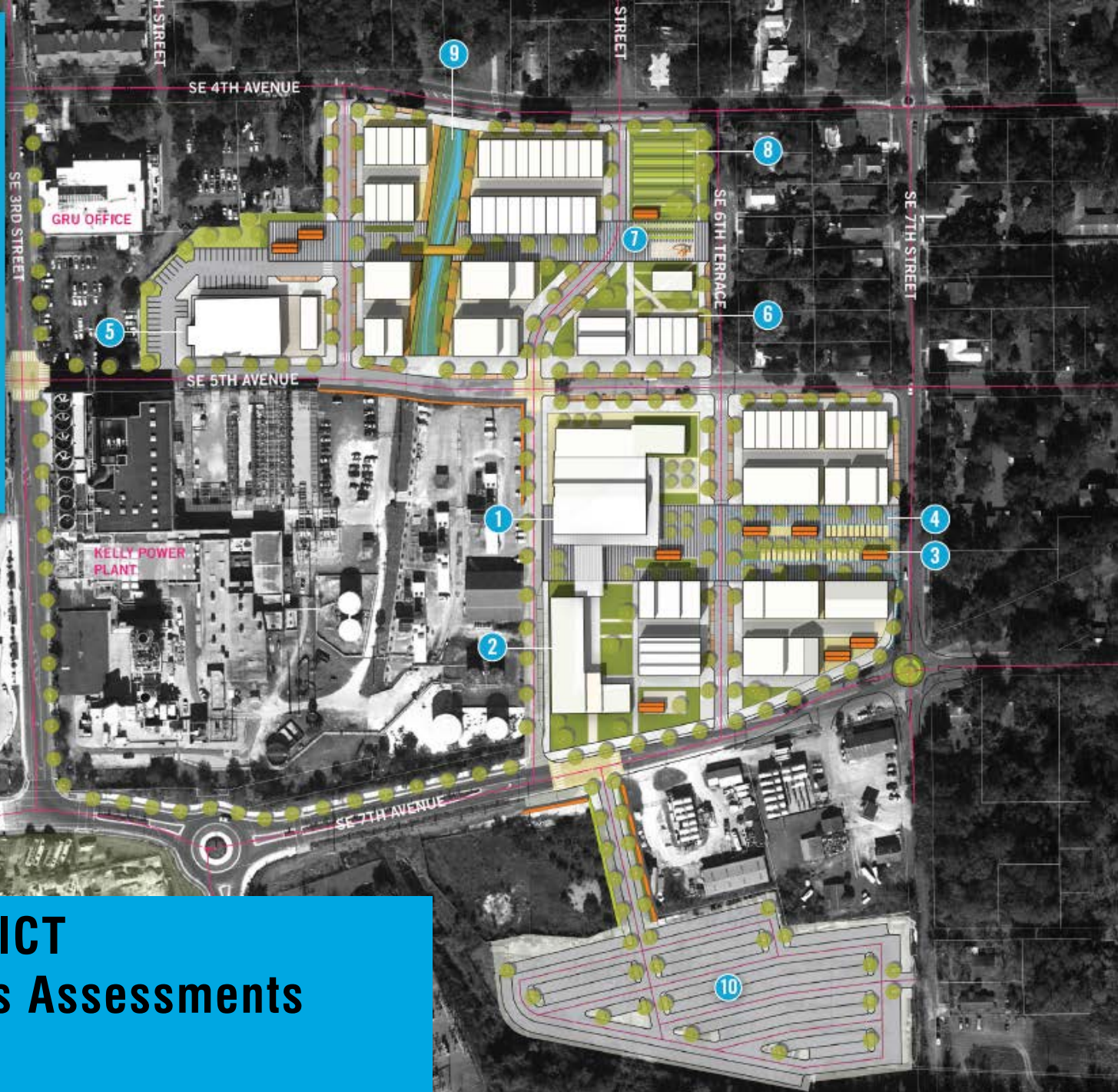
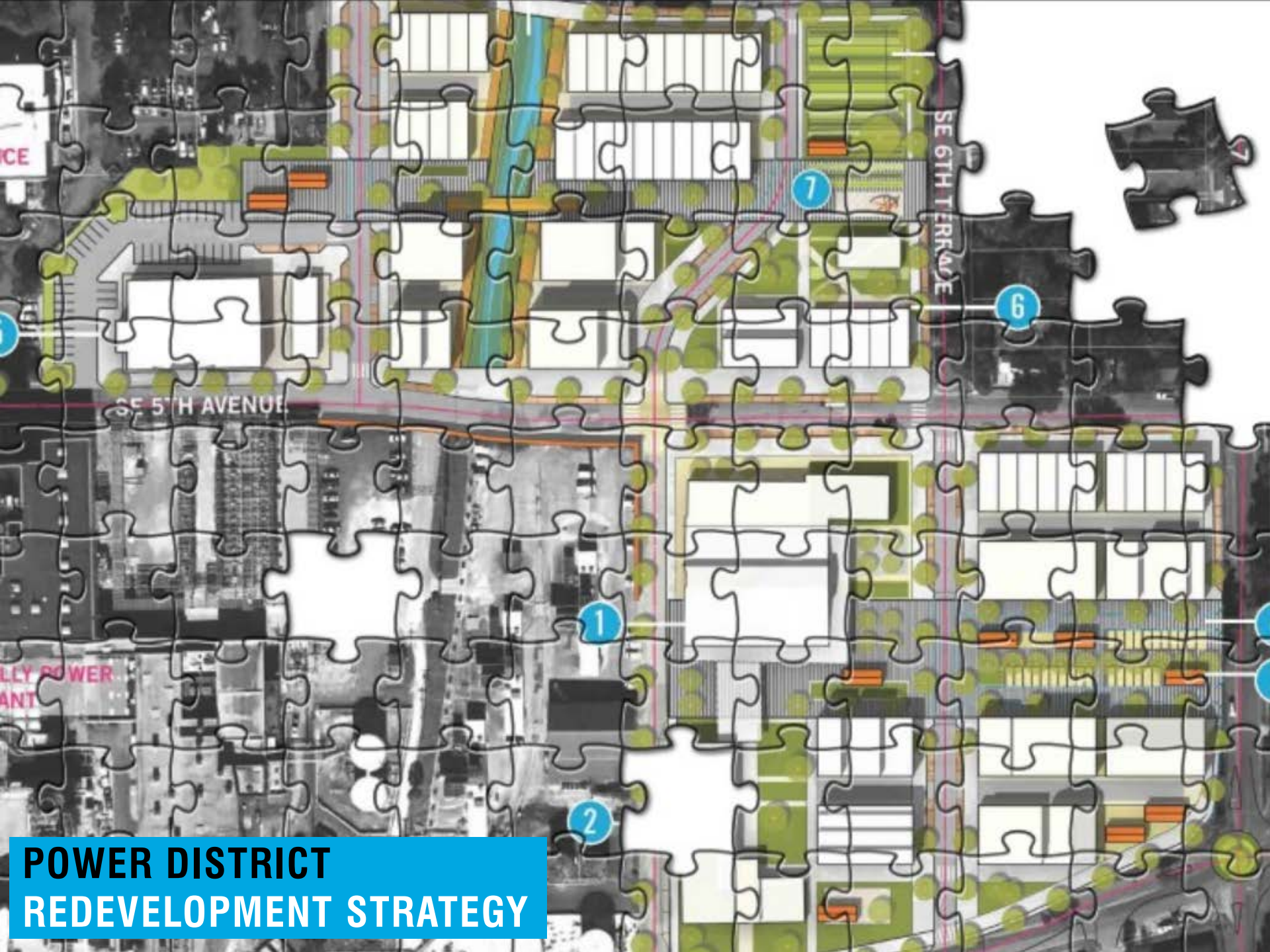


