



# **FACILITIES MASTER PLAN UPDATE**

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**ALACHUA COUNTY MASTER SPACE PLAN**  
*Phase I & Other  
Projects*

January 28, 2025

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 of the Master Plan*

- **Civil Court Complex**
  - Central Energy Plant (CEP)
  - Parking Garage
  - Civil Courthouse
- **Construction of a new Animal Services Facility**
- **Renovation of the Armory** (Move: EOC & Fire Rescue HQ)
- **Fire Rescue HQ** (Move: EPD and Growth Management)



# CHILLED WATER CENTRAL ENERGY PLANT (CEP)

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- CEP Delivered in December 2024.
- Site Plan approved in December 2024.
- Building Permit received in December 2024.
  
- **Est. Construction Start: February 2025**
- **Est. Construction Completion: June 2025**
- **Est. Project Cost: \$6.3 Million**



# PARKING GARAGE

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- FinFrock will provide 100% Construction Documents in February 2025.
  - DRB Meeting with City of Gainesville tonight, January 28th.
  - All permits should be finalized in February.
  - Site work will start in February 2025.
  - Precast erection to start in early May 2025.
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- **Permitting: April 2025**
  - **Est. Construction Start: May 2025**
  - **Est. Construction Completion: December 2025**
  - **Est. Project Cost: \$12.5 Million**

Alachua County Courthouse  
Parking Garage Rendering



# CIVIL COURTHOUSE & COURT SERVICES

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- Currently in the Construction Document 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.
- DRB Meeting should be in March/April 2025.

- **A&E Completion: February 2025**
- **Est. Construction Start: August 2025**
- **Est. Construction Completion: February 2027**
- **Est. Project Cost: \$70 Million**

Alachua County Civil  
Courthouse Rendering



Ajax

DLR GROUP



# ANIMAL RESOURCE FACILITY

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- A&E contract to BoCC in February 2025.
- Negotiations for the CMAR contract are currently in progress.
- Discussions are ongoing with UF for a Term Lease Agreement.
- A Memorandum of Understanding is being negotiated with VetMed.
  
- **A&E Start: January 2025** *Approx 1 year*
- **Est. Construction Start: January 2026**
- **Est. Construction Completion: January 2027**
- **Estimated Project Cost: \$27.5 Million**





# NEW FIRE RESCUE HQ / EMERGENCY OPERATIONS

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- Bids received in October 2024.
- Recommended award to Ulloa Management Group, LLC.
- Contractor approved by Board on January 14, 2025.
- Contract finalization in process.
  
- **Renovation Start: January 2025**
- **Renovation Completion: July 2025**
- **Renovation Cost: \$3.7 million**
- **Relocation Start: July 2025**



# ENVIRONMENTAL PROTECTION RELOCATION

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- EPD from the Wilson Building to the existing Fire Rescue Headquarters.
- This will leave the Wilson Building (14 N.E. 1st Street,) vacant.
- Renovations will be needed to transition from Fire Rescue operations to Environmental Protection operations.
  
- **Renovation Start: July 2025**
- **Renovation Completion: October 2025**
- **Relocation Start: October 2025**



