, making the land available for redevelopment. In Dec. 2013, CRA contracted Brown & Cullen Inc. to lead the design team for the GTEC Area Master Plan project. A joint kick-off stakeholder meeting for the GTEC Area Master Plan and the Former Kennedy Homes projects was held in Dec. 2013. In Feb. 2014, a 30% Conceptual Master Plan was presented to the public and approved by the CRA Board. A 60% Preliminary Master Plan was presented to the public and approved by CRA Boards in April. The 100% Final Master Plan was approved by Eastside Advisory Board in August and will be presented to the CRA board in the coming months.

CRA has been also working on creating private sector partnerships for commercial building construction on site. In March, CRA Staff issued an RFP seeking qualified developers interested in constructing new commercial or office buildings on about 9.3 acres of the total master plan area, located east of SE 21st St. The same month, the CRA Board approved a GTEC Land Development Phase 1 Construction Documents contract proposal from JBPro for civil engineering services. The project goal is to design and permit the required infrastructure to serve future building development on parcels no. 11340-0-0 and 11341-0-0. Preliminary submittal for Development Board Review and GRU permit were done in July.

To ensure a holistic development approach to the proposed short and long term improvements on site, CRA staff is currently working on branding the GTEC area and creating a phasing plan for the implementation of the project.

ERAB Residential Paint Voucher Program - Due to the success of the FAPS Residential Paint Voucher Program the CRA Board approved a sister program within the Eastside Redevelopment Area. The program meets the goal of the Eastside Redevelopment Plan by "Supporting and encouraging improved appearance and design of both public and private

projects. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant and/or paint programs, incentives, and partnerships with both the public and private sector.” Like the FAPS Residential Paint Voucher Program, the Eastside Redevelopment Area Program will provide an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. To date four homes have been completed and one applicant is in the process of painting their property, Staff is currently accepting applications.

Greater Duval Neighborhood Revitalization Initiative (NRI) - The CRA is pleased to participate in the Greater Duval Neighborhood Revitalization Initiative (NRI). The NRI is a program that aims to serve more families in an identified community by pairing the areas greatest social service providers and other community partners with the needs, aspirations, and goals of the identified community. The NRI empowers residents to revive their neighborhood and enhance the quality of life for families. A portion of the Eastside district has been identified to participate in the NRI, the area is bordered on the west by NE Waldo Road, on the South by E. University Ave, on the East by SE 31st St, and on the North by NE 12th Ave.

The NRI alliance is made up of Alachua County Habitat, the CRA, Neighborhood Housing Development Corporation(NHDC), Central Florida Community Action Agency, Rebuilding Together NCF, City of Gainesville, GRU, Gainesville Housing Authority, Mt. Carmel Baptist Church, and Suskin Realty. The NRI is a holistic effort that recognizes and builds on what is good in a neighborhood and on residents’ dreams both of which can be hidden by years of neglect. The NRI approach celebrates and enhances the abilities of everyone involved, residents’ drive this revitalization effort, the work of the NRI can include forming neighborhood watches, building or repairing houses, replacing heating and air units, roof repair, or building a community garden.

To that end the CRA launched a pilot partnership with Alachua Habitat for Humanity called the “Partnership for Paint” program. Habitat currently manages a program called “A Brush with Kindness” the program helps preserve homeownership by partnering with homeowners struggling to restore and maintain a safe and decent place to live. Habitat’s A Brush with Kindness program provides volunteer groups who come alongside and assist homeowners in completing minor repairs, painting, and other home maintenance. The program allows the CRA to offer a grant of up to \$500 to eligible home owners in the NRI area. The \$500 grant will be applied to the fee associated with participation in “A Brush with Kindness”.

Staff as well as Alachua Habitat is currently accepting application for the Partnership for Paint Program, we have completed 6 homes and expect to complete an additional 4.

5th Annual Gainesville Kids Triathlon at Citizen’s Field - On agenda

Downtown Redevelopment Advisory Board (DRAB)

SW 5th Avenue - The design of the SW 5th Avenue sidewalk and enhancements has reached 60% completion. Staff distributed the 60% plans to the appropriate departments for review and has since received comments from each department. Based on the comments received, the design team has been instructed to move forward with 90% design development.