ADOPTED MASTER PLAN

- 1 WAREHOUSE ADAPTIVE REUSE
- 2 EXISTING CATALYST BUILDING
- 3 KIOSK (TYPICAL)
- 4 PLAZA + PUBLIC PARKING
- 5 FLEET BUILDING ADAPTIVE REUSE
- 6 NEIGHBORHOOD SERVING LOTS
- 7 PLAZA
- 8 MCRORIE COMMUNITY GARDEN
- 9 SWEETWATER BRANCH CREEK (OPENED TO DAYLIGHT)
- 10 OVERFLOW PARKING



POWER DISTRICT
Building Needs Assessments
JUNE 15, 2015



**POWER DISTRICT
REDEVELOPMENT STRATEGY**

AFTER MASTER PLANNING COMES THE REAL WORK OF IMPLEMENTATION – DEVELOPMENT POLICY, ZONING, FUNDING, CONSTRUCTION AND PROGRAM MANAGEMENT.

IMPLEMENTATION PROCESS

A master plan establishes a vision and approach to redevelopment, but that is only the start of a long process. Outlined below are critical steps, listed in no particular order, to facilitate continued economic investment in the area. This list includes policy and funding steps in addition to construction projects. Many of these tasks will be performed simultaneously and may be conducted by entities, organizations and stakeholder partners other than the GCRA

TASK UNDERWAY




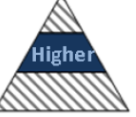
- 1 REDEVELOPMENT PLAN UPDATE - ADOPTION BY GCRA BOARD
- 2 PROPERTY DISPOSAL DISCUSSIONS AND AGREEMENTS BETWEEN CRA/GRU/GG
- 3 REZONING OF PROPERTIES TO UMU-2
- 4 RFP FOR DEVELOPMENT OF WAREHOUSE 1
- 5 CRAFT REDEVELOPMENT & ECONOMIC DEVELOPMENT PROGRAM WITH ASSISTANCE FROM NATIONAL DEVELOPMENT COUNCIL
- 6 ENVIRONMENTAL TESTING-SOIL + GROUNDWATER CONTAMINATION ANALYSIS
- 7 PROPERTY & BUILDING APPRAISALS
- 8 BROWNFIELD DESIGNATION STUDIES & APPLICATIONS TO FDEP
- 9 STORMWATER TREATMENT/MITIGATION ASSESSMENT
- 10 PERFORM BUILDING ASSESSMENTS
- 11 DEVELOPMENT DEMAND POTENTIAL AND INFRASTRUCTURE CAPACITY ASSESSMENT
- 12 BRANDING, MARKETING, AND RECRUITMENT STRATEGY
- 13 ISSUE RFP FOR DEVELOPER/DESIGN DEVELOPMENT PROPOSALS
- 14 SWEETWATER BRANCH CREEK DAYLIGHTING FEASIBILITY STUDY
- 15 PROGRAMMING & SPECIAL EVENT STRATEGY
- 16 COORDINATION WITH CITY DEPARTMENTS ON CAPITAL IMPROVEMENT PROJECT BUDGETING
- 17 PUBLIC ART CALL FOR PROPOSALS (MURALS, RECYCLED POWER EQUIPMENT PUBLIC ART COMPETITION, ETC.)
- 18 DEVELOP POWER DISTRICT WEBSITE

STRATEGIC PLAN

FISCAL YEARS 2015 & 2016

October 2014

Power District

Cost Estimate	Estimated Completion	Stage of Progress	City Commission Priority
Unknown  Seeking grant funding	Unknown 	Full Steam Ahead 	Higher 

