

Community Redevelopment Agency

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



Meeting Agenda

June 15, 2009

3:00 PM

City Hall Auditorium

*Thomas Hawkins (Chair)
Lauren Poe (Vice-Chair)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Scherwin Henry (Member)
Craig Lowe (Member)
Jeanna Mastrodicasa (Member)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.

CALL TO ORDER - 3:00 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****090129. Community Redevelopment Agency (CRA) Minutes (B)**

RECOMMENDATION *The CRA approve the minutes of May 18, 2009, as circulated.*

090129_May 18, 2009_20090518.pdf

EXECUTIVE DIRECTOR CONSENT**090130. 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

CRA Office Building - 802 NW 5th Ave – on this agenda

CRA Sustainability Policy – Staff has begun reviewing the draft policy with the advisory boards and taking members' feedback. To date, staff has received numerous comments and questions. Staff anticipates completing the first round of comments in June.

University Avenue Medians – Garden World contacted CRA staff in May stating that it was having difficulties with its ability to perform under its contract. The CRA and Garden World mutually agreed to rescind the contract. No work was performed. The CRA is discussing the project with one of its construction management firms, BBI, recently selected through a competitive qualifications based process. The goal is to move forward and complete the medians this summer.

University Avenue Improvements – Staff is continuing to monitor the Downtown planters, which were recently given a new planting scheme with a mix of colorful annuals for improved viability and a more immediate visual impact. The plantings have been installed for almost a month and so far appear successful. This is a limited pilot study to determine if a more comprehensive

planter project should be initiated. In addition, bike rack designs are being reviewed for installation.

Eastside

Kennedy Homes – The RFP has been issued. It will be “on the street” for 120 days.

Redevelopment of 1712/1714 Hawthorne Road – The RFP has been issued. Responses are due by June 22nd.

Potential Eastside Expansion Areas – ERAB will work with Staff to consider necessary changes to the Redevelopment Plan. This timeline coincides with Strategic Planning for the Eastside Area.

Southeast Gainesville Redevelopment Initiative – The SEGRI special area plan was not considered at the April 23rd meeting of the City Plan Board as Planning staff recommended continuing the items to a later date. Planning has not yet rescheduled these items on a City Plan Board agenda.

Cotton Club – Fundraising is underway, and a new roof has been installed Eastside/5 Points Redevelopment Project – ERAB heard a presentation from Rodney Long Realty in October 2008 and received a detailed summary of the issue from Staff at the December 2008 and February 2009 meetings. ERAB has thoroughly discussed this issue, as requested by the CRA.

Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program.

Downtown

Bethel Station – RFP responses are due by June 25th, and the tenant selection will occur later this summer. JoyTech Construction was the low bidder on the demolition work at a cost of \$29,700. The construction contract is in process and work is expected to begin in mid-June. This work will take 4-6 weeks to complete. Some cost savings were realized (approximately \$10,000) by scaling back roof repairs instead replacing the entire roof.

Lynch Park – The project has received approvals from DRAB, the Porters Oaks HOA, Parks & Rec Advisory Board, the CRA, the City Commission, and all stakeholder departments within the City/GRU (water, electric, public works, arborist, GPD, Park & Recreation, etc). Plans for the park are now 100% complete and ready for construction. CRA staff plans to begin construction in July.

Lot 10 Redevelopment – Responses are due June 30th. Responses will be evaluated this summer, with the CRA considering approval of the selected development team anticipated for the August board meeting.

Depot Park – The CRA is moving forward with park design and planning the rehabilitation of the Depot Building. Funding Update: On June 4, 2009, the FDOT granted a second extension to the Local Agency Program Agreement,

funding nearly \$650,000 for construction of the Depot Building. These funds are extended to June 2011. Also on this date, the Gainesville City Commission heard a presentation from GRU regarding the delay in FDEP funding for a \$3 million portion of the remediation. GRU was authorized to seek approval for funding the gap though increasing the cost recovery factor should the delay continue unabated.

Depot Building – On this agenda

Downtown Community Plaza – CRA Staff is leading the community through a place-making evaluation process to identify how fundamental design issues affect the usage of Gainesville's central civic square. By understanding that universal truths about healthy public spaces apply to the Plaza, the community will be able to formulate useful strategies that will result in lasting change and improved community utility of the civic square.

Hampton Inn/Lot 9 Redevelopment – The hotel is on schedule to open this summer. Construction should be complete in July, with the hotel open for business prior to the beginning of football season.