Downtown Plaza - The project plans were submitted for Site Development Plan Review on November 4, 2014. Preliminary comments were received from the Technical Review Committee on December 2, 2014 and the plans were noted as "approvable with conditions." The Design Team will formally meet with the Technical Review Committee on December 10, 2014. The Team is scheduled to submit revised plans that incorporate the responses to the staff's comments in early January and has a goal of obtaining the Final Development Order in early March 2015.

Plans to close the Plaza for construction March 1, 2015 are moving forward and CRA and City of Gainesville staff are working with Plaza stakeholders and event organizers to assist in relocating programming to alternate Downtown locations during construction. CRA and City staff are also working on plans for upgrades outside the boundaries of the CRA redevelopment project which may include, but aren't limited to; painting, powerwashing, furniture replacement, turf and landscaping replacement, lighting enhancements and brick repairs.

The Lunchbox Café has chosen not to renew their lease; which expires December 9, 2014. The CRA is seeking a qualified tenant to operate a restaurant for the historic Bethel Station restaurant location. Responses are due December 8, 2014 and can be submitted via Screendoor at <<https://screendoor.dobt.co/gainesville-cra>>. Questions should be directed to Lynn Janoski, CRA Project Manager at janoskil@gainesvillecra.com <<mailto:janoskil@gainesvillecra.com>> or 352-393-8206.

Downtown Residential Paint Program - At the October 20, 2014 meeting the CRA Board approved moving forward with the Downtown Redevelopment Area Residential Paint Program. Staff has determined the phasing of the program with Phase I being the Porter's Neighborhood to begin in February 2015. Preparation of marketing materials is currently underway to announce the program to the Porters Neighborhood.

This program will provide an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. Applicant(s) will be responsible for turning in a complete application with required attachments, for pressure washing the exterior of their home, and meeting with staff to determine colors, quantities of

paint and painting supplies needed to complete an exterior paint job. Upon completion of their paint job and CRA inspection the applicant will record a Façade Preservation Easement insuring the applicant will maintain the paint job without any material change for five years.

Depot Park - On this agenda

Power District - Following the City Commission's first reading and approval of the rezoning and land-use ordinance on October 16, the application was sent to Tallahassee for a Large Scale Land-Use Amendment State review. Approval of the application was received by the City's Planning Department from the State and the second City Commission reading is scheduled for Thursday, December 18.

Other work related to the Power District includes the launch of the Utility Infrastructure Analysis & Sweetwater Branch Creek Daylighting Feasibility contract that was approved during the August CRA Board meeting. This includes the assembly of a Technical Advisory Committee comprised of GRU, Public Works, and St. Johns Water Management District representatives. An initial draft is expected to be presented to the Board in early 2015.

Lastly, the CRA has contracted with local architectural firm Walker Architects to conduct an Existing Building Needs Assessment for 9 former GRU buildings equaling approximately 71,000 sq.ft. The scope includes multiple existing structures formally occupied by GRU to determine their current conditions of structural, mechanical, environmental, and aesthetic components and what improvements might be necessary in order to prepare building shells for repurposing. This assessment will inventory and document the dimensions of each building and develop preliminary construction cost estimates associated with any proposed changes. The final report will assist CRA in tenant recruitment discussions, budgeting, and to determine if it's fiscally justifiable to rehab these structures.

South Main Street - After receiving over 350 comments to a stakeholder project survey released in September and October, CRA staff and the consultant team hosted a series of follow-up stakeholder and community events on Wednesday, November 19 to continue investigating possible improvements to South Main Street. The first event was a lunchtime walking tour and pedestrian evaluation of the corridor in which business representatives, property owners, and residents participated. Later that evening, the project team hosted a drop-in open house at First Magnitude Brewery from 4-7P. Attendees took part in an interactive series of themed stations in which feedback was solicited from participants. One of the stations focused on presenting and evaluating the proposed Planning Process Statement and 5 Planning Principles. Specifically we asked participants to place either green or red dots for their agreement or disagreement with the proposed statements. The 5 Planning Principles represent a summary of the comments, suggestions, and themes received from the over 350 responses submitted during the

initial stakeholder survey. These guiding principles will serve as the framework for future improvement concepts, strategies, recommendations, and priorities. The input that was received is now being organized and reviewed by the project team. Next steps include posting these project documents on the engageGNV website for additional stakeholder input/review and organizing the next series of events planned for January.