17

Strategic Plan FYs 2015-2016
City of Gainesville, Florida

STRATEGIC INITIATIVE # 2.2

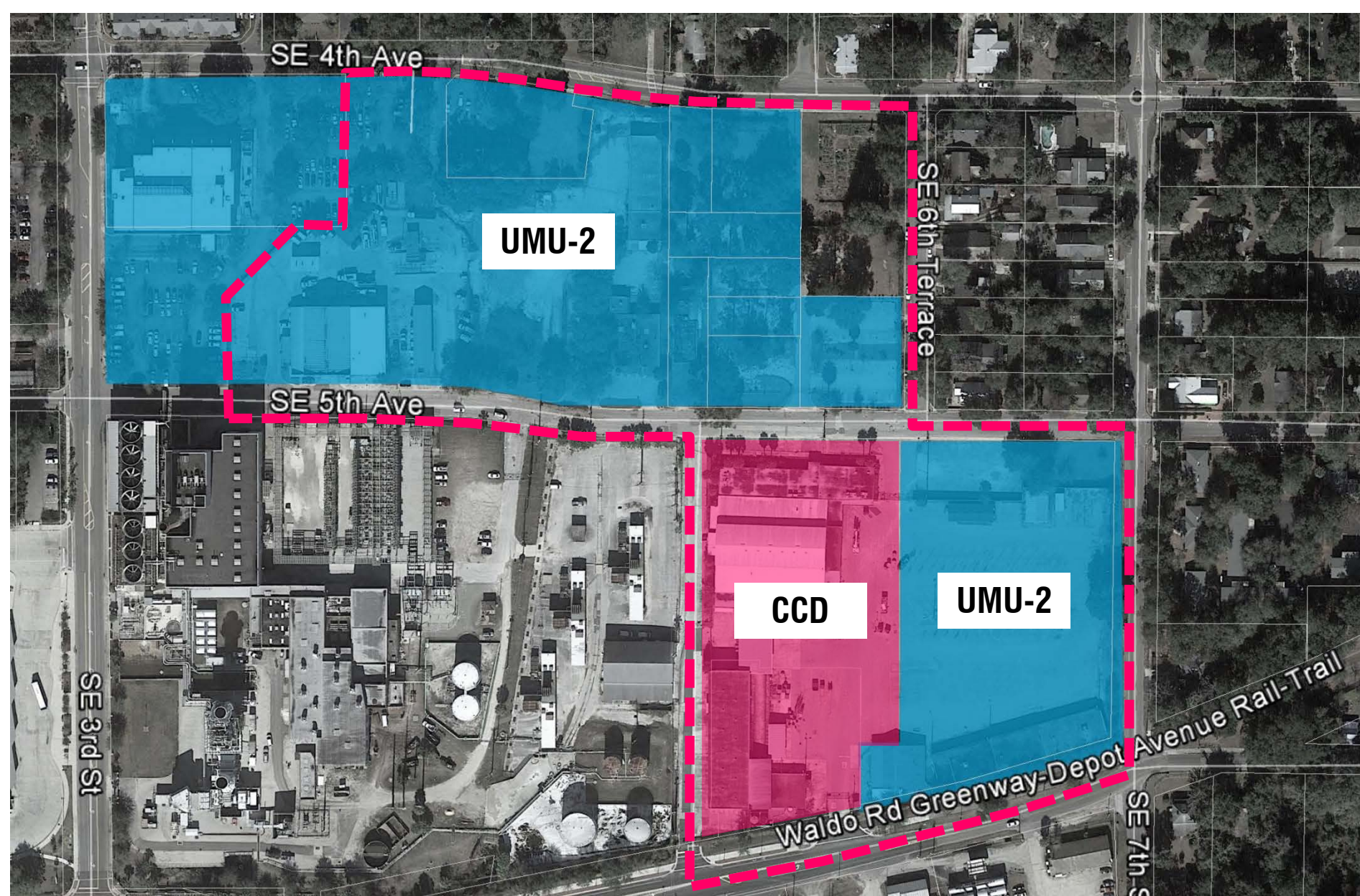
Action Plan for FYs 2015-2016 for Power District

Action Steps	Estimated Completion Date
1. Infrastructure Assessment	FY2015 Q2
2. Sweetwater Branch Feasibility Study	FY2015 Q2
3. Contamination Identification and Action Plan	FY2015 Q2
4. Existing Building Assessments	FY2015 Q1
5. Property and Building Appraisals	FY2015 Q2
6. Project Identification, Prioritization & Implementation Plan	FY2015 Q2
7. GRU Property Disposition Policy/MOU	FY2015 Q1
8. Branding and Marketing Plan Development	FY2015 Q2
9. Warehouse Shell Preparation and Tenant Recruitment	FY2016 Q1
10. Corridor(s) Design Development	FY2016 Q1
11. Corridor(s) Construction Document Development	FY2016 Q4
12. Corridor(s) Construction	FY2016 Q4

Critical Success Measures for Power District:

- Environmental testing outcomes
- Completion of Redevelopment Plan and rezoning for balance of redevelopment sites
- Successfully engage decision-making stakeholders
- Design and completion of South Main Street Improvements/Streetscape
- Execute Disposition Policy/MOU with GRU
- Design/permitting approvals for Corridor(s) construction
- Completed feasibility studies and building assessments