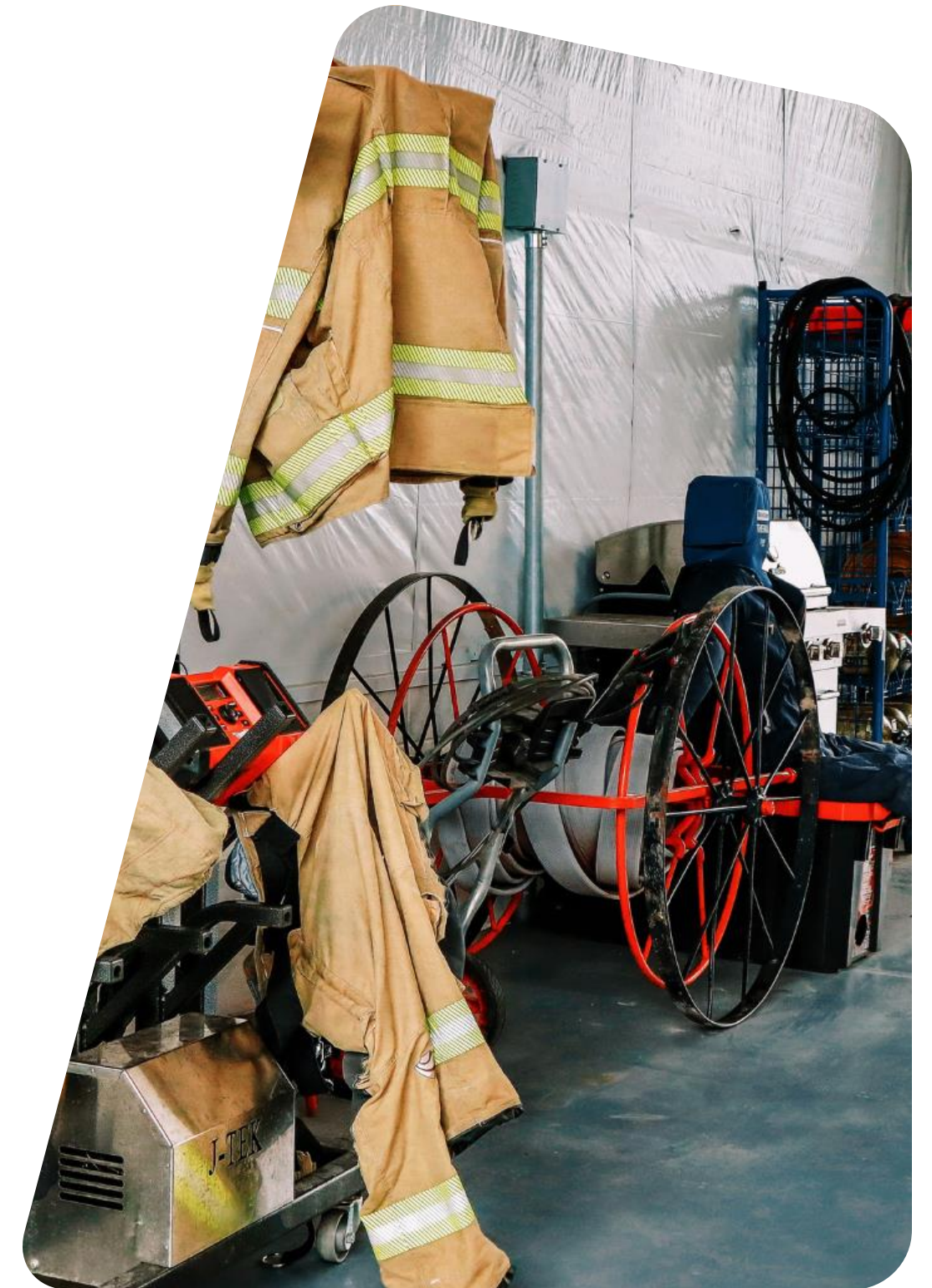
# WAREHOUSE

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- 61,203 SQFT - Warehouse Space
- Fire Rescue, Health Department, Supervisor of Elections will utilize the space initially.
- Currently working with A&E on master space plan for all users that will utilize the space.

## *Phase I Impact:*

- Facilities Management moved in December 2024.
- Growth Management will move to the existing Facilities Office near Depot Park.
- **Master Planning: Through February 2025**
- **Relocation Completed**



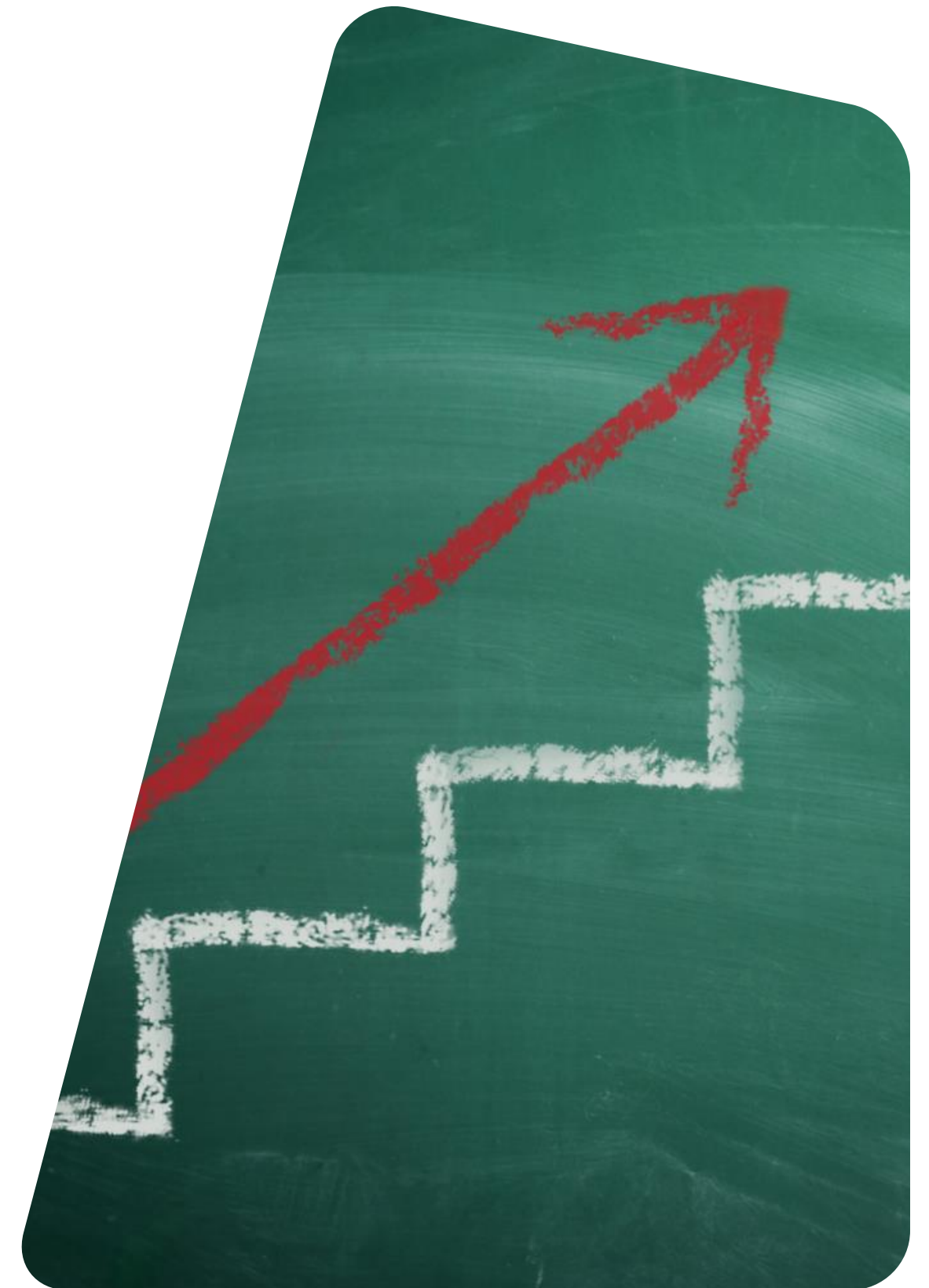
# PHASE I SUMMARY

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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

Calendar Year



- Land Conservation Complex
- Civil Courthouse
- Tech City Fire Station

- Budget Inn
- Scottish Inn
- Sunrise Residence Inn
- Armory
- Parking Garage
- CEP

- Animal Services

# PHASE I - RELOCATION

Calendar Year



- Facilities to Warehouse

- Growth Management to existing Facilities

- EPD to existing Fire Rescue HQ

4th Quarter  
2024

1st Quarter  
2025

2nd Quarter  
2025

3rd Quarter  
2025

4th Quarter  
2025

- Fire Rescue HQ & EOC to Armory

# OTHER PROJECTS

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## *Not part of the Master Plan*

- Housing Projects
  - Budget Inn
  - Scottish Inn
  - Container Homes
  - Sunrise Residence Inn
- Land Conservation Complex
- Rural Collection Center
- Hazardous Waste Collection Facility
- Farmers Market/Fire Training Tower



# BUDGET INN

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- A&E is complete.
- Bids are due tomorrow, January 29th.
- Project deadline of September 30th.
- **Construction Start: February 2025**
- **Construction Completion: September 2025**
- **Construction Budget: \$4.2 Million**





# SCOTTISH INN

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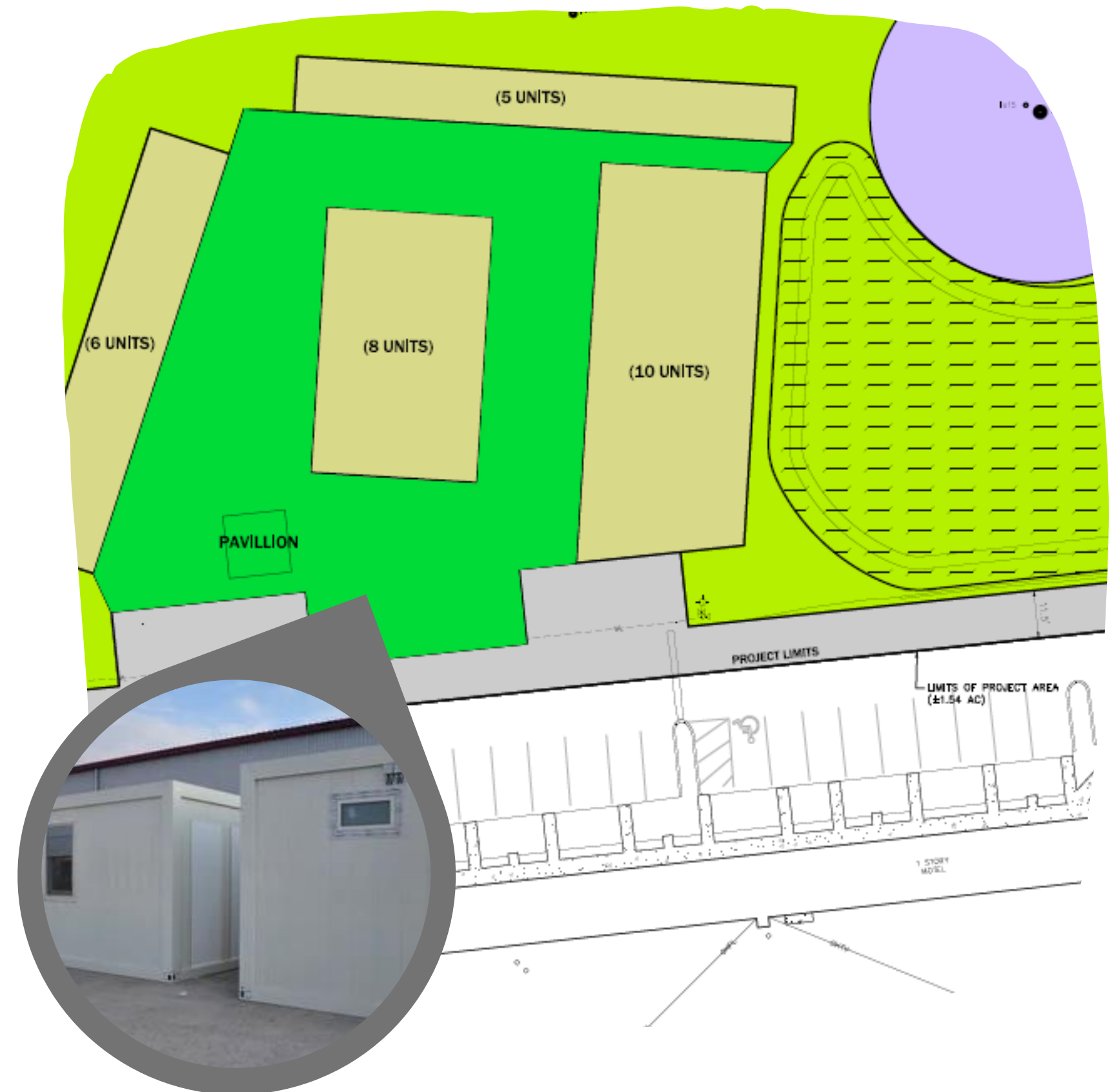
- A&E is complete.
- Bids were due on January 15, 2025.
- Evaluation and contract finalization are in progress.
- **Construction Start: February 2025**
- **Construction Completion: September 2025**
- **Construction Budget: \$5.5 Million**



# CONTAINER HOME PROJECT

- Site plan has been completed.
- Base unit is under construction
- **Construction Start: February 2025**
- **Construction Completion: September 2025**
- **Construction Budget: \$1.5 Million\***

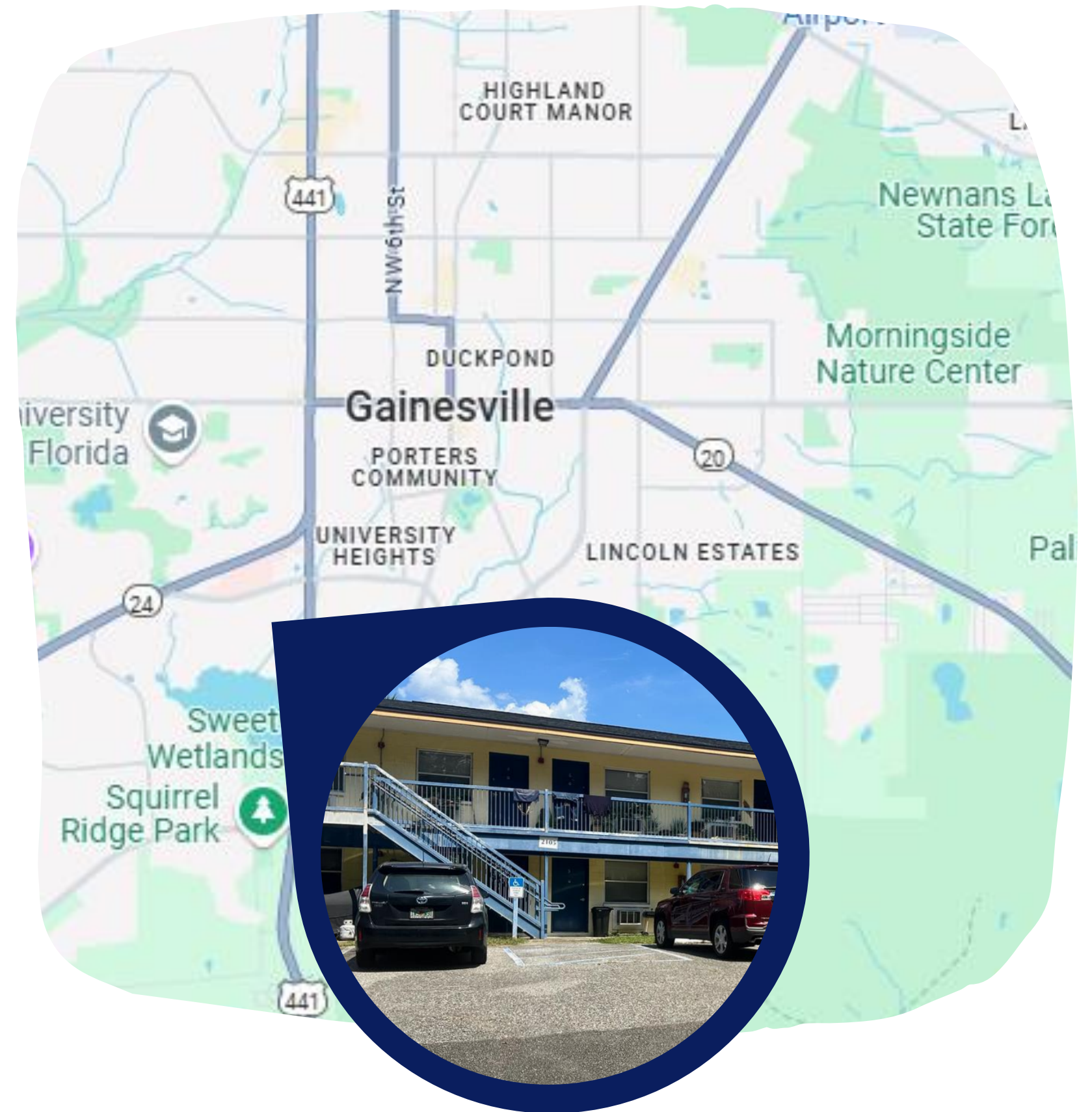
\*An allocated portion of Scottish Inn funding



# SUNRISE RESIDENCE INN

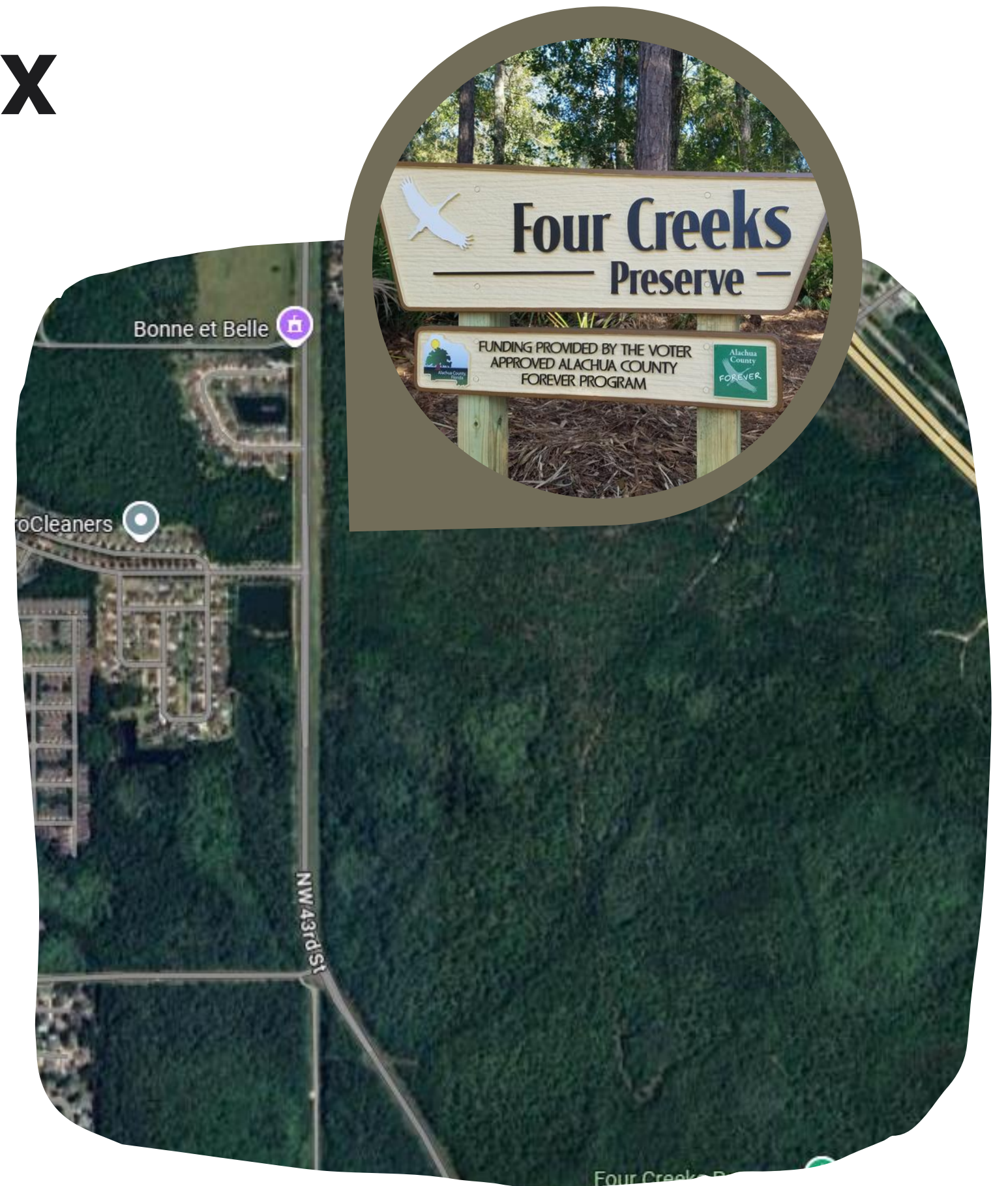
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- Facilities is beginning base level repairs/upgrades (ex: Fire Alarm Panel, Roof, Railing/Stairs, etc.)
- **Construction Start: January 2025**
- **Construction Completion: Ongoing**
- **Repair/Renovation Budget: \$2.8 Million**