College Park University Heights Redevelopment Advisory Board

NW 5th Avenue (1300-2000 blk) - The design of the NW 5th Avenue corridor has reached 30% completion. The 30% plans were distributed to the appropriate departments for review and comment. Staff received comments from the respective departments on April 29th and has since instructed DRMP, Inc. to move forward with 60% design development. During this phase of design, DRMP, Inc. will be working closely with GRU to coordinate a design and layout for undergrounding the utilities along the corridor.

NW 1st Avenue Streetscape (1600-1900 blocks): Phase 2 - In summer 2012, CRA hired Perkins & Will and Causseaux, Hewett, & Walpole, Inc. (CHW) to produce a Basis of Design for the corridor. During that design phase, design team met with City department representatives and other stakeholders in order to develop a comprehensive and collaborative approach for the corridor. The Interim Basis of Design, dated April 2013, was the output of this collaborative effort and served as the starting point for the Phase 1: 15% Construction Documents project, led by CHW. Through extensive stakeholder engagement, design team developed a desired scope of streetscape improvements and created a conceptual street layout. The product of this process was the 15% Construction Documents, approved by the CRA Boards in April. The current Phase 2 Design contract, led by CHW, includes the full development of the 15% Construction Documents concept into a complete, permitted, set of construction documents ready for construction and installation. 50% Construction Documents was approved by the CRA Boards in September.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum - Construction documents have been completed for the building. The documents are currently being reviewed by one of the CRA's Construction Managers for cost estimating. Once a price is negotiated with the Construction Manager, CRA staff will present a GMP contract to the board for review and approval.

Neighborhood Spruce Up Program - The second round of the FAPS Residential Paint Voucher Program is on-going. Staff received 3 new applications in late September another applicant completed their paint job in late November. Additionally we will re-advertise the program to seek out additional applicants.

NW 3rd Ave. Sidewalks - On this agenda

Seminary Lane - CRA staff continues to meet with the GFHC Board to discuss the terms of a partnering on the redevelopment of the former Seminary Lane property. Both the CRA staff and GFHC continue to negotiate the terms of an agreement that both parties are satisfied with.

An option agreement has been executed with the City for the three city-owned parcels. We are preparing pre-development services for the parcels along with the two CRA owned sites.

Fiscal Note: None at this time

RECOMMENDATION

*CRA Executive Director to the CRA Board:
Receive project update from Staff*

[140555.](#)

Assignment of the Development Agreement for The Palms Condominiums (B)

Explanation: The Palms Condominium property was recently purchased from Southwest Second Avenue, LLC by Gville Palms, LLC. The Palms was subject to a foreclosure proceeding but prior to the property being sold at a foreclosure sale it was sold to Gville Palms, LLC. The development and disposition agreement was assigned to Gville Palms, LLC. Gville Palms, LLC has agreed to assume all the responsibilities, obligations and duties associated with the original agreement.

Gville Palms LLC is owned by the Ken and Linda McGurn. The CRA has worked successfully with other companies owned by the McGurns and recommends approving this assignment.

Fiscal Note: The 2014 TIF payment of \$77,575 which was not paid due to the project being in default will be appropriated via the amendatory budget and will be paid following approval.

RECOMMENDATION

CRA Executive Director to the CRA Board: Assign the development agreement for the Palms Condominium from Southwest Second Avenue LLC to Gville Palms LLC subject to form and legality by the CRA Attorney.