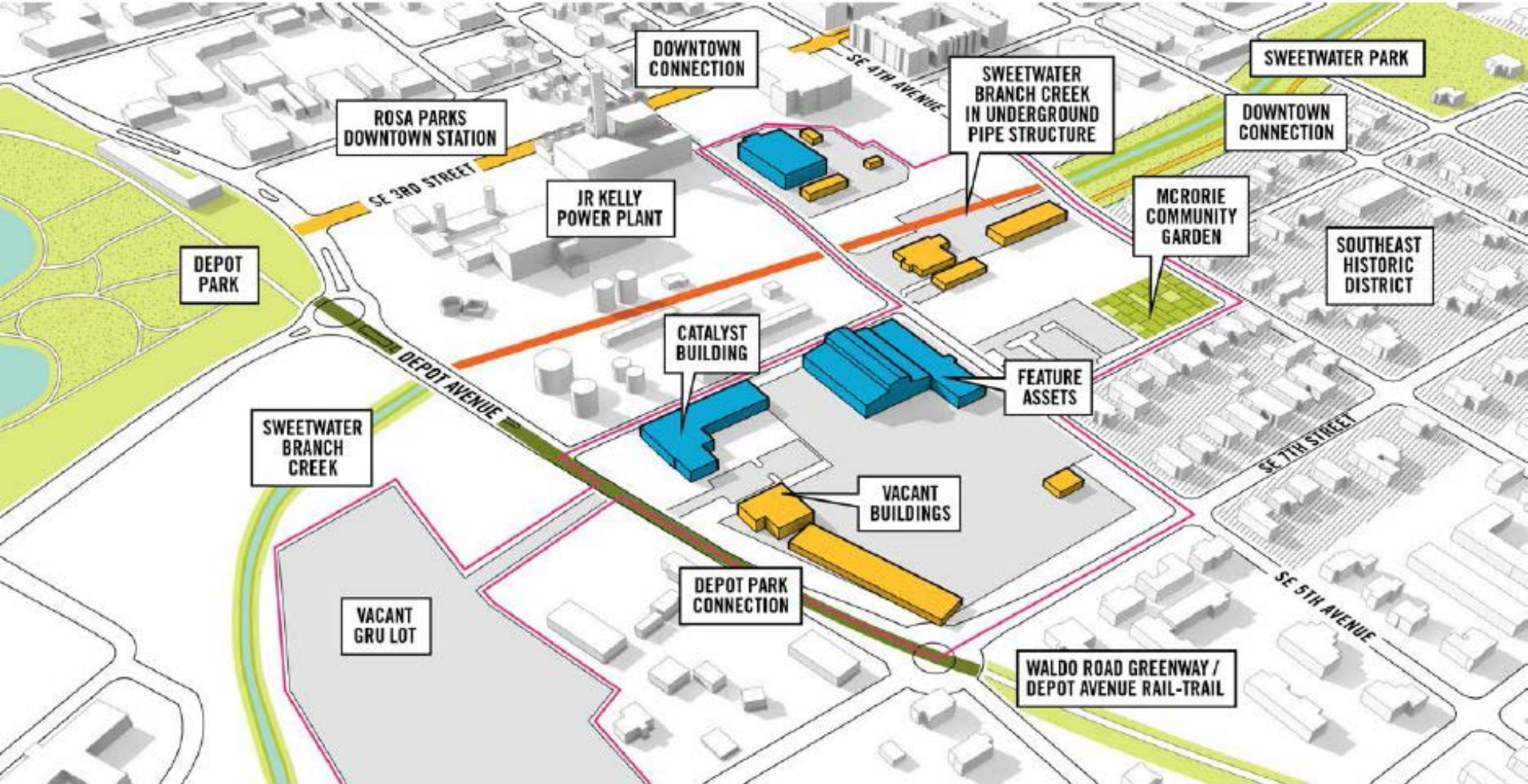
**POWER DISTRICT
PROJECT BACKGROUND**



**POWER DISTRICT
COMPLETED REZONING LIMITS**

UMU-2 = ~12 ACRES

CCD = ~3 ACRES



STAKEHOLDER COMMENTS + COMMUNITY VISION

3 ORGANIC REDEVELOPMENT

Stakeholders advocated for redevelopment to occur naturally through the collective efforts of small developers and local businesses, rather than as a single development that is built all at once. This “organic” approach can help retain existing buildings that still have useful life remaining.

CORE PLANNING PRINCIPLES

1 BUILD ON WHAT'S EXISTING

Attracting new development to the Power District, an area that has seen historic underinvestment, is at the heart of this project. The GRU property gives the City an opportunity to catalyze new development while building on the area's industrial character through adaptive reuse of existing structures.



3 PLAN INCREMENTALLY AND BUILD SLOWLY

Community development is a process that can produce rich results when it unfolds slowly over time. The Power District must be planned for implementation in one or in many phases over the coming years. The advantage of this approach is that it will build redevelopment momentum for the district with many successive small projects and create an organic character that is in keeping with the surrounding neighborhood. Rather than putting forward a single complete vision, the Power District Redevelopment Plan proposes a strategy that can yield many different futures within a common framework of public spaces which support the community's vision.

ILLUSTRATED PHASING

POTENTIAL
ADAPTIVE REUSE OF
STRUCTURES

PHASE A

POTENTIAL
ADAPTIVE REUSE OF
STRUCTURES

PHASE B

POTENTIAL ADAPTIVE REUSE OF
STRUCTURES

POWER DISTRICT PHASING CONCEPT

PHASE D

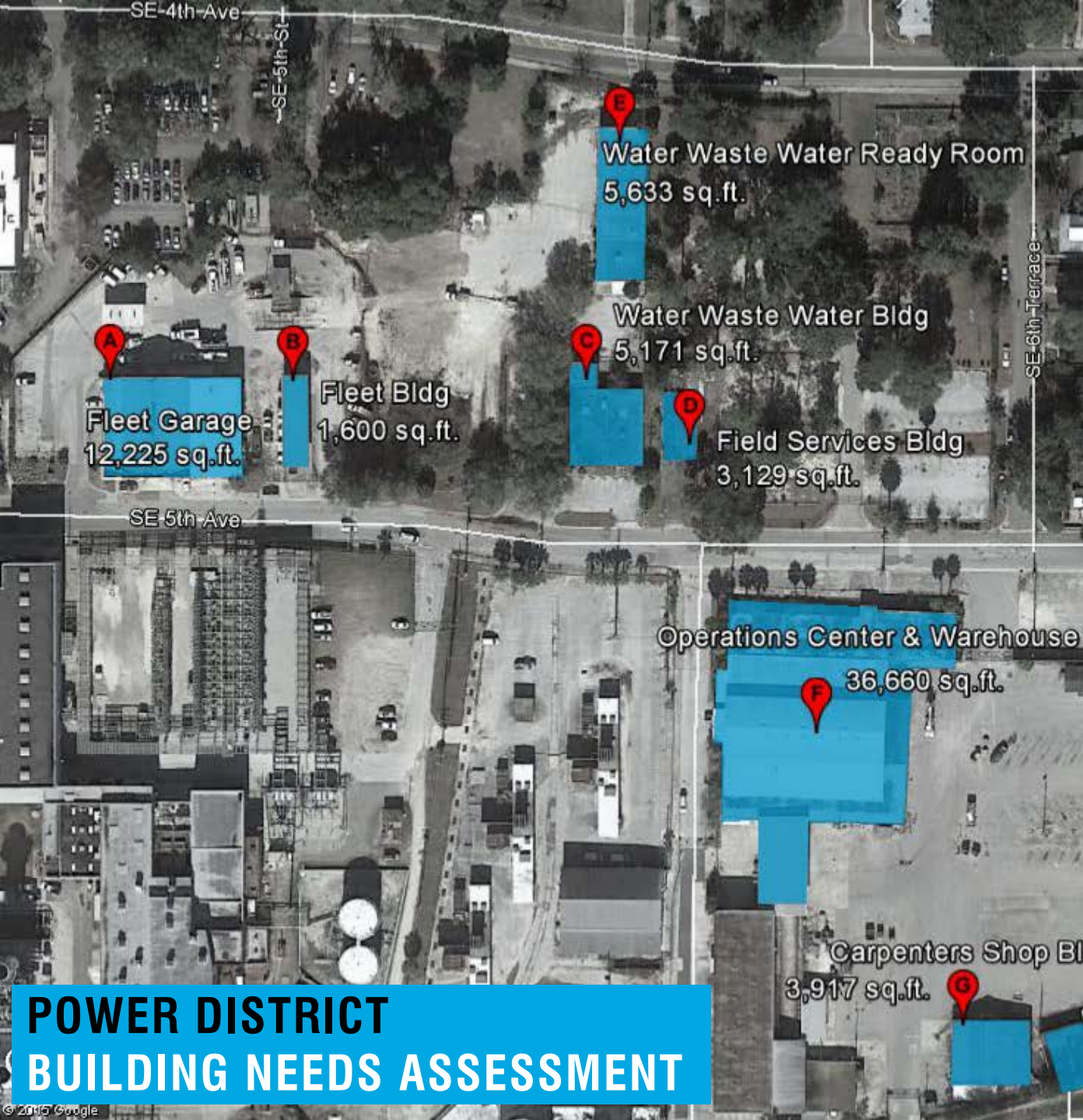
PROJECT OVERVIEW

OBJECTIVE IS TO DOCUMENT AND SUMMARIZE THE CURRENT CONDITIONS OF EIGHT EXISTING BUILDINGS WITHIN THE POWER DISTRICT AND GIVE GENERAL INFORMATION ON THE OPPORTUNITIES, CHALLENGES, AND INVESTMENTS THAT WOULD BE REQUIRED TO REPURPOSE EACH BUILDING.

LIABILITIES INTO ASSETS

THE ASSESSMENT FOCUSES ON APPROXIMATELY 75,000 SQ.FT. OF EXISTING BUILDING AREA AND INVESTIGATES THEIR POTENTIAL FOR RENOVATION AS A POSSIBLE INTERIM PHASE OF REDEVELOPMENT.

**POWER DISTRICT
BUILDING NEEDS ASSESSMENT**



SCOPE SUMMARY

- ☐ 8 Buildings
- ☐ ~75,000 Sq.Ft.
- ☐ Mixture Of Offices & Warehouses
- ☐ Building Surveys
- ☐ Mechanical, Electrical, & Plumbing Analysis
- ☐ Structural Analysis
- ☐ Environmental Analysis
- ☐ Cost Estimates

A
Fleet Garage
12,225 sq.ft.

B
Fleet Bldg
1,600 sq.ft.

E
Water Waste Water Ready Room
5,633 sq.ft.

C
Water Waste Water Bldg
5,171 sq.ft.

D
Field Services Bldg
3,129 sq.ft.

F
Operations Center & Warehouse
36,660 sq.ft.

G
Carpenters Shop Bldg
3,917 sq.ft.

H
Water Dist. Const. Bldg.
8,640 sq.ft.

**POWER DISTRICT
BUILDING NEEDS ASSESSMENT**

Fleet Garage



**Water
Waste
Water
Ready
Room**



**Water
Waste
Water
Bldg**



Fleet Garage

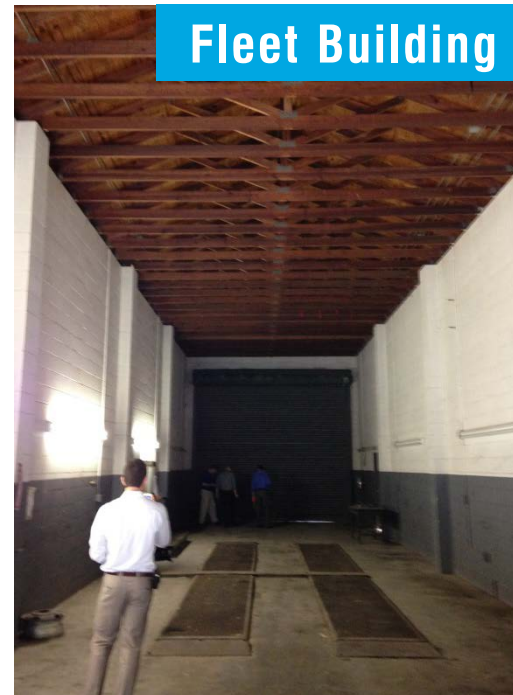


**POWER DISTRICT
BUILDING NEEDS ASSESSMENT**



Fleet Building

Fleet Building



Operations Center & Warehouse



Carpenters Shop Bldg.



Field Services Bldg.



**POWER DISTRICT
BUILDING NEEDS ASSESSMENT**



Water Dist. Const. Bldg.



**POWER DISTRICT
BUILDING NEEDS ASSESSMENT**

THE REPORT CONTENT AND FORMAT IS INTENDED TO HELP PRIORITIZE BASIC BUILDING MAINTENANCE NEEDS WHILE ALSO SERVING AS A COMPREHENSIVE TECHNICAL REPORT TO HELP FACILITATE PRIVATE INVESTMENT IN THE POWER DISTRICT.

TABLE OF CONTENTS

- Introduction 2*
- 1. Building A: Fleet Garage*
 - 1.1 Executive Summary 4*
 - 1.2 Existing Building Conditions 5*
 - 1.3 Conclusion and Cost Model 10*
 - 1.4 Code Summary and Floor Plans 12*
- 2. Building B: Fleet Building*
 - 2.1 Executive Summary 16*
 - 2.2 Existing Building Conditions 17*
 - 2.3 Conclusion and Cost Model 21*
 - 2.4 Code Summary and Floor Plans 23*

BUILDING A - FLEET GARAGE

General Condition Conclusion

The warehouse area is in fair condition and could be used as-is for manufacturing or warehouse uses that do not require significant humidity or temperature control. The office areas should be completely renovated if they are to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes. The existing second floor office suite is not accessible and can be used for non-public access functions only, provided that a duplicate function exists on the ground floor.

