



# **FACILITIES MASTER PLAN UPDATE**

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**ALACHUA COUNTY MASTER SPACE PLAN**  
*Phase I & II*

October 8, 2024

Travis Parker, Facilities Director

# TODAY'S OBJECTIVE

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- Provide an update on Phase I of the Facilities Master Plan adopted in January 2023.
- Provide current timelines on the Capital construction projects being handled by Facilities Management Department.
- Receive input and answer any questions and/or concerns.

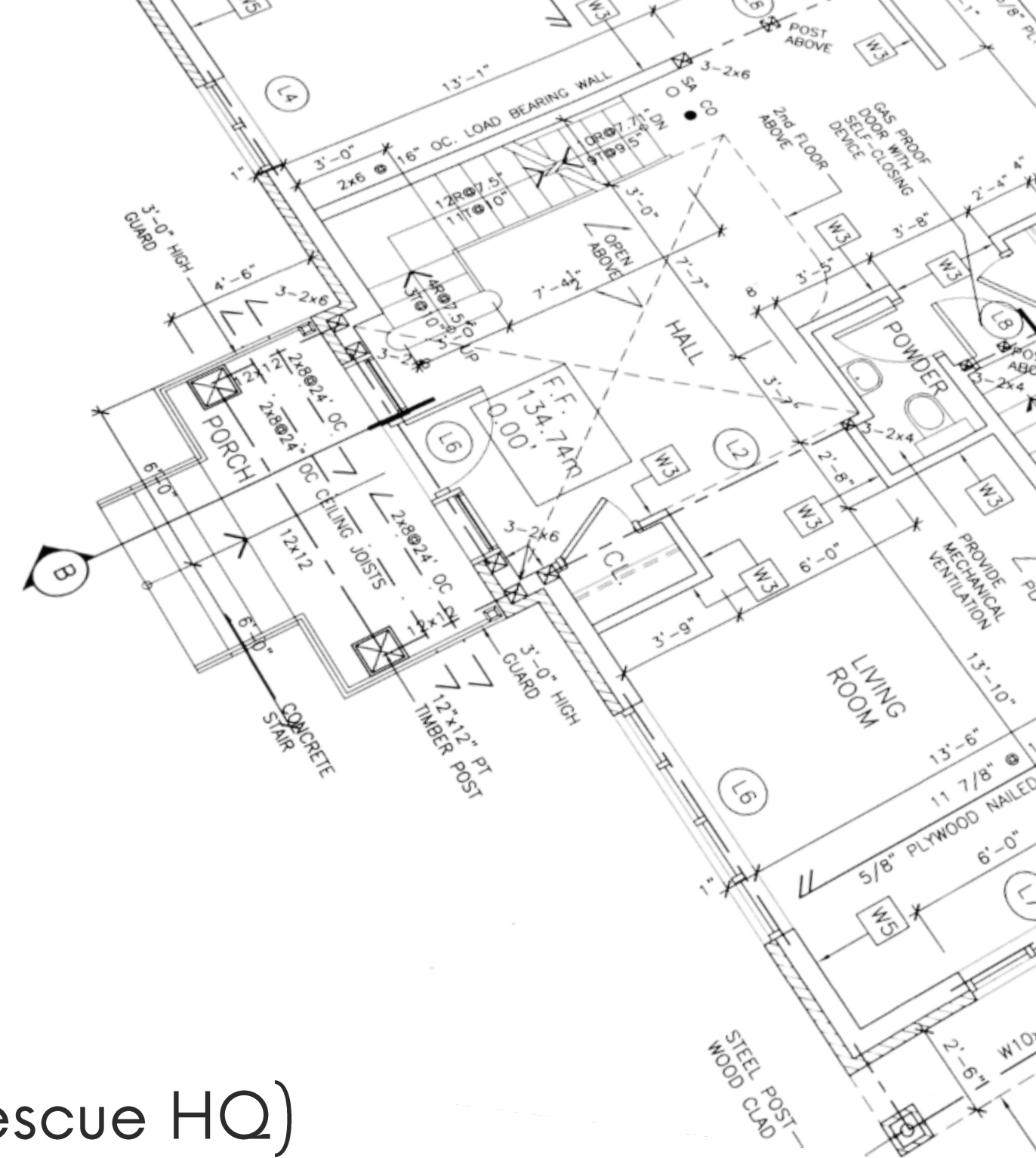


# ELEMENTS OF PHASE I

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Phase I consisted of the following projects:

- **Civil Court Complex**
  - CEP
  - Parking Garage
  - Court Services
- **New Animal Services Facility**
- **Armory** (Purchase, Renovation & Move: EOC & Fire Rescue HQ)
- **Fire Rescue HQ** (Renovation & Move: EPD and Growth Management)



# CHILLED WATER CENTRAL ENERGY PLANT (CEP)

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- CEP skid is completed, Delivery scheduled for December 2024.
- Project consists of CEP building, screen wall, and the utility connections to the Civil/Criminal Courthouse.
- **Construction Start: January 2025**
- **Construction Completion: May 2025** *5 Months*
- **Est. Project Cost: \$6.3 Million\***  
\*All inclusive cost





# PARKING GARAGE

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- FinFrock is a Design Build firm, and they are handling the A&E & Construction.
- Currently in the final phase of construction plans for the project.
- FinFrock will provide 100% Construction Documents in February 2025.
  
- **Construction Start: February 2025** *10 Months*
- **Construction Completion: November 2025**
- **Est. Project Cost: \$12.5 Million**

Alachua County  
Courthouse Parking  
Garage Conceptual  
Rendering

**FINFROCK**<sup>®</sup>



# CIVIL COURTHOUSE & COURT SERVICES

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- Currently in the A&E phase of the project.
- DLR Group (A&E) will provide 100% Construction Documents in February 2025.
- Ajax (CMAR) will provide a GMP in February 2025.
- **A&E Completion: December 2025**
- **Construction Start: March 2025** *20 Months*
- **Construction Completion: November 2026**
- **Est. Project Cost: \$70 Million\***

\*All inclusive cost

Alachua County Civil  
Courthouse Rendering

**Ajax**





# ANIMAL RESOURCE FACILITY

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- A&E and CMAR awarded. Contract negotiations ongoing.
- Working with the University of Florida on a Term Lease Agreement and VetMed for an MOU.
- **A&E Start: October 2024** *12 Months*
- **Construction Start: January 2026** *12 Months*
- **Construction Completion: January 2027**
- **Estimated Project Cost: \$27.5 Million**

Potential Conceptual Design





# NEW FIRE RESCUE HQ / EMERGENCY OPERATIONS

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- Bids received on October 2nd to renovate the building.
- EOC and Fire Rescue HQ will be moving to this building.
- **Renovation Start: December 2024** *8 Months*
- **Renovation Completion: July 2025**
- **Relocation Start: July 2025**





# ENVIRONMENTAL PROTECTION RELOCATION

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- EPD will move to this location once Fire Rescue moves to the Armory.
- **Renovation Start: July 2025** *4 Months*
- **Renovation Completion: October 2025**
- **Relocation Start: October 2025**





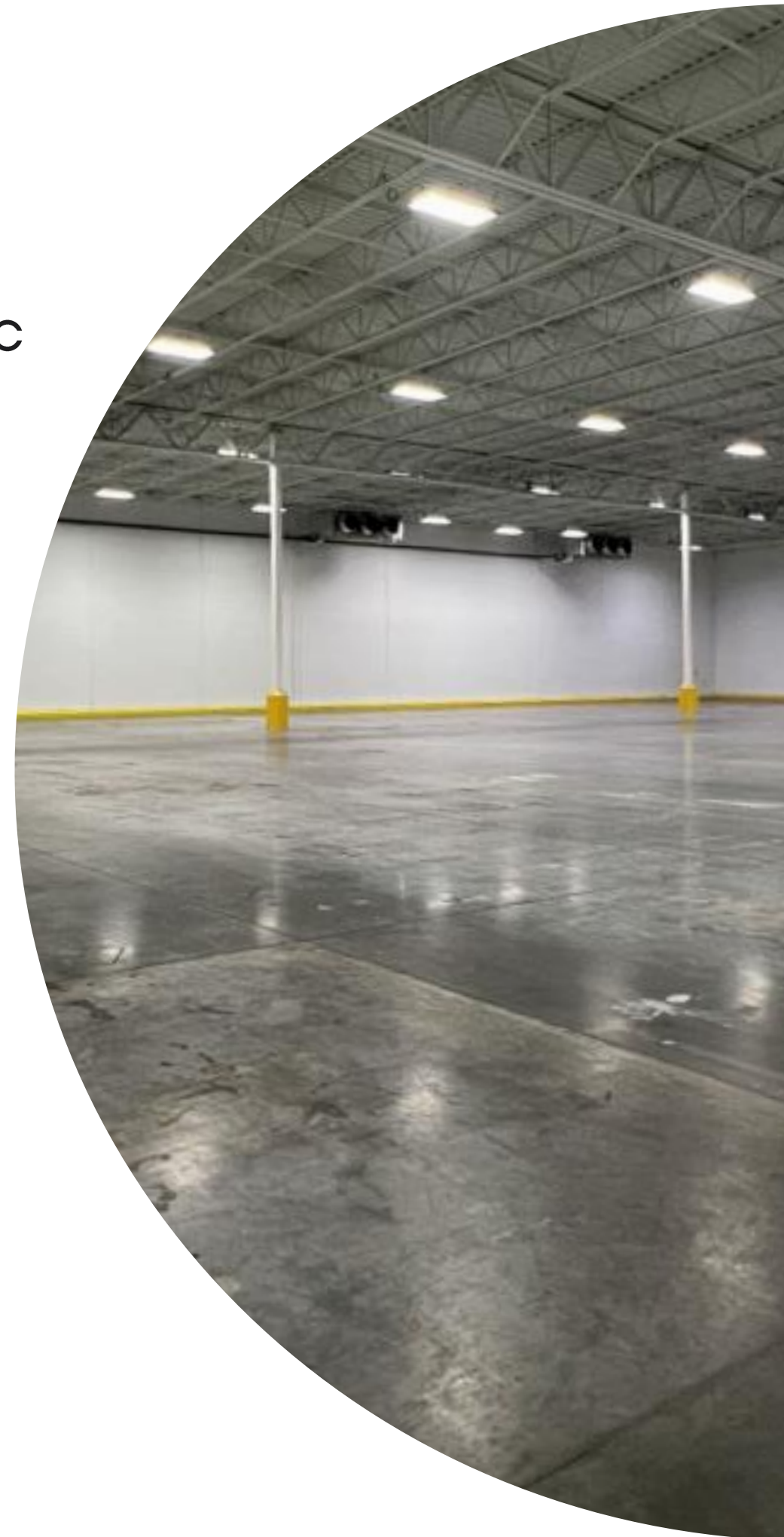
# WAREHOUSE

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- Working on a Master space plan that will allocate space for Public Health, Fire Rescue, and Food Programming.
- Square Footage at the site:
  - 61,203 SQFT - Warehouse Space
  - 12,680 SQFT - Office Space
  - 2,500 SQFT - Vehicle Maintenance Building

## **Phase I Impact:**

- Facilities Management will move to this location.
- Growth Management will move to the existing Facilities Office.
- **Master Planning: December 2024**
- **Relocation Start: December 2024**





# PHASE I SUMMARY

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## Phase I

- Civil Court Complex
  - CEP
  - Parking Garage
  - Court Services
- New Animal Services Facility
- Armory (EOC & Fire Rescue HQ Relocation)\*
- Fire Rescue HQ (EPD Relocation)\*
- *Warehouse (Facilities Relocation)\**
- *Facilities Building (Growth Management Relocation)\**

\*All moves completed by October 2025.



# PROJECT COMPLETION TIMELINE

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- Budget Inn
- Scottish Inn
- Land Conservation Complex
- Civil Courthouse



- Armory
- Parking Garage
- CEP

- Animal Services



# PHASE I - RELOCATION TIMEFRAME

Calendar Year



- Facilities to Warehouse

- EPD to existing Fire Rescue HQ

4th Quarter  
2024

1st Quarter  
2025

2nd Quarter  
2025

3rd Quarter  
2025

4th Quarter  
2025

- Growth Management to existing Facilities

- Fire Rescue HQ & EOC to Armory

# OTHER PROJECTS

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*Not part of the Master Plan*

- Budget Inn
- Scottish Inn
- Sunrise Residence Inn
- Land Conservation Complex
- Rural Collection Center
- Hazardous Waste Collection Facility





# BUDGET INN

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- Finished with the A&E and the project is currently being hard bid.
- **Construction Start: January 2025** *12 Months*
- **Construction Completion: January 2026**
- **Construction Budget: \$4.2 Million**





# SCOTTISH INN

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- Almost finished with A&E, should have construction documents by the end of October 2024.
- Will go out to bid end at the end of November for renovations.
- **Construction Start: January 2025** *12 Months*
- **Construction Completion: January 2026**
- **Construction Budget: \$4 Million**





# SUNRISE RESIDENCE INN

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- Facilities will begin base level repairs when we have closed on the property.
- Base level repairs include items that need immediate attention.
- **Repairs Start: October 2024** *12 Months*
- **Repairs Completion: October 2025**
- **Construction Budget: \$1.7 Million**



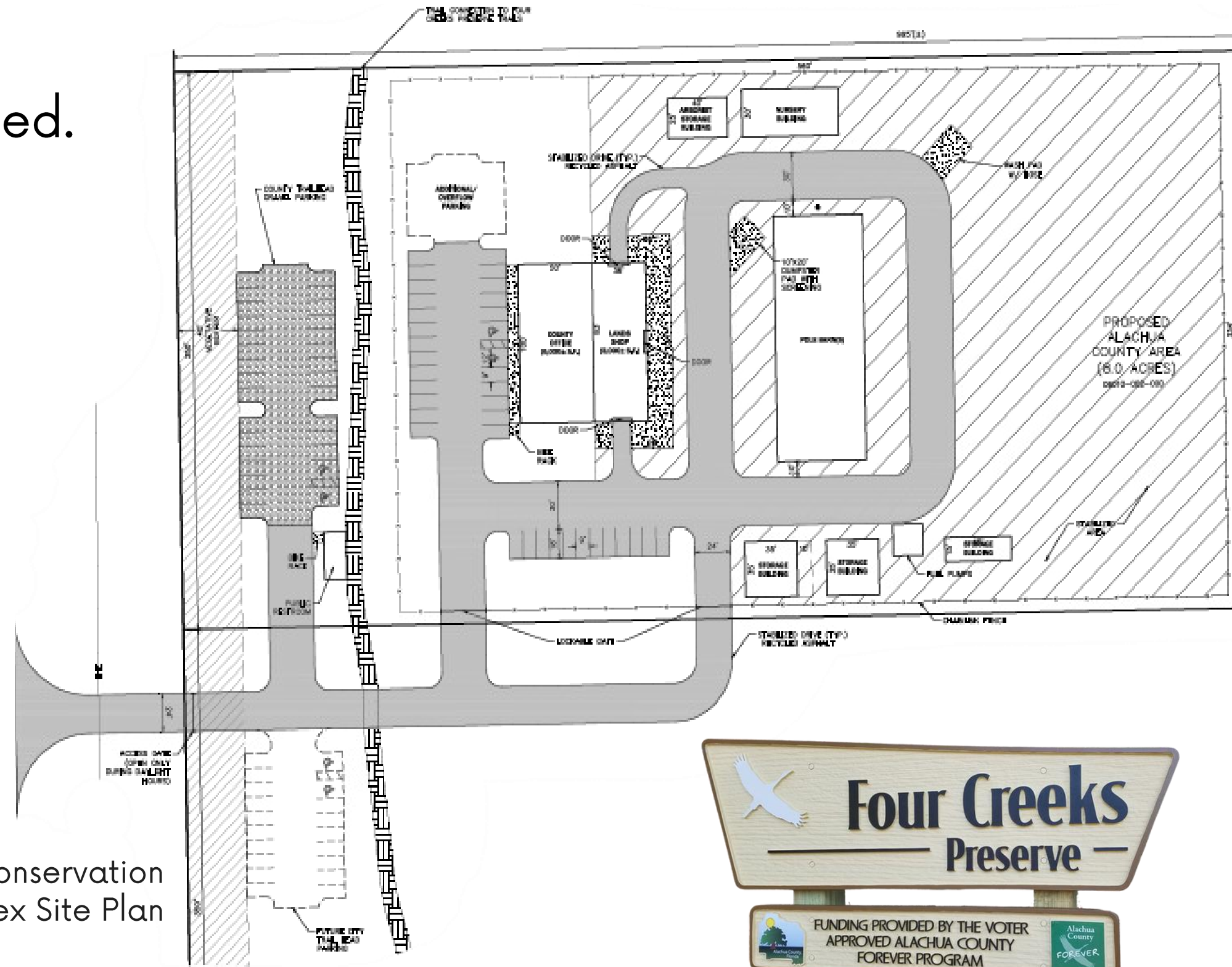


# LAND CONSERVATION COMPLEX

- Currently in the A&E design phase of the project. Site plan work has been completed.

- **A&E Completion: June 2025**
- **Construction Start: July 2025** 11 Months
- **Construction Completion: March 2026**
- **Construction Budget: \$7.6 Million**

Land Conservation  
Complex Site Plan



# RURAL COLLECTION CENTER

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- We are in discussions with the City of Newberry regarding the purchase of 5 acres at their proposed Environmental Park on SR 337.
- **Project Start: Property Ownership**
- **Project Completion: TBD**
- **Project Budget: \$1.5 Million**





# HAZARDOUS WASTE COLLECTION FACILITY - ECO LOOP

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- UF Consultants estimate a project cost of 4 Million.
  - We are applying for the EPA grant due in December, hoping to secure it to cover the budget shortfall.
  - After construction, the existing Hazardous Waste building will be renovated to serve as the new Bulk Storage Facility.
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- **Project Start: Grant Award**
  - **Project Completion: TBD**
  - **Project Budget: \$1.5 Million**



# PHASE II CONSIDERATIONS

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*Staff will present considerations in Spring 2025 regarding the next steps (Phase II) of the Facilities Master Space Plan for inclusion in the FY26 CIP Budget. Some preliminary considerations:*

- Administration/IT/Tax Collector/Finance & Accounting/Property Appraiser to Existing Civil Courthouse
- What is next for:
  - Wilson Building
  - Administration Building
  - Administration Annex



**WHAT'S  
NEXT ?**



# QUESTIONS



THANK YOU