[140555 AGREEMENT 20151215.pdf](#)

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

[140580.](#)

CRA Thank You (B)

Explanation: Gainesville has seen tremendous progress since University of Florida President Bernie Machen took the reins in 2004. At this month's CRA Board meeting, Commissioner Hinson-Rawls and CRA Director Anthony Lyons will reflect on the legacy Dr. Machen has built and thank him for his contributions to the city.

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Hear presentation from staff.

[140556.](#)

5th Annual Gainesville Kids Triathlon at Citizen's Field (B)

Explanation: The 5th Annual Gainesville Kids Triathlon at Citizens Field was held on Sunday, October 5th at 1385 NE 14th Street. The CRA welcomed over 160 participants along with their families to the Eastside Redevelopment area for a day full of fun and excitement. All participated in 1 of 3 divisions: the junior division, the senior division, and the tri-4-fun division. All divisions included swimming, biking and running and all triathletes were ensured safety, guidance, and support throughout the race from well-trained volunteers. Full color t-shirts, custom finisher medals and swag bags were provided for each participant.

The 5th Annual Gainesville Kids Triathlon had participants from cities all over Florida: Jacksonville, St. Augustine, Ocala, Deland, Oxford, and Inverness just to name a few. CRA staff would like to thank all of our sponsors for their incredible support: DRC Sports, Oelrich Construction, The Chestnut Firm, Fit2Run, JMJ Engineering, Beef 'O' Brady's, Chain Reaction Bike Shop, the Gainesville Police Department, the Parks Recreation and Cultural Affairs Department, Gainesville Job Corps, and the School Board of Alachua County. We would also like to thank the NE Neighbors community; they were more than welcoming to this family event.

As one of the initiatives of the Eastside Redevelopment Plan is to "support neighborhood centers for social, recreation, and education opportunities", the Gainesville Kids Triathlon was created and held at Citizen's Field to do just that. While also encouraging youth to get outside and embrace the many benefits of physical fitness and healthy competition. We are also happy to share the wonderful community amenities of NE Pool, and Citizen's Field with participants and their families.

For race results, please visit the event website at www.GainesvilleKidsTri.com.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA Board: Hear presentation from staff

[140556_PRESENTATION_20141215.pdf](#)

[140557.](#)**1717 SE 8th AVE 100% Master Plan (B)**

Explanation: One of the largest undertakings of the Eastside Redevelopment area is the redevelopment of the 15-acre former Kennedy Homes site (1717 SE 8th Ave). Over the last year CRA staff along with JB Pro and EDSA Landscape Architects has completed a 100% Master Plan of the 1717 SE 8th Ave site. CRA staff is excited about the results of this Master Planning exercise, the design was heavily influenced by the public from the initial kick off meeting through the 30%, 60%, and now 100% Master Plan. CRA staff and the design team met with stakeholders and held community workshops to solicit their feedback through all phases of the design and now with the Board's approval staff is prepared to move forward with the next phases in order to execute the plan.

In October 2014 staff presented the 60% Preliminary Master Plan to the Board, the design highlighted the best features of the 30% Conceptual Master Plan concept 2 and concept 3. Now, the 100% plan brings it all together; it offers flexibility in product type, lot sizes, and green space. The plan emphasizes strategically placed green spaces and connectivity to the wetland on the east end of the property, offers a flexible mix of uses, and is adaptable to the density needs of the new developments as they may change with market fluctuations.

The 100% Master plan continues to define more specific elements of the Preliminary Master Plan. There is an emphasis placed on green spaces (pocket parks), wetland restoration, and connections through the development and to nature via walking trails. The design is strong and provides us with a road map for constructing a new high quality neighborhood that fits into the fabric of the surrounding area. As we transition into the implementation phase of the project and over the next few months, staff will focus on the following steps: develop scopes and contract proposals for zoning and land use, design plat, 1st phase construction documents, and environmental consulting services, develop project delivery strategies for the construction of individual homes, develop a marketing/branding package, creation of architectural and sustainable design standards for individual homes, and discuss ideas for how to work with banks or other financial institutions to assist in the financing of the site and homes.

Fiscal Note: Funding for this project has been budgeted in the ERAB 1717 SE 8th Avenue account as well as General Government funding sources.