See Sheet LS100 in Section 1.4 for conducted building code analysis on existing structure.

Toilet rooms do not appear to meet current FBC 2010 requirements.

Life safety and egress requirements do not appear to meet current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are not compliant with the current code requirements.



Building A - Fleet Garage

Critical Repairs Needed

In order to prevent further decline, immediately replace all exterior windows and doors.

Potential Future Reuse

Building A could be repurposed as:

- Auto Repair / Vehicle Maintenance Facility
- Industrial Manufacturing
- Club or Restaurant
(Significant infrastructure upgrades would be required.)
- Mugs and Movies

Conceptual Cost Model Summary (Renovation to Core and Shell)

A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

Demolition	\$335,774
Roof	\$510,570
Windows and Doors	\$255,545
Interior Finishes	\$287,983
MEPF Systems	\$434,120

Building A

POWER DISTRICT BUILDING NEEDS ASSESSMENT 10

POWER DISTRICT
BUILDING NEEDS ASSESSMENT

Power District Building A - Fleet Garage

Conceptual Cost Model (Renovation to Core & Shell)

Division	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business-Total of 1st & 2nd levels)	2,290	SF	\$10.00	\$22,900.00	
Selective Demolition (Warehouse)	9,936	SF	\$2.25	\$22,363.75	
Termite Mitigation	1	LS	\$2,500.00	\$2,500.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	12,225	SF	\$4.00	\$48,900.00	\$98,663.75
Division 3					
Slab on Grade	50	CuY	\$225.00	\$11,250.00	
Concrete Floor Patch	0	SF	\$3.00	\$0.00	\$11,250.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$15,000.00	\$15,000.00	
Second Floor Egress Stair Repairs	1	LS	\$10,000.00	\$10,000.00	
New Handrails/Guard Rails for Stairwells	50	LF	\$150.00	\$7,500.00	\$34,000.00
Division 6					
Custom Millwork (Not included in Core & Shell)	0	LF	350.00	\$0.00	\$0.00
Division 7					
Roof replacement	12,225	SF	\$25.00	\$305,625.00	\$305,625.00
Division 8					
Repair Existing Clerestory Windows	15	ea	\$750.00	\$11,250.00	
Repair/Replace Existing Windows	8	ea	\$550.00	\$4,400.00	
New Exterior Doors	5	ea	\$1,100.00	\$5,500.00	
New Interior Doors	21	ea	\$1,200.00	\$25,200.00	\$60,800.00
Division 9					
Painted Plaster Walls & Patching	12,225	SF	\$3.50	\$42,787.50	
New Painted GWB Walls	0	SF	\$15.50	\$0.00	\$0.00
Repair Existing Floor	250	SF	\$15.00	\$3,750.00	
Paint Existing Plaster Ceiling	6,500	SF	\$5.00	\$32,500.00	
New Carpet Tile	0	SF	\$4.00	\$0.00	\$0.00
New VCT	0	SF	\$2.00	\$0.00	\$0.00
New Porcelain Tile Flooring Repair/Patching	400	SF	\$10.00	\$4,000.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	\$0.00
New Lay-in Ceiling	0	SF	\$3.50	\$0.00	\$83,037.50
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	\$0.00
Division 13					
Not Used					
Division 14					
New HC Lift	1	EA	\$45,000.00	\$45,000.00	\$45,000.00
DIVISION 2-14 SUB-TOTAL					\$826,198.25
MEPF SYSTEMS					
HVAC (Business)	2,290	SF	\$17.50	\$40,075.00	
HVAC (Warehouse)	9,936	SF	\$5.50	\$54,648.00	
Electrical/AV/IT (Business)	2,290	SF	\$12.25	\$28,062.50	
Electrical/AV/IT (Warehouse)	9,936	SF	\$7.50	\$74,512.50	
Plumbing (Business)	2,290	SF	\$5.25	\$12,022.50	
Plumbing (Warehouse)	9,936	SF	\$2.00	\$19,872.00	
Fire Protection	1	LS	\$0.00	\$0.00	\$229,176.00
DIVISION 21, 22, 23 & 26 SUB-TOTAL					\$229,176.00
SUB-TOTAL					\$866,341.25
Contingency @ 20%					\$171,068.25
SUB-TOTAL with Contingency					\$1,037,409.50
Design Fees (includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$82,112.76	\$82,112.76
Contractor's O&P @ 18%					\$184,763.71
TOTAL ESTIMATED COST (Core & Shell Renovation)					\$1,289,276.87
				Rounded Value	\$1,294,000.00
Estimated Core & Shell New Construction	12,225	SF	\$176.00	\$2,139,375.00	
Estimated demolition of existing structure	12,225	SF	\$16.00	\$193,375.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$2,332,750.00
Estimated Business space build out	2,290	SF	\$100.00	\$229,000.00	
Estimated Warehouse space build out	9,936	SF	\$60.00	\$596,760.00	
TOTAL ESTIMATED COST (Typical Interior Build Out)					\$725,760.00
TOTAL ESTIMATED COST (New Building with Similar Program)	12,225	SF	(\$260/SF)		\$3,048,600.00

*Note: 1% escalation per month should be factored into total project costs

BUILDING A - FLEET GARAGE

Building Location: 400 Southeast 5th Avenue, Gainesville, FL 32601

Building Size: 12,225 GSF

Number of Floors: 2

Property Type: Warehouse/Office Support

Property Use Type: Vacant Warehouse

Area Square Footages:

- Ground Floor: 11,228 GSF
- Mezzanine: 997 GSF

Square Footage By Type

(Does not include Restrooms, Corridors, or Vestibules):

- Business: 2,336 NSF
- Storage: 841 NSF
- Garage: 7,549 NSF



Building A - Fleet Garage

Initial survey of the entire facility revealed that most building components are in moderate/poor condition and may be reused, relocated or sold as deemed appropriate by the Owner. The facility is well suited for a manufacturing use to take advantage of the warehouse type space. Conditioning the existing facility and bringing the envelope up to current code requirements is possible, but would be costly.



Building A

POWER DISTRICT BUILDING NEEDS ASSESSMENT 4

BUILDING A - FLEET GARAGE: STRUCTURAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings available). All indications are that the foundation system is performing as designed without issue.	✓
Wall Systems	Exterior Type 1 - CMU. Exterior masonry is in fair condition. Minimal exterior cracks were observed. Paint is in poor condition and repainting is recommended. No wall insulation was observed.	🔨 Interior partitions should be removed and replaced rather than refinished.
	Interior Type 1 - Paint on CMU. In general, the interior CMU walls are in good condition.	
	Interior Type 2 - Paint or vinyl wall covering on gypsum wall board or wood paneling with wood stud framing. Finishes are in bad condition.	
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)	✓
	Type 2: Office Mezzanine - Concrete with wood subfloor overbuild	
	Warehouse Floors - Concrete slab on grade	
Roof	Metal roof panels on wood purlins on wood/steel truss system.	✗ In general, the roof is in fair condition. Several locations were noted to have pinholes, but the roof is intact. Roof replacement is recommended for a change in use of the facility. No roof insulation was observed.



Deteriorating Exterior Paint On CMU



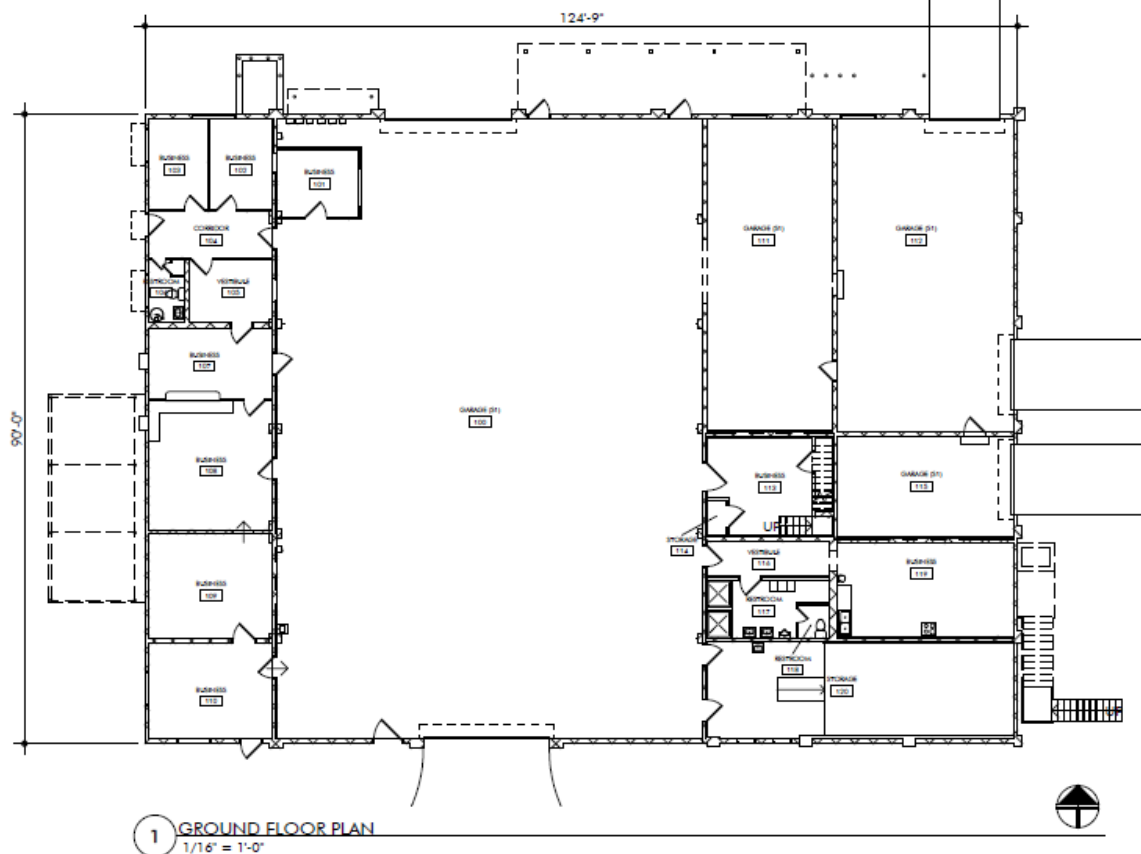
Deteriorating Interior Wall Finishes



Roof System

Building A

POWER DISTRICT BUILDING NEEDS ASSESSMENT 5



NUMBER	NAME	AREA
100	GARAGE (S1)	5,262 SF
101	BUSINESS	111 SF
102	BUSINESS	116 SF
103	BUSINESS	109 SF
104	CORRIDOR	114 SF
105	VESTIBULE	108 SF
106	RESTROOM	40 SF
107	BUSINESS	177 SF
108	BUSINESS	324 SF
109	BUSINESS	264 SF
110	BUSINESS	241 SF
111	GARAGE (S1)	795 SF
112	GARAGE (S1)	1,131 SF
113	BUSINESS	198 SF
114	STORAGE	14 SF
115	GARAGE (S1)	361 SF
116	VESTIBULE	85 SF
117	RESTROOM	89 SF
118	RESTROOM	21 SF
119	BUSINESS	334 SF
120	STORAGE	585 SF
200	STORAGE	232 SF
201	BUSINESS	219 SF
202	RESTROOM	27 SF
203	STORAGE	10 SF
204	BUSINESS	243 SF

TOTAL AREA: 11228 GSF



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A028002009
JOSEPH S. WALKER, AIA
LICENSE NO. AR0017272

POWER DISTRICT ANALYSIS - BUILDING A - FLEET GARAGE

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:

OAG

WIA PROJECT NO.:

14062

ISSUE DATE:

5/22/2015

SHEET NO.:

