

City of Gainesville

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



Meeting Agenda - Final

February 19, 2018

3:00 PM

City Hall Auditorium

Community Redevelopment Agency

*Adrian Hayes-Santos (Chair)
Harvey Ward (Chair Pro Tempore)
Helen Warren (Member)
Charles Goston (Member)
Lauren Poe (Member)
Harvey Budd (Member)
David Arreola (Member)*

CALL TO ORDER**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[170777.](#)**December 17, 2017 CRA Meeting Minutes (B)***Fiscal Note: None***RECOMMENDATION***CRA Secretary to the CRA Board: Approve the minutes of the December 17, 2017 meeting.*[170777_MINUTES_20180219.pdf](#)**EXECUTIVE DIRECTOR CONSENT**[170778.](#)**RFQ (Request for Qualifications) Award - Continuing Construction Management Professional Services for Minor Projects (B)**

Explanation: This task reflects a joint effort between CRA, the City and GRU with review and approval by the Senior Assistant City Attorney, and coordinated by the General Government (GG) Procurement Division. The goal of the RFQ was to attract a pool of qualified Construction Management firms to work under a single contract for Minor Projects (a Minor Project is defined as a project with an estimated construction cost of less than \$2,000,000). The contract will be used by CRA, GG and GRU as projects arise. Historically each entity issued its own solicitation for continuing contracts involving Construction Management for Minor Projects.

On September 18, 2017, the GG Procurement Division solicited responses to a Request for Qualifications (RFQ) for Continuing Construction Management Professional Services for Minor Projects. 613 firms were notified through the City of Gainesville's bid distribution software 'Demandstar.' On October 2, 2017, a non-mandatory pre-bid meeting was held and at the bid close on October 23, 2017, 11 submissions were received (including one from an African American owned firm and one from a Service Disabled Veteran owned small business). After thorough evaluation by a committee made up of representatives from the three interested entities (GG, CRA and GRU) all 11 submissions were deemed qualified to move forward for recommendation. Those Qualified Companies are as follows:

AKEA, Inc.

BBI Construction Management, Inc.

Charles Perry Partners, Inc.

D&M Construction dba Foresight Construction Group, Inc.

D.E. Scorpio Corporation

J. E. Decker Construction Group, LLC

Joyner Construction, Inc.

Oelrich Construction, Inc.

One Day Came, Inc.

Scherer Construction of North Florida, LLC

Wharton-Smith Inc.

The initial contract, which will commence upon final contract execution, will continue for three years, subject to funding in subsequent fiscal years, and may be extended for one (1) additional two-year period. The initial base contract shall set a not-to-exceed percentage fee for overhead and profit. Alternatively, a lump sum amount which can vary according to the type and quantity of services to be rendered may be agreed to prior to commencement of each individual job.

The CRA, GG and GRU will award work to these firms on a project specific basis, based on a firms' understanding of the project scope, specific expertise and ability to complete the project as well as the project completion time and cost. For projects with a cost estimated to exceed two million dollars, or when it is deemed to be in the best interest of the CRA, GG or GRU, a separate Request for Qualifications will be issued requesting project specific submittals from the list of qualified professionals submitted to the City Commission.

Typical projects include, but are not limited to roadway, storm water, streetscapes, lighting, creek and/or wetland restoration, structures, solid waste projects, infrastructure improvements, water, wastewater and reclaimed water underground piping as well as water treatment and water reclamation plant equipment, structure rehabilitation or new construction, remodeling, park improvements, commercial buildings, Model Block homes, Historic rehabilitation and/or adaptive reuse, and more. Engineering Professional Services are performed by OWNER-retained design professionals, or completed in-house.

At its December 7, 2017 meeting, the City Commission approved

unanimously to Approve the listing of Qualified Construction Management Professional Services firms; Authorize the CRA Executive Director, City Manager and General Manager or their designees, to initiate contract negotiations with the qualified firms; and Authorize the CRA Executive Director, City Manager and General Manager or their designees, upon successful negotiations, to execute agreements for Professional Construction Management for Minor Projects for the initial term of 3 years from date of contract; subject to approval of the City Attorney as to form and legality. At this time the CRA is seeking approval of the same from this Board.