RECOMMENDATION

CRA Executive Director to CRA Board: Approve the 100% 1717 SE 8th Avenue Master Plan.

[140557 PRESENTATION 20141215.pdf](#)

[140557 MASTER PLAN 20141215.pdf](#)

[140559.](#)**Grow Gainesville Fund and Capital Access Program (B)**

Explanation: Since its inception, the CRA's programs, incentives, and outreach have been primarily focused on real estate development and public improvements as the preferred tools to help alleviate slum and blight in CRA areas. Until 2010, direct assistance to businesses, excluding real estate developers, was been limited to façade grant and paint programs. Neither the CRA nor the City currently had more traditional economic development finance programs and incentives that are focused on alleviating slum and blight through economic investment in new business and job creation. After the real estate market shifted in 2008 and new private development was stalled, CRA staff has experienced an increase in inquires from non-real estate businesses requesting assistance. It became increasingly more challenging to effectively respond to these requests as the previously existing programs and incentives were focused on real estate, not business assistance.

In response to these factors, the CRA contracted with the National Development Council (NDC) in November 2009, to conduct a study and analysis related to Economic Development Finance resources. From this study, six concepts were approved by the CRA to move forward to policy and procedure development. Those six concepts were Infrastructure Fund, Pre-Development Fund, Leverage Fund, Jobs Grant, Non-Profit SBA 7(a), and SBA 504 Loan Fund. Following this study the CRA enacted the Grow Gainesville Fund and Capital Access Programs in 2010.

SBA 7(a) - Grow America Fund "Grow Gainesville Fund"

NDC, through their Grow America Fund (GAF), is the nation's largest SBA-licensed Small Business Lending Company that is owned and operated by a non-profit organization. NDC offers Community Partners a loan program which can leverage their capital by four to one, and lend to eligible businesses. The SBA does not make loans; it issues federal-government backed guarantees to lenders for a portion of the loan, as defined by regulations.

NDC has standard policy and procedures for their Grow America Fund. To establish a Grow America fund for the Gainesville CRA, two one-time actions are required:

- Enter into a Contract with GAF*
 - o This is done as an addendum to a Technical Assistance contract with NDC*
 - o Access to GAF is one of many benefits of having a Technical Assistance contract*
- Invest initial capital (minimum of \$250,000) to capitalize loan fund*
 - o Funding was shared across redevelopment districts in the FY2011 budget*
 - o This leveraged a loan pool of \$1,000,000 for CRA areas*

SBA 504 Loan Fund - Capital Access Program

This concept was to establish a local (CRA) revolving loan fund that would help reduce the 10% equity requirements of a borrower with an SBA 504 loan structure. The typical SBA 504 loan structure is:

- *50% from a primary lender*
- *40% from an SBA 504-approved lender*
- *10% borrower equity*

- *Eligible Uses*
 - o *Expand, acquire or start a business*
 - o *Purchase or construct real estate*
 - o *Refinance existing business debt*
 - o *Purchase equipment and inventory*
 - o *Provide working capital*
 - o *Construct leasehold improvements*
- *Amount - the amount of the CAP loan will be based on need and shall not exceed 50% of the equity required under SBA 504*
 - o *Minimum Amount - Loans less than \$5,000 will not be considered*
 - o *Maximum Amount - The maximum loan amount will not exceed \$35,000 or 50% of the equity required under SBA 504, whichever is less*
- *Rate - the rate of the CAP loan shall be a fixed-rate equal to the published (on the date of approval) Wall Street Journal Prime Rate minus two (2%). Under no circumstances, shall a loan be made with a fixed interest rate less than 4%*
- *CAP Loan Committee*
 - o *The Purpose of the CAP Loan Committee is to review, decline or approve CAP loans*
 - o *The CAP Loan Committee is made up of five members*
 - o *Composition:*
- § *The CRA Manager*
- § *One representative each from the area Citizen Advisory Boards, nominated by the Boards. Citizen Advisory Board representation on the CAP Loan Committee will rotate based upon the Redevelopment Area to the CAP loan before the Group for approval. The Citizen Advisory Board Members shall serve/vote only on those CAP loans in their respective Areas.*
- § *Three commercial lender representatives appointed by the CRA Board*

Since 2010, the Grow Gainesville Fund has had two loans including the Southern Charm Restaurant (\$315,000) and the Top restaurant (\$400,000). The Top paid off its loan in June 2014, and the Southern Charm Restaurant has an outstanding balance of \$264,951.16 of which the CRA's investment is \$66,237.16 which will be repaid over the remainder of the loan term.