Porters Neighborhood Improvements – The CRA has 30% plans for undergrounding utilities and providing CRA standard streetscaping along SW 3rd St from Depot Ave to SW 4th Ave. Staff is now working with the City's Land Rights Coordinator to address significant ROW issues along the corridor. These issues must be addressed prior to proceeding with construction documents.

GRU Redevelopment – Staff has received a finalized document from GRU, which incorporates small changes made subsequent to the November presentation to the CRA board. Staff is currently formulating implementation strategies and steps to move forward.

CRA Streetscaping for Depot Ave – The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project. Streetscaping elements will include brick sidewalks, crosswalks, and decorative lighting. This project is scheduled to begin construction fall 2009.

CPUH

SW 13th Street Bus Shelter – The site is located near the Wild Flowers development on SW 13th Street. RTS is moving forward with site development. CRA, Public Works, and RTS staff met during the week of June 1st to work out site materials and design issues. Engineering plans are nearly complete.

Depot Rail Trail – Staff is currently developing a lighting standard that is suitable for use on the rail-trail.

Tumblin Creek Watershed Management Plan – Staff is evaluating the feasibility of constructing a sub-regional stormwater underground exfiltration basin beneath the proposed development of One College Park, in the College

Park/University Heights redevelopment area. This would serve as a pilot project for large scale stormwater exfiltration and Public/Private partnerships for creative stormwater solutions.

SW 7th Ave Roadway Improvements – The scope of improvements include resurfacing the roadway, improving drainage, on-street parking, and installing permeable concrete. The design contract is being routed, with design work expected to begin June 2009.

SW 2nd Avenue Master Plan – The CRA continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the infrastructure issues and market forces (including the closure of Shands at AGH) that will impact redevelopment.

SW 8th Ave Improvements – Design is underway to produce 60% construction drawings. Included in the list of planned improvements are reconstruction of the roadway from SW 9th St to SW 10th St, narrowing driving lanes for inclusion of on-street parking, undergrounding aerial utilities, sidewalk reconstruction to widen and include clay brick streetscaping, clay brick crosswalks, American Disability Act Public Rights of Way Access Guidelines (ADA PROWAG) compliancy, street trees, and decorative roadway and pedestrian scale lighting.

SW 13th Street Pedestrian Overpass Enhancement Design – The Design Competition is on hold.

Rails-to-Trails Signage – The City Commission has adopted the CRA's design for guide signage for the City's rail trail system. CRA is currently facilitating the design of the mounting system.

FAPS

FAPS Strategic Planning – The FAPS advisory board has completed the strategic planning process, and the advisory board approved the annual budget as well as a 3-year "roadmap" of projects to implement in the Area. The board has developed a framework for evaluating potential project opportunities and created a "roadmap" to help allocate resources and schedules to ensure implementation of redevelopment goals.

NW 5th Ave Streetscape Phase II (600-1000 BLK) – The scope of improvements include undergrounding aerial utilities, reconstructing wider sidewalks, ADA PROWAG compliancy, stormwater and drainage infrastructure upgrades, milling and resurfacing of the roadway, removal and replacement of residential fencing, and CRA standard streetscaping. GRU is coordinating a water line upgrade to coincide with the streetscape improvements in order to better service the area. 60% plans and order of magnitude construction cost estimate is scheduled to be complete July 2009. Barring funding shortages, this project is on schedule to be constructed Winter 2010.

A Quinn Jones House - This is a joint project between Cultural Affairs and the CRA. Efforts continue to complete the stabilization steps outlined in the Feasibility Study provided by Jay Reeves. The carport was removed in May 2009. A consultant has completed a line item cost estimate report. A proposal has been received from historic preservation architect. Staff is currently reviewing the proposal and cost estimates and will work with Cultural Affairs to estimate a budget and prepare a project plan.

Fiscal Note: None at this time

RECOMMENDATION

CRA Executive Director to CRA: 1) Receive project update from staff.

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA**SECRETARY****EXECUTIVE DIRECTOR****080890. Project Update - CRA Office Building at 802 NW 5th Ave (B)**

Explanation: On April 20, 2009 the CRA Board approved the revised "Butterfly" schematic design with a brick facade, contingent on approval from the FAPS Advisory Board. On May 11, 2009 the FAPS Advisory Board held a joint board meeting and neighborhood workshop. 22 people attended, including CRA staff and FAPS board members. Staff and DAG Architects presented the revised schematic design and the Advisory Board approved it unanimously.