Fiscal Note: Funding for projects falling within the scope of Construction Management for Minor Projects is budgeted in the Capital Improvements budgets of the CRA, GG and GRU departments requiring this service for FY 2018 and will be budgeted in future years as required.

CRA Executive Director to the CRA Board: 1) approve the listing of Qualified Construction Management Professional Services firms; 2) authorize the CRA Executive Director or designee, to initiate contract negotiations with the qualified firms; and 3) authorize the CRA Executive Director or their designee, upon successful negotiations, to execute agreements for Professional Construction Management for Minor Projects for the initial term of 3 years from date of contract; subject to approval of the City Attorney as to form and legality.

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ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

[170780.](#)

Amendment of CRA Purchasing Policy (B)

Explanation: On May 16th, 2016 the CRA Board approved a revision to the CRA Purchasing Policy to enhance opportunities with small businesses. Changes included: 1) the establishment of a service-disabled veteran business enterprise category; 2) an increase in the number of required written quotes to three with one of the quotes from a small business; and 3) a 5% preference applied to small businesses in qualifications-based solicitations above \$50,000. The purpose for the Policy revision was to increase spend with small, minority and women-owned local businesses.

Since the 2016 revision, the City Commission updated the Purchasing Policy of the City of Gainesville to bring the Policy in line with current professional procurement standards (approved July 6, 2017, resolution number 170116). The goal of the changes was to update the Purchasing Policy to better serve internal and external customers through improved efficiencies and a more effective procurement process.

This administrative update to the CRA Procurement policy would bring the policy in-line with the City's most recent revisions and would provide effective support for businesses that want to work with the CRA.

Proposed revisions include:

- § *Using language that is clear and easy to understand*
- § *Updating procurement related definitions*
- § *Aligning the quote threshold to present-day levels of peer cities and utilities*
- § *Clarifying lobbying and black out period requirements during solicitations*
- § *Adding a monetary cap to the 5% preference to small businesses*
- § *Applying the preference only when the Local Preference Ordinance does not apply*
- § *Increasing the threshold for CRA Board approval to \$100,000*
- § *Raising the waiver amount for first time orders with a small business*
- § *Modifying surplus sales thresholds and clarifying requirements for sales/donations*

Fiscal Note: None

RECOMMENDATION

CRA Executive Director to the CRA Board: Adopt proposed changes to the CRA purchasing policy to mirror recent policy changes made by the City of Gainesville, adopted July 6th, 2017 by Resolution 170116.

[170780A PRESENTATION 20180219.pdf](#)

[170780B RESOLUTION 20180219.pdf](#)

[170780C POLICY 20180219.pdf](#)

[170779.](#)

CRA Project Summary February (B)

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, Project Manager, Jessica Leonard - 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 each district. Staff is pleased to announce our interactive CRA District Wide Map has afforded the opportunity and empowered multiple area stakeholders to verify eligibility by visually showing address verification.

Enthusiastically, staff is proud to announce that we have reached our 100th façade grant milestone of the program with the application pending board approval. Staff would like to credit the success of this program to prior façade grant awardees and overall awareness in each district as a continued effort is placed in concentrated outreach and community engagements. We currently have multiple façade grant projects underway across the four redevelopment areas and have multiple applications pending approval.

Strategic Planning - On this Agenda

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Shawn Moss - On November 22, 2016, the City's Development Review Board approved the design plat (a preliminary and temporary development order that is a prerequisite of either a final plat or conditional final plat) for the Heartwood Subdivision, and on January 19, 2017, the City Commission approved the design plat. On January 4th 2018 the City Commission approved the final plat. There were several legal documents that must also be approved and filed prior to the City commencing construction on the property or selling lots. These documents include; Final Plat, Conservation Easement, Declaration of Covenants, Conditions and Restrictions for Heartwood Community, Articles of Incorporation and Bylaws of Heartwood Community Homeowners' Association Inc. City staff has reviewed these documents and found that they comply with the required standards. Staff has worked with the Department of Doing and legal to record the final plat, conservation easement, articles of incorporation, by laws and declarations, which were the final steps for permitting and site work to begin. Staff is also working with City Purchasing to advertise for building contractors to produce the newly designed Heartwood homes.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The CRA entered into an agreement with the Cotton Club to provide matching funds for a Division of Cultural Facilities Grant to complete the renovation project. At this time, the Cotton Club has nearly expended the CRA's funding with approved work on the project. At its June 19, 2017 meeting, the CRA Board approved the request for an extension of the agreement until December 31, 2017. The Cotton Club has completed the

grant requirements per the Agreement. Staff will keep the Board apprised of any opening dates, events, etc. as they are conveyed.