Restaurant financing was especially challenging after the economic recession and it appears that bank lending to viable restaurant businesses has resumed. There is a relatively small pool of eligible businesses that would qualify for the Grow Gainesville Loan program in the CRA areas and the CRA has not seen strong interest in the program in the last two years.

The Capital Access Program has not been utilized since its inception.

At the CRA Board at the October 20, 2014 staff was requested to continue research and bring back review of incentive programs and further recommendations, and as a first step staff is bringing back a recommendations to discontinue two programs which are no longer needed.

Fiscal Note: If the Grow Gainesville Fund is discontinued the uncommitted investment of ~\$183,762.21 would be returned to the districts as follows ~\$20,213.84 to Eastside, ~\$14,700.98 to Fifth Avenue/Pleasant Street, ~\$101,069.22 to College Park/University Heights, and ~\$47,778.17 to Downtown). These funds would be appropriated in the amendatory budget. The remained of the CRA's initial investment in the fund are for the active Southern Charm Kitchen loan and will be paid back to the districts over the remainder of the loan term.

RECOMMENDATION CRA Executive Director to the CRA: Discontinue
Grow Gainesville Fund and Capital Access
Program

[140559_PRESENTATION_20151215.pdf](#)

[140561.](#)

Depot Park Phase 2: Park Construction (B)

Explanation: Depot Park is comprised of a series of projects being implemented by multiple agencies to convert 32-acres of industrial wastelands into a premier urban park and sub-regional stormwater management facility. Depot Park, as a component of the Power District, is an important redevelopment project that aims to reutilize lands with the purpose of creating a unique recreational, cultural, and natural environment that works in tandem with economic development initiatives within the downtown core.

The original idea for Depot Park was first conceived in the mid-1980s. Since its inception, Depot Park has been on the cutting edge of environmental, engineering, cultural, and land resource planning. The citizen involvement for Depot Park has spanned decades and has influenced and resulted in the vision that is being implemented today. Depot Park is a designated Brownfield site, thus the first several phases of construction have focused on the remediation of soil and water contaminants in preparation for the land to be used as a public park. The first major construction project began in 2005 with the Former Gas Depot remediation and construction of the first stormwater ponds on the property. Between 2009 and 2014 progress continued including the remediation of the Manufactured Gas Plant (MGP) contaminants, remediation of non-MGP contaminates (i.e., arsenic), construction of the main stormwater pond, and rehabilitation of the historic Depot.

Now that the property has been remediated, the next step is to enter the

construction phase for the park. At the June 2014 CRA Board meeting staff presented the 60% design for the park and was authorized to proceed with the construction documents. In September 2014, after the completion of the Stormwater Pond construction and non-MGP remediation projects, the site became available to be surveyed, thus enabling the design team to progress the drawings to 90%.

At the October 2014 CRA Board Meeting, the CRA Board requested staff to bring the drawings to the Bicycle Pedestrian Advisory Board (BPAB) for review and comment due to concerns expressed regarding the shared-use path and potential bicycle / pedestrian conflicts. Prior to meeting with the BPAB, the design team thoroughly reviewed turning movements from the perspective of the most limiting bicycle configurations that may utilize the park (i.e., Bicycles with trailers, the articulating "Gator Bike") and CRA staff met with various interested citizens to gain additional insight. As a result, adjustments to the design were made including round-a-bouts at path intersections, additional paving, and an access ramp onto the promenade from SE 4th Street. CRA staff presented the 90% plans to the BPAB on November 20, 2014. The BPAB expressed enthusiasm for the project and appreciation for the thoughtfulness in the design and recommended for the project to enter the construction phase.

