



Alachua County Master Space Plan Phase I

Quarterly Progress Update

Travis Parker, Facilities Director

Today's Objective

- Provide quarterly updates on project progress, including construction timelines and the status of Phase I of the Master Space Plan.
- Provide an update on additional projects managed by the Facilities Management Department.

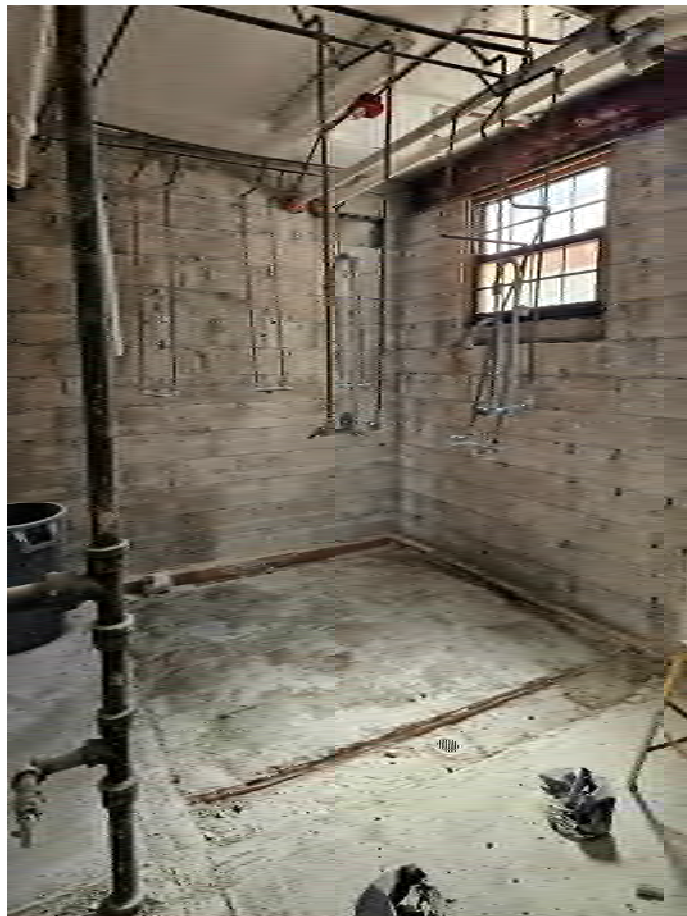
1st Phase of the Master Plan

- Civil Court Complex
 - *Central Energy Plant (Phase 1A)*
 - *Parking Garage (Phase 1B)*
 - *Civil Courthouse (Phase 2)*
- Relocation of Fire Rescue HQ and Emergency Operations
 - Armory Renovation
- Animal Resources Shelter
- Relocation of EPD & Growth Management

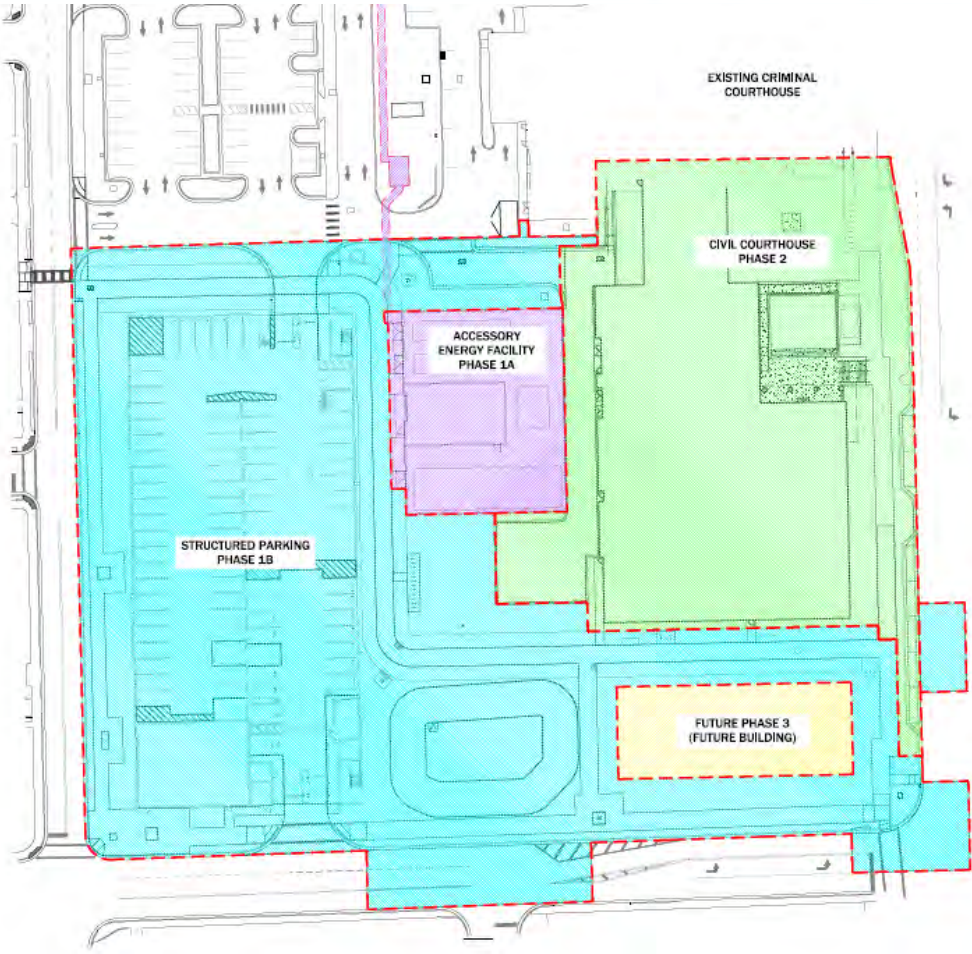
Fire Rescue HQ and Emergency Operations Center

- Demolition/Construction is underway
- Notice to Proceed issued – 1/27/2025
- Substantial Completion – 10/3/2025
- Final Completion – 11/13/2025
- Fire Rescue & Emergency Management Relocation will begin after final completion.



