



**Alachua  
County**.us

# **Alachua County Master Space Plan Phase 1**

Gainesville, Florida



## **QUARTERLY PROGRESS UPDATE**

AUGUST 2023

**Facilities Management Department  
Dan Whitcraft, Director**



- Update the Board on the progress made on Phase 1 of the Master Space Plan.
- Receive input and answer any questions/concerns.

## ★ TODAY'S OBJECTIVE



# Updates to Master Plan

## ► Fire Rescue HQ and Emergency Operations

### ► Armory

- City of Gainesville “Right of First Refusal” period has expired.
- County “Due Diligence” period has begun.
- The tentative closing date on the Armory is 9/1/23
- Architectural and Engineering to begin immediately following purchase.
- Anticipated completion date 4<sup>th</sup> quarter 2024.

### ► Environmental Protection

- Working with staff to relocate prior to lease expiration of 4/2024





## Updates (continued) Court Complex

### ► Civil Courthouse/Court Services

- RFP for Architectural/Engineering (A/E) services for the new Civil Courthouse/Court Services has concluded.
- A/E Ranking approval currently scheduled for 8/22 BoCC meeting.
- Construction Manager at Risk (CMaR) public advertisement 7/12/2023.
- CMaR Proposals due on 8/16/2023.

### ► Parking Garage

- Design/Build RFP public advertisement 7/12/2023.
- Consultant proposals due on 8/16/2023.

### ► Chilled Water Central Energy Plant

- Architectural/Engineering Service via County Continuing Service Contract.
- Design will start after Planned Development (PD) amendment with City of Gainesville is finalized in July/August.



# Updates (continued)

## ► Animal Services

- No progress in discussions with UF.
- Staff has met with Santa Fe College (SFC) to discuss possible lease/purchase near or on NW Campus. Follow up meeting is scheduled for 8/24/2023.
- Staff has identified property on N Hwy-441 as possible site.

## ► Court Services

- We have a signed agreement to stay in leased Empire Building through 2025. The renegotiated lease makes this the most cost-effective option until the new Civil/Court Services facility is completed.

# BOARD REQUESTED INFORMATION:

THE BOARD REQUESTED AN ESTIMATED “RETURN ON INVESTMENT” (ROI) FOR SOLAR ARRAY INSTALLED AS PART OF THE COURT COMPLEX.

ROI = 20.5 YEARS

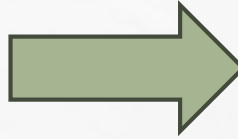
WE DO PLAN TO INCORPORATE ALL INFRASTRUCTURE NEEDED FOR A SOLAR PV SYSTEM DURING THE DESIGN PHASE.







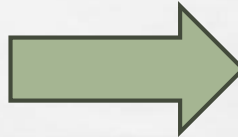
Civil Courthouse



New Court Complex



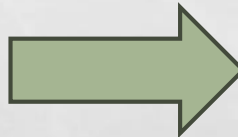
Fire Recue HQ



Armory



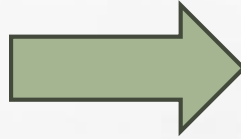
EPD/Growth Man.



Fire Recue HQ



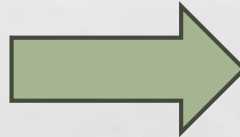
Animal Services



New Facility



Administration



Civil Courthouse





aka

**“The Do-Si-Do Plan”**

-Alachua County Commissioners

We will continue to provide monthly email and quarterly in-person updates. Any final decisions or contractual obligations, will be brought to the Board for approval, as required.