The overall design for Depot Park is inspired by the story of Gainesville. Drawing from themes of history, culture, industry, art, ecology, and technology, Depot Park will be a game changer for Gainesville and will be a place where people of all ages can visit and enjoy a myriad of activities. Features planned for the park include a children's play area, interactive fountain, walking/biking trails, picnic pavilions, a park restroom, water's edge promenade, gateway entry features, lighting, landscaping and lawns. An amphitheater is also planned for the park; however, it is not included in this phase of park construction. Plans for the amphitheater will be brought in the near future to the board for discussion. The infrastructure for the park has been designed to be flexible and adaptable so it accommodates future uses as the park evolves over time, including supporting a future amphitheater. The complete 90% Construction Documents can be downloaded at the link provided below:

<https://www.dropbox.com/s/0e048ndh2fq69mt/2014.12.02_Depot%20Park%2090%25.pdf?dl=0>

Oelrich Construction, Inc., the Construction Manager selected for Depot Park, has submitted a Guaranteed Maximum Price (GMP) for the construction of the Depot Park Phase 2 in accordance with the 90% Construction Documents and Value Engineering (VE) items. The GMP for Depot Park Phase 2 is \$5,998,804.00. The GMP represents 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, major scope changes request by owner). If approved, the Construction Manager 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. 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. Furthermore, the Construction Manager contract allows for the use of the "Owner's Direct Purchase Program" (ODP). The ODP permits the CRA to enter into direct purchase agreements with suppliers, which involves the opening of Purchase Orders directly with vendors allowing the CRA to take advantage of tax exempt status. Savings from the use of the ODP is estimated to be \$120,000.

Should the park be approved to enter the construction phase, the following steps will ensue:

- A construction administration contract will be brought to the CRA Board in February 2015. This scope of work will include the design team in the construction phase of the project for construction meetings, submittal and shop drawing reviews, field orders, responses to requests for information from sub-contractors, pay application reviews, engineer supplemental instructions, weekly site meetings, final survey, permit close-out, etc.
- An update on the amphitheater will be brought to the CRA Board
- The Development Review Board will hear the project in February 2015 for the site permit
- The FDEP will review the project for permit approval (anticipated February 2015)
- The project will be advertised for bid by the Construction Manager
- Public involvement plans will be developed for the construction phase
- Construction timeframe estimated April 2015 - April 2016
- Park opens Spring 2016

Fiscal Note: Funding for this project has been designated and appropriated from several sources over several years and includes the following: Depot Park Tree Mitigation (\$7,720.00), Public Works Department (for pond railing: \$243,688), Misc. Grant Funds (for park trail: \$362,344), 2005 City Internal Revenue Bond (\$369,814), Campus Development Agreement (\$1,000,000), Urban Development Action Grant (\$1,167,866), and 2015 City Internal Revenue Bond (\$3,500,000.00).

RECOMMENDATION

Bicycle Pedestrian Advisory Board to the CRA Board: Approve Depot Park, Park and Recreation Elements to enter the construction phase.

Downtown Redevelopment Advisory Board to the CRA Board: 1) Approve the Depot Park 90% Construction Documents, and 2) Approve Oelrich Construction, Inc. Guaranteed Maximum Price of \$5,998,804.00 and accept Value Engineering

items to construct Depot Park Phase 2.

CRA Executive Director to CRA Board: 1) Approve the Depot Park Phase 2 90% Construction Documents, 2) Approve Oelrich Construction, Inc. Guaranteed Maximum Price of \$5,998,804.00 to construct Depot Park Phase 2, 3) Authorize the CRA Director to execute "Exhibit E", the official Notice to Proceed accepting the GMP for the Construction Management Contract, and 4) 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.

[140561_PRESENTATION_20141215.pdf](#)

[140561b_90% DOCS_20141215.pdf](#)

[140561c_90% GMP_20141215.pdf](#)

[140561d_NOTICE TO PROCEED_20141215.pdf](#)

[140561e_ARTICLE_20141215.pdf](#)

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT