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8/21/2017	1	Community Redevelopment Agency	Approved as Recommended	Pass

Request to Fund Undergrounding of Utilities on SW 4th Avenue (600 BLK-1000 BLK)

SW 4th Avenue is highlighted in both the University of Florida and the City of Gainesville’s recently adopted strategic plans as a key corridor for multi-modal transportation, pedestrian activity, and ongoing development opportunities. In addition, the Gainesville Community Redevelopment Agency included in their Fiscal Year 2017-2018 Workplan Update a section labeled “FY17/18 Next Steps” which calls for coordinating with key stakeholders (UFDC, Development Proposals) to further enhance the Innovation Square area.

A proposal for a Public/Public/Private Partnership was brought forth by Trimark Properties with regards to undergrounding the overhead utility infrastructure on the south side of SW 4th Avenue, from just east of SW 6th Street to just west of SW 10th Street. SW 4th Avenue Undergrounding is broken into three segments and is measured from GRU Pole #30063 (west of SW 10th Street) to GRU Pole #17759 (east of SW 6th Street). The undergrounding includes infrastructure for GRU, GRUCom, AT&T, Cox and Public Works (street lighting). The undergrounding will also include short segments south along SW 8th Street (to GRU Pole #17343) and SW 7th Terrace (to GRU Pole #17431) and north along SW 7th Terrace (to GRU Pole #43000).

Street lighting (on both the north and south sides of SW 4th Avenue), utilizing the Innovation Square standard Capella fixtures, is an additional \$153,216.

D.E. Scorpio Corporation, acting as an agent of Trimark Properties, solicited competitive pricing from subcontractors for the installation of the underground infrastructure (conduit only) and restoration of the curbing, sidewalks and grassing, to pre-undergrounding conditions. The following represents the breakdown, per segment, of the undergrounding project:

Segment I - \$222,520 (Pole #30063 to Pole #17173)*

Conduit Infrastructure: \$71,003
Cabling Infrastructure

GRU: \$64,712
GRUCom: \$57,478 (49%)
AT&T: \$17,069 (25%)
Cox: \$12,258

Segment II - \$346,919 (Pole #17173 to Pole #26568)

Conduit Infrastructure: \$183,659

Cabling Infrastructure

GRU: \$38,882
GRUCom: \$59,824 (51%)
AT&T: \$48,000 (75%)
Cox: \$16,554

Segment III - \$186,147 (Pole #26568 to Pole #17759)

Conduit Infrastructure: \$113,092

Cabling Infrastructure

GRU: \$60,000
GRUCom:
AT&T: \$3,750 (500LF X 7.50/LF)
Cox: \$9,305

*portions of undergrounding were already addressed as part of the SW 9th Street Urban Walkway project, this is the balance necessary to complete this segment.

Segment I will be paid for by Trimark Properties as part of their continuing investment in the SW 9th Street extension and their ongoing development project, The Cascades. Trimark Properties has also paid for the infrastructure design for the entire length of this project and the photometric engineering necessary to meet code.

Segment III will be paid for by City of Gainesville Public Works Department as part of their upcoming SW 6th Street Renovation Project.

The result will be a gap in the undergrounding between the far western portion (Public Works) and the far eastern portion (Trimark Properties), namely Segment II. Undergrounding the entire length (Segments I, II, & III) would result in savings due to the lack of remobilization costs, price escalations, multiple MOT Permits, supervision, and coordination with the various utility providers.

The funding available in the “Innovation District Initiatives” for FY17-18 was budgeted to continue Strategic Partnerships in the area. The partnership with Trimark Properties for the extension of SW 9th Street to the south was funded in the amount of \$277,619. Upcoming requests for partnerships in FY18 may include a potential partnership with UF Development Corporation for the north end of 9th Street and participation in a study on structured parking. The timetables and estimated costs for both are unknown at this time.

The CPUH Redevelopment Plan contemplates the undergrounding of utility lines and installing new lighting in the context of streetscape improvements eligible under the “District Candidate Project List.” The plan also speaks to prioritizing infrastructure improvements on streets experiencing private reinvestment.

Trimark Properties is requesting the Community Redevelopment Agency (CRA) to fund Segment II and either fund the proposed lighting along the entire corridor or, at a minimum, fund the infrastructure necessary to install the appropriate lighting at a later date.

\$833,603.70 is currently unobligated in the “Innovation District Initiatives” account W763.

CRA Executive Director to CRA Board: Approve the Public Private Partnership and CRA funding of SW 4th Avenue Segment II undergrounding and street lighting as described, in an amount not to exceed \$500,135.