A110

POWER DISTRICT BUILDING NEEDS ASSESSMENT

REPORT SUMMARY

SURVEY FINDINGS

BUILDING NAME	Asbestos	Lead	Mold	Termites
Building A - Fleet Garage	Yes	Yes	Yes	Yes
Building B - Fleet Building	No	Yes	Yes	No
Building C - Water Waste Water Building	Yes	Yes	Yes	No
Building D - Field Services Building	Yes	Yes	Yes	Yes
Building E - Water Waste Water Ready Room Building	Yes	No	Yes	No
Building F - Operations Center and Warehouse	Yes	Yes	Yes	Yes
Building G - Carpenters Shop Building	Yes	Yes	Yes	Yes
Building H - Water Distribution Construction Building	Yes	Yes	Yes	Yes

- ☐ MAINTENANCE REPAIR ESTIMATES (roofing, termites, mepf systems)
- ☐ CORE & SHELL RENOVATION ESTIMATES
- ☐ INTERIOR UPFIT ESTIMATES
- ☐ COMPLETE DEMOLITION ESTIMATES
- ☐ NEW CONSTRUCTION ESTIMATES

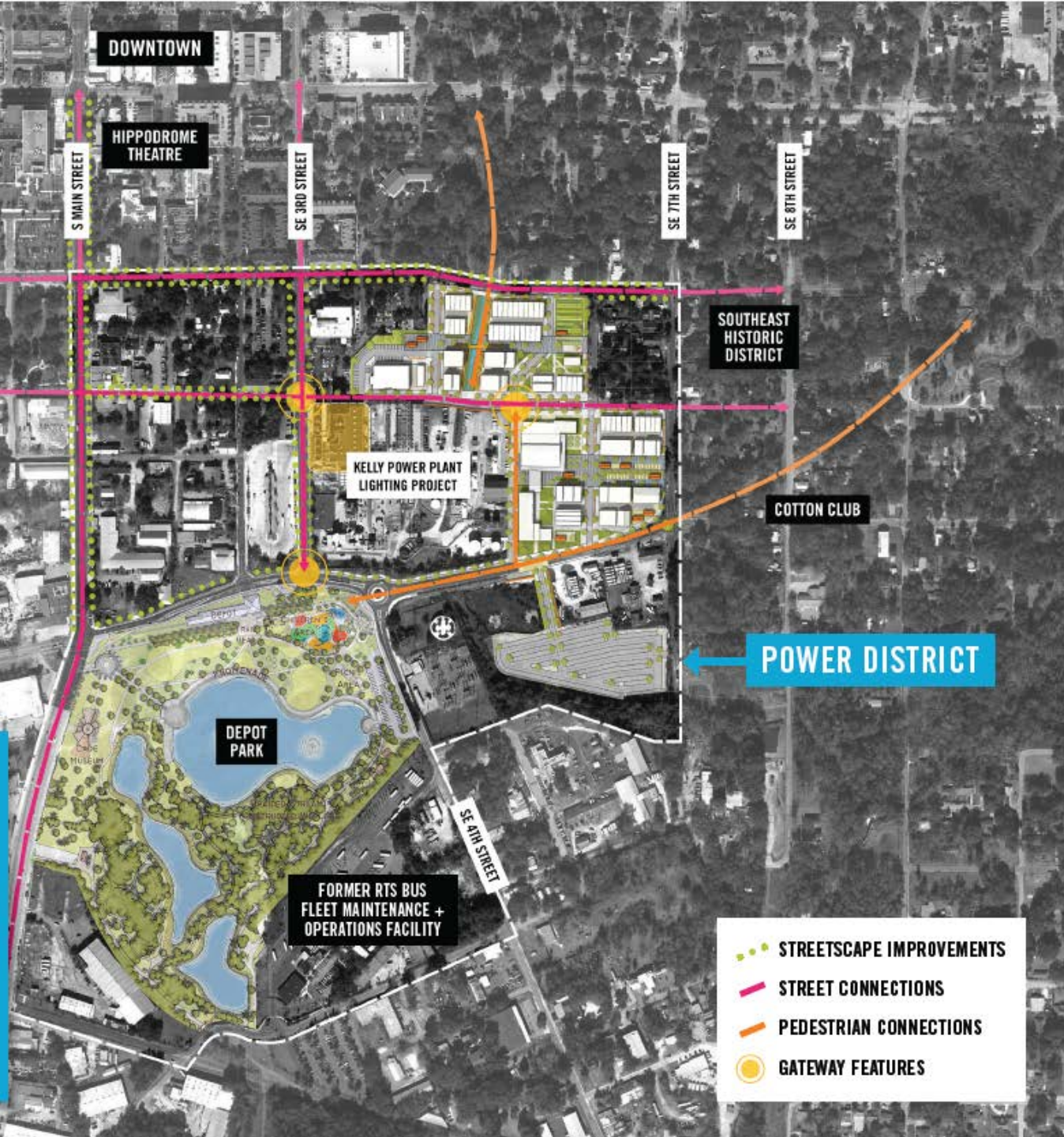
TENTATIVE SCHEDULE & NEXT STEPS

1. SHORT-TERM AESTHETIC SITE IMPROVEMENTS PLAN = **SUMMER 2015**
2. UTILITY INFRASTRUCTURE REPORT = **JULY 2015**
3. SWEETWATER BRANCH CREEK DAYLIGHTING FEASIBILITY REPORT = **JULY 2015**
4. FLEET PHASE 2 ENVIRONMENTAL SITE ASSESSMENT = **JULY 2015**
5. DEP FUNDED LSSI ASSESSMENT (LOW-SCORED SITE INITIATIVE)= **FALL 2015**
6. PROPERTY DISPOSAL FORMULA & STRATEGY = **FALL 2015**
7. COORDINATED STRATEGIC INVESTMENT RECOMMENDATION PLAN = **FALL 2015**



DISTRICT AND CITY CONNECTIONS

The Power District will be both a new destination for economic development investment in and of itself and place that connects people to surrounding areas, including Downtown, Depot Park and surrounding neighborhoods. To play this role effectively, future public and private investments will be important to ensure the potential of the Power District is achieved.





DISCUSSION

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POWER
DISTRICT