Cornerstone Phase 1 Development, Project Manager, Stephanie Seawright--

Construction on the site continues to move forward and is on track for a May 2018 completion date. Concept Companies has started construction on Merrieux building with a projected completion date of April 2018.

Staff is working with legal to execute the final purchase agreement with Concept Companies and completing the Condominium Association development.

Gainesville East -A marketing initiative is underway and is using the momentum of larger projects such as Heartwood and Cornerstone to attract attention and investment to the Eastside, while preserving what makes it unique. Outdoor posters have been put up in four locations throughout the Gainesville area and a landing page for the website (gainesvilleeast.org) is live. We are also using social media to build a community, share ideas and resources, and show what the CRA and others are working on in East Gainesville.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Jessica Leonard - We are enthusiastic to announce the Residential Paint Program has been enriched to now provide applicants by right of address with a voucher for paint, pressure washing, and painting supplies with the increased amount of up to \$750 to be used for the exterior painting of their home. In addition, the CRA will be responsible for providing a professional power washing services for the approved homes.

We have six (6) homes power washed and ready for paint to have them completed by the end of the month. We are currently accepting applications, and have recently approved six (6) applications in the ERAB area. Staff anticipations to have an increase of applications with this new enhancement of the program and continued communication with active involvement in the community. We have painted fourteen (14) homes to date.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Stephanie Seawright - CRA launched a partnership with Alachua Habitat for Humanity called the "Partnership for Paint" program. 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 Habitat for Humanity's "A Brush with Kindness" program. As of November 2017 the partnership has completed 25 homes in the Greater Duval Neighborhood. Additional work through the NRI includes the development of new gateway signage, homeownership, and mentoring and mentoring programs.

Downtown Redevelopment Advisory Board (DRAB)

Cade Museum, Project Manager, Andrew Meeker - Following the CRA Board's approval of the Development Agreement terms at their April 2017 meeting, Staff is actively coordinating with the Cade and their construction efforts. Substantial completion occurred in the Fall of 2017 with the grand opening scheduled for May 19, 2018.

Downtown Plaza, Project Manager, Nigel Hamm - In 2017 Bo Diddley Plaza hosted many new and recurring events. With additional rentals and free community classes (Zumba, yoga & Capoeira) the plaza has increased its programming from 2016. Patticakes and Streamers continue to supply sweet treats and refreshments to the downtown. Recurring Events '17: Labor Daze, The Fest 16, Changeville, Pride Festival & March, UF HealthStreet Night of Dance and Downtown Latino

New Events '17: The Great Gainesville Car Show, Texas A & M Midnight Yell, Orange & Blue Festival, Culture Festival, Living Legacy "Church at The Park"

2018 Upcoming New Events: India Republic Day Festival 1/27, Swampland Music Festival 2/3, UF Dance Marathon Sponsors Festival 2/17

*Event Information: www.bodiddleyplaza.com
<<http://www.bodiddleyplaza.com>>*

Downtown Redevelopment Area Residential Voucher Paint Program, Project Manager, Jessica Leonard - We are enthusiastic to announce the Residential Paint Program has been enriched to now provide applicants by right of address with a voucher for paint, pressure washing, and painting supplies with the increased amount of up to \$750 to be used for the exterior painting of their home. In addition, the CRA will be responsible for providing a professional power washing services for the approved homes.

We have three (3) homes power washed and ready for paint to have them completed by the end of the month. We are currently accepting applications, and have recently approved two (3) applications in the DRAB area. Staff anticipations to have an increase of applications with this new enhancement of the program and continued communication with active involvement in the community. We have painted eight (8) homes to date.

Depot Park, Project Manager, Ori Baber - The installation of shade sails in the playground is scheduled to be complete in December. During construction, the rest of the park, including the splash pad, pavilion, promenade, and overlooks will remain open to the public. Check the Depot Park calendar for a list of on-going programs and events (<<http://www.depotpark.org/events>>).

Historic Depot Building, Project Manager, Ori Baber - The 'Pop-a-Top General Store' and 'The Boxcar' at the Depot Building continue to provide refreshments, snacks, and live entertainment to visitors to Depot Park and the Downtown area. Staff is working with Parks, Recreation, and Cultural Affairs and City Facilities to develop a transition plan. Per the lease agreement, Staff is working with the tenant to install a 6ft kitchen hood in the Depot Building which will allow greater food offerings.

Power District, Project Manager, Andrew Meeker - Following the Board's award of the Master Developer ITN Solicitation with Cross Street Partners in October 2017, Staff along with the developer are working on a Memorandum Of Understanding between the CRA/GRU/City and Cross Street Partners that will outline the potential "deal points" of a forthcoming development agreement. Concurrently, Cross Street Partners is continuing their outreach efforts to local, regional, and national partners that are interested in the Power District.

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Andrew Meeker - The CRA continues to serve as a participant in the many on-going private public partnership discussions between the University of Florida Development Corporation (UFDC) and private development. The northern extension of the SW 9th Street greenway from SW 2nd Ave. to SW 1st Ave. is in the conceptual planning phase. As this and other potential partnerships develop, Staff will return to the Board for any necessary approvals.

NW 5th Avenue (1300-2000 blk), Project Manager, TBD - The preliminary electrical undergrounding design with the required electrical easement locations has been received from GRU, providing the CRA a basis for beginning easement acquisition discussions with property owners. The electrical undergrounding easements required are extensive and involve many properties along the entire project corridor from NW 13th Street to NW 20th Street. The CRA is in the process of procuring professional services to evaluate and determine potential electrical easements reduction (quantity and sizes). The stakeholders along this corridor are numerous. The CRA project manager continues to meet with individual property owners along the corridor to determine the feasibility of the acquisition of all of the easements required for both the undergrounding of the electric utility and the uninterrupted connection of the sidewalks on the southern side of NW 5th Avenue. Once the reduction of the electrical easements (sizes & quantities) has been determined and the private property outreach process is completed over the coming months, the Board will receive a presentation on the status of the undergrounding feasibility as well as the overall project, including cost estimates.

The Standard Development Agreement, Project Manager, Sarah Vidal-Finn - Following the November Board update, Staff is working closely with representatives from The Standard to monitor their progress

related to the necessary Certificate of Completion as well as verifying compliance with the terms of the executed Development Agreement.

NW 1st Avenue Streetscape between NW 16th St and NW 20th St, Project Manager, Tricia Lopez - Project #1 Underground Infrastructure & Roadway Improvements is complete. This includes the entire underground infrastructure, specifically, conduit network for COX, AT&T, GRU Gas, GRU Water, GRU Electric (Primary and Secondary), street lighting, tree root infrastructure (Silva Cells), and tree irrigation and receptacles. Aboveground work included sidewalks, parking lanes and roadway. GRU Gas and GRU Water improvements are serving residents and businesses. The roadway is complete and will be final paved once all of the utility poles are removed. Street lighting is in place and waiting for transformer install by GRU on the 1700 block to be turned on.

Project #2 Utility Conversions and Streetscape Improvements is ongoing, with substantial completion anticipated in February 2018, with final completion in March 2018. GRU and Cox completed their overhead lines into the new infrastructure for the entire project in late January. AT&T is still working to relocate their overhead lines into the new infrastructure for the entire project. Once all conversion work is complete, CRA contractors will remove all utility poles, replace all temporary concrete by poles with permanent concrete, install site furniture and dumpster enclosures, and install final asphalt layer and power wash the street.

Staff is working with stakeholders, local artists, Cultural Affairs, and GRU electric, on design and installation of murals on various dumpster enclosures, walls and utility enclosures along the street.

To date, 20 grants, with a total CRA investment of up to 300,000, were approved to support local property and business owners and encourage curb appeal improvements on private properties.

South Main Street, Project Manager, Andrew Meeker - The Construction Guaranteed Maximum Price (GMP) contract has been executed, the Notice To Proceed for construction has been issued, and the construction plans are approved and permitted. Construction has officially begun with work along the northeastern boundary of Depot Park. Construction is scheduled to take approximately 12 months while north and southbound traffic remaining open and operational with maintenance of traffic facilities in place to maximize safety. The project website that will serve as the communications hub for the project is launched at www.destinationsouthmain.com <<http://www.destinationsouthmain.com>> Businesses, residents, and stakeholders are being informed on the project progress via on-site meetings, physical and electronic newsletters, press releases, and social media.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones Museum & Cultural Center, Project Manager, Stephanie Seawright -

On February 26, 2017 the A. Quinn Jones Museum & Cultural Center was opened. The hours of operation for the public are Sunday - Thursday 12:00 pm - 5:00 pm with appointments being available for Fridays and Saturdays.

Staff is currently working with Manley Design and PRCA/WSPP to come up with a landscaping design which will incorporate the trailhead for the Heritage Trail.

The CRA and PRCA staff is meeting regularly to ensure a seamless transition of the project.

Fifth Avenue/Pleasant Street Redevelopment Area Residential Voucher Paint Program, Project Manager, Jessica Leonard

We are enthusiastic to announce the Residential Paint Program has been enriched to now provide applicants by right of address with a voucher for paint, pressure washing, and painting supplies with the increased amount of up to \$750 to be used for the exterior painting of their home. In addition, the CRA will be responsible for providing a professional power washing services for the approved homes.

We have two (2) homes power washed and ready for paint to have them completed by the end of the month. We are currently accepting applications, and have recently approved two (2) applications in the FAPS area. Staff anticipations to have an increase of applications with this new enhancement of the program and continued communication with active involvement in the community. We have painted fifteen (15) homes to date.

Historic Heritage Trail, Jessica Leonard, Project Manager -

The Heritage Trail is a multipath tour that takes visitors throughout the Fifth Avenue | Pleasant Street District. Staff feels by functioning as an 'outdoor museum' the tour will open doors to the history of the neighborhood and provides connections to the "Untold Stories of Hope" for Gainesville as whole. The tour will be different from other historic districts in content, visual signage and appeal. Staff is enthusiastic about the connections and mindfulness this project will add to overall cultural tourism for those willing to take part in the call of action that often follows knowledge, awareness, and social interactions. The focus of this approach, spending more time in telling the stories of the people who lived and walked these same streets, than on the infrastructure and architecture, will allow tour visitors to experience more of the human spirit. The six (6) subject matter signs (and one at the trailhead) will provide specific information on the neighborhood heritage through themes of: Civil Rights, Education, Family, Spiritual Life, Businesses, and Arts and Music. The A. Q. Jones Museum & Cultural Center serves as both a stop on the trail route and the trail head.

Staff is still collaborating with the City's Parks, Recreation, & Cultural Affairs department, The Department of Doing, Matheson Museum, University of Florida, and Public Works Department, and various local community organizations. The Heritage Trail will provide opportunities to impact the entire Fifth Avenue | Pleasant Street neighborhood through improved cultural tourism and community connections. GCRA is continuing to move forward with the project by contracting with MAM Exhibit Design (Exhibit Designer for the A. Q. Jones Museum) to design, coordinate and implement the trail; additionally, Sculptor Leslie Tharp has been brought aboard to design the four boundary markers and the subject sign holders and looking to partner with a local landscape company for identified needs of streetscape improvements. The boundary markers will to be placed at entrances to the neighborhood to let visitors know that they've arrived at a unique experience.

Seminary Lane, Project Manager, Stephanie Seawright - In October 2016, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards, the majority owner of the site, approved to sale of the entire 6.55 acre Master Plan of the Seminary Lane Project. CRA Staff in conjunction with the Gainesville Florida Housing Corporation selected Bosshardt Realty as the listing agent for the development. The agreement between all parties expired in December 2018. Staff will be discussing with the GFHC and the GHA the future of the agencies' working relationship.

Fiscal Note: None at this time

RECOMMENDATION

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

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

MEMBER COMMENT

CITIZEN COMMENT

ADJOURNMENT