Since the May 11, 2009 FAPS meeting several project milestones have been achieved:

- * May 13, 2009 - Revised site plan package was submitted for review by the Development Review Board (DRB)*
- * May 18, 2009 – CRA Approved four Construction Management Firms (PPI, BBI, Scherer, and Oelrich)*
- * June 10, 2009 – PPI selected as Construction Manager for CRA Office project*
- * June 11, 2009 – Held an Owner/Architect/Engineer/Contractor (O/A/E/C) Meeting*
- * June 11, 2009 – Development Review Board Meeting*

At the June 11, 2009 O/A/E/C meeting, the following schedule was agreed to by all parties:

*Design Development: May 12 – June 30, 2009
CRA Board Review Design Development: July 20, 2009
60% Construction Documents: July 1 – August 17, 2009
CRA Board Review 60% Plans: August 17, 2009
100% Construction Documents: August 17 – October 19, 2009
CRA Board Review 100% Plans: October 19, 2009
Construction - Substantial Completion: November 2, 2009 – May 1, 2010
Construction – Final Completion/Move-in: May 1 – May 31, 2010*

The Construction Manager will prepare cost estimates at three distinct phases: 1) Design Development 2) 60% Plans and 3) 100% Plans. The cost estimate at 100% will be in the form of a Guaranteed Maximum Price. The designs and cost estimates will be reviewed with the CRA Board at 60% and 100% plans on August 17 and October 19, 2009 respectively.

Fiscal Note: The preliminary budget for construction costs is \$763,000, which includes both soft and hard costs. A final guaranteed maximum price will be determined by

the Construction Manager. \$511,000 is currently budgeted across the four CRA redevelopment area trust funds. The remaining balance will be borrowed and repaid from the FAPS redevelopment area trust fund.

RECOMMENDATION *CRA Executive Director to CRA: Hear presentation from staff*

Legislative History

3/16/09	Community Redevelopment Agency	Approved as Recommended (4 - 0 - 3 Absent)
4/20/09	Community Redevelopment Agency	Approved as shown above (See Motion) (7 - 0)

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 080890_Design Guidelines_20090420.pdf
 080890_Minutes_20090420.pdf
 080890_Procedure 22A_20090420.pdf
 080890_PP_20090420.PDF
 080890_PPT_CRA OFFICE_20090615.PDF

090131.

Model Block Project Update (B)

Explanation: The Model Block Project (MBP) was conceived to help address the issue of vacant and abandoned properties in the Fifth Avenue Pleasant Street Redevelopment Area. Since 2003, the CRA has acquired ten properties, including both vacant lots and houses to rehab. To date, three (3) houses have been rehabilitated and sold. Additionally, the house at 412 NW 4th Ave was recently demolished. There are seven (7) properties remaining to be completed: six for new construction (three in the Pleasant Street neighborhood and three in the Fifth Ave neighborhood) and one for historic rehabilitation (Pleasant Street).

During the 2009 FAPS Strategic Planning process and the development of a FAPS 3-year redevelopment roadmap, it was determined that the project for Pleasant Street would be started in FY09 and the project for Fifth Ave would be started in FY10.

4M Design Group has been contracted to provide architectural services, which consist schematic design, design development, construction documents, and construction administration for three new homes to be located at 412 NW 4th Ave (Site C), 410 NW 4th Street (Site E), and 402 NW 4th Street (Site F).

The Model Block Project consists of six major activities: Design, Financing, Construction, Marketing, Disposition, and Incentives. To streamline the process and provide more flexibility to respond to changes in the housing market, staff is recommending that some of the processes for Model Block be revised as outlined below.

Design:

Staff is recommending that all homes be designed to include Green Building practices, including energy and water efficiency, and sustainable materials.

Financing:

Under the existing MBP, financing is provided through a \$300,000 Line of Credit (LOC) from the National Trust for Historic Preservation Inner City Venture Fund. Draws are taken during the construction period and the line is paid off from the proceeds of the sale.

Staff is recommending that, if possible, the LOC be renewed. In addition to the LOC, it is recommended that either a line of credit or a construction loan be secured with a conventional lender. This will add flexibility to the project and the remaining houses can be constructed without some of the limitations of the National Trust LOC. Staff also recommends continuing to explore additional funding options.

Construction:

Currently, each house is treated as an individual project and construction is bid out to the lowest bid (i.e. hard bid) contractor to construct a single house. A house is built and sold before the construction bidding process begins for the next home. A few years ago staff attempted to hard bid the construction as a bundle of homes under a single project. After several unsuccessful attempts, the homes were bid out individually and constructed as separate projects.

Staff is recommending two changes to the existing construction process: 1) Change to Construction Management at Risk (i.e. contractor guarantees a maximum price) and 2) logically group (e.g. Pleasant Street new construction; Fifth Ave new construction) multiple houses together under a single construction contract and construct houses simultaneously. This will allow economies of scale for the contractor and allow Model Block homes to be constructed in a shorter timeframe. The CRA has recently completed a qualifications process for Construction Manager and there are four (4) local firms that could be selected for the construction.

Staff's recommendations for the Design, Construction, and Financing activities were approved by the FAPS Advisory Board on June 8, 2009.

The FAPS Advisory Board is still considering staff's recommendations for the remaining activities of Marketing, Disposition, and Incentives and will review them on July 31, 2009. The FAPS Advisory Board recommendations for these activities will be brought forth in August 2009.

Fiscal Note: 4M Design Group has been contracted at \$33,000 for services outlined above. The actual construction costs will be financed.

RECOMMENDATION

Fifth Avenue Pleasant Street Advisory Board to CRA Board: 1) Hear presentation by staff and 4M Design Group; 2) provide input and feedback on changes to Model Block processes

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090033. Depot Park Program: Gainesville's Historic Depot Building Restoration Project (B)

Explanation: The Depot Building restoration project includes the restoration and adaptive re-use of Gainesville's oldest train depot, listed on the National Register of Historic Places. Once restored, the building will frame the northern entrance of Depot Park, and is a major project within the overall Depot Park Program. The goals for the project include restoring the building to accurately reflect its significance in establishing Gainesville as a railroad transportation center, sensitively integrating the building into the overall Depot Park vision, and showcasing sustainability and innovation through the re-cycling and adaptive re-use of a historic structure.

In December 2008, acting as an agent for the City, the CRA issued a request for statement of qualifications (RFQ) to obtain professional design services for the restoration of Gainesville's Historic Depot Building. The selected consultant team, Bender & Associates Architects, P.A., consists of architects, engineers, LEED and energy efficiency consultants, and a historian, all with extensive experience in historical preservation type projects. Examples of projects the team has worked on in recent years include the Key West Custom House, Fort Zachary Taylor Historic State Park, and several lighthouse restoration projects across the state of Florida.

The contract has been organized as a continuing services contract with phases of work (work orders). The phases involved include:

- Historic Structures Report*
- Design and Construction Documents*
- Construction Administration*

Information gathered during each phase of work will provide direction to scope the work for the next phase in effort to reduce contingency. The Bender and Associates Architects, P.A. team is nearly complete with the first phase of work, the historic structures report (HSR). The HSR provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structures report also addresses management or owner goals for the re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, and provides guidelines for finishes that minimize impact to the historical fabric. Furthermore, the HSR determines a historical period of concern, or significant period in history, for which to base the rehabilitation design from.

The Depot Building historic structures report provides an in-depth narrative of the history associated with the building's origin, architectural history, structural condition, and adaptive reuse potential including recommendations for LEED and energy efficient operations. Bert Bender, from Bender and Associates Architects, P.A. will present information from the Historic Structures Report as well as provide the CRA Board with recommendations for the building's restoration in accordance with the Secretary of Interior's Standards

for the Treatment of Historic Properties and discussions with the Department of State Division of Historic Resources. CRA Project #DRAB-08-RP-2008

Fiscal Note: \$162,822.10 is available in CRA account #610-W236-W42 (Depot Building Rehabilitation), and \$627, 679.00 is available as a Local Agency Program Agreement in account 328-790-M500-4230-5190 (for construction only). The Downtown Redevelopment Area has committed an additional \$167,000 for FY 2010 to be appropriated to the Depot Building Project.

RECOMMENDATION

CRA Executive Director to the CRA: 1) Hear presentation on the Depot Building historic structures report from Bender and Associates Architects, P.A., and 2) provide input on recommendations from Bender and Associates Architects, P.A. and the State of Florida Department of Historical Resources for the rehabilitation of the Historic Gainesville Depot Building.

Legislative History

5/18/09 Community Redevelopment Agency Approved as Recommended (6 - 0 - 1 Absent)
090033_Score Card_20090518.pdf
090033_WO Revisions_20090518.pdf
090033_MOD_Depot Powerpoint_20060615.pdf

CRA ATTORNEY

REPORTS FROM ADVISORY BOARDS/COMMITTEES

COLLEGE PARK/UNIVERSITY HEIGHTS REDEVELOPMENT ADVISORY BOARD

DOWNTOWN REDEVELOPMENT ADVISORY BOARD

EASTSIDE REDEVELOPMENT ADVISORY BOARD

FIFTH AVENUE/PLEASANT STREET REDEVELOPMENT ADVISORY BOARD

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

July 20, 2009

ADJOURNMENT - 4:30 PM