# LAND CONSERVATION COMPLEX

- A&E in Schematic Design Phase.
- Land use and rezoning approved in December 2024.
- Submitting for site plan approval in February 2025.
  
- **A&E Completion: June 2025**
- **Construction Start: September 2025**
- **Construction Completion: June 2026**
- **Construction Budget: \$7.6 Million**



# RURAL COLLECTION CENTER

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- We are in discussions with the City of Newberry regarding the potential purchase of 5 acres at their proposed Environmental Park on SR 337.
- Aiming to develop a model for an ideal collection center.
- **Construction Start: Property Ownership**
- **Construction Completion: TBD**
- **Construction Budget: \$1.5 Million**



# HAZARDOUS WASTE COLLECTION FACILITY - ECO LOOP

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- UF Consultants estimate a project cost of 4 Million.
- Applied for an EPA grant in December, hoping to secure it to cover the budget shortfall.
- After construction, the existing HW building will be renovated to serve as the new bulk storage facility.
- **Construction Start: Grant Determination**
- **Construction Completion: TBD**
- **Construction Budget: \$1.5 Million**



# TECH CITY FIRE RESCUE STATION

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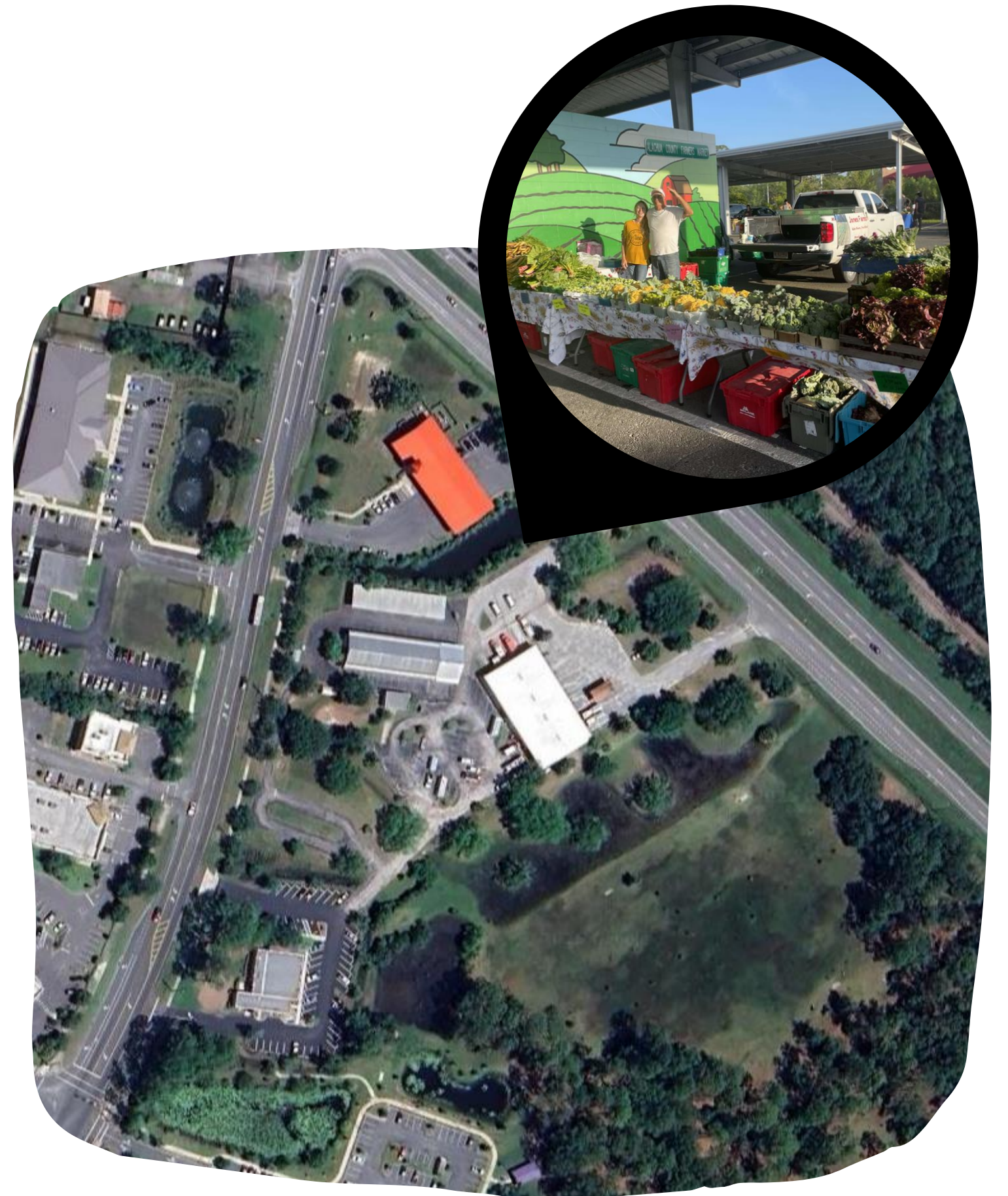
- Re-use contract with Lunz Group for the A&E services.
- Renewing the Donation Agreement with the property owner.
- **A&E Start: March 2025**
- **Construction Start: October 2025**
- **Construction Completion: July 2026**
- **Construction Budget: \$7.2 Million**



# FARMERS MARKET

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- Competing needs - Currently sharing space with Fire Station 33, CSW, and the Fire Training Facility.
- **Fire Rescue:** Seeking space onsite to construct Fire Training Tower.
- **Farmers Market:** Seeking additional space to grow and expand their market.
- Possible Options:
  - Farmers Market relocation
  - Expand the current site
  - Maintain the current configuration





# FARMERS MARKET CONTINUED

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- **Farmers Market Relocation**

- Identify a new site that meets operational needs.
- Consider accessibility and community impact

- **Expand the Current Site**

- Explore a potential land swap with the City of Gainesville
- Still need to assess feasibility and mutual benefits.

- **Alter the Current Site**

- Evaluate adjustments to make both uses coexist as effectively as possible.
- Identify operational and logistical compromises.



# QUESTIONS



THANK YOU