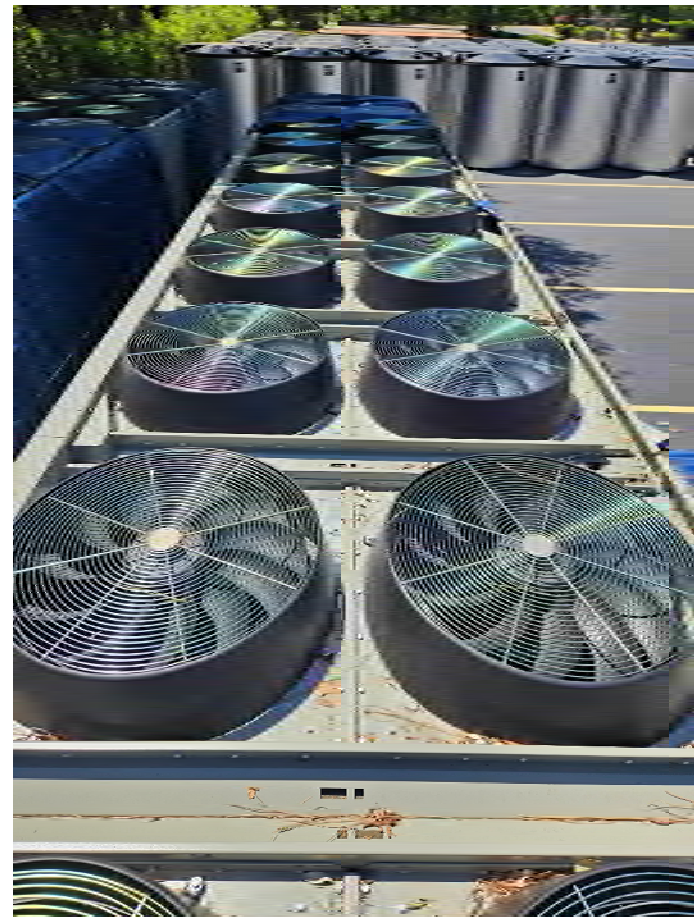


Phasing Plan



Central Energy Plant (1A)

- Materials for the Central Energy Plant have been received, including the skid package, chillers, and thermal storage tanks.
- Hoffman Construction has been contracted to build the plant.
- Start date is dependent on final permitting and completion of site work.
- Estimated start date: September 4, 2025
- Construction window: September 11, 2025 – February 16, 2026



Parking Garage (1B)

- Site Plan approval anticipated by May 16, 2025
- Building permit application submitted; approval contingent on receipt of Site Plan permit (expected May 20, 2025)
- Precast components currently in production; scheduled through August 14, 2025
- Finrock mobilization: September 8, 2025
- Construction window: September 15, 2025 – March 30, 2026

Courthouse Building (2)

- GMP #1 (Early Release Package for long lead equipment) received on May 2, 2025; scheduled for Board approval.
- GMP #2 (Main Construction Package) expected by September 5, 2025.
- Anticipated Notice to Proceed: October 21, 2025
- Ajax to mobilize on-site starting December 8, 2025
- Construction timeline: December 2025 through May 19, 2027

Construction Start Dates

- USI (Sitework) – June 9, 2025
- Hoffman Construction (CEP) – September 11, 2025
- Finrock (Parking Garage) – September 15, 2025
- Ajax (Courthouse) - December 8, 2025

- Tight site with limited laydown and staging areas
- All three phases require active crane use
- Crane swing zones overlap across project areas
- Careful coordination between contractors is critical
- Staggered scheduling needed to avoid conflicts
- Ongoing communication required between Finrock, Hoffman, and Ajax



Old Fire Rescue Headquarters (EPD)

- EPD will relocate after Armory renovations and Fire Rescue move-in.
- EPD reviewing floorplan and submitting modification requests.
- \$100,000 budgeted for minor renovation work.

Old Facilities Building (Growth Management)

- Growth Management will relocate after renovations are complete.
- FM hired Stresing & Associates for renovation design.
- Staff is reviewing and providing design feedback.
- \$300,000 budgeted for minor renovation work.

Relocations

- EPD (Wilson) to Existing Fire Rescue HQ
 - Some remodeling may be necessary to accommodate the department change.
- Growth Management (Annex) to Existing Facilities Building
 - Remodel is necessary to accommodate the department change.
 - A&E underway.

We are conducting a Castaldi assessment on the buildings currently occupied by EPD and Growth Management, that in conjunction with space need determination and historical implications will assist in determining the best use of these locations in Phase II.



Facilities Project Updates

Additional Projects handled by Facilities Management

Travis Parker, Facilities Director

Budget Inn

- Bid Awarded – Gray Construction
- Notice to Proceed issued on 4/18/2025.
- 108 Days to Substantial Completion
- 138 Days to Final Completion
- Must be complete by September 30, 2025.





Scottish Inn

- Bid Awarded – Ulloa Management Group, LLC
- Notice to Proceed issued on 4/18/2025.
- 108 Days to Substantial Completion
- 138 Days to Final Completion
- Must be complete by September 30, 2025.





Sunrise Residence Inn

- Building A roof replacement complete
- Renovation design in progress, no major changes
- Construction documents expected June 2025
- Renovating up to 8 units at a time starting October 2025



Station 64 Temporary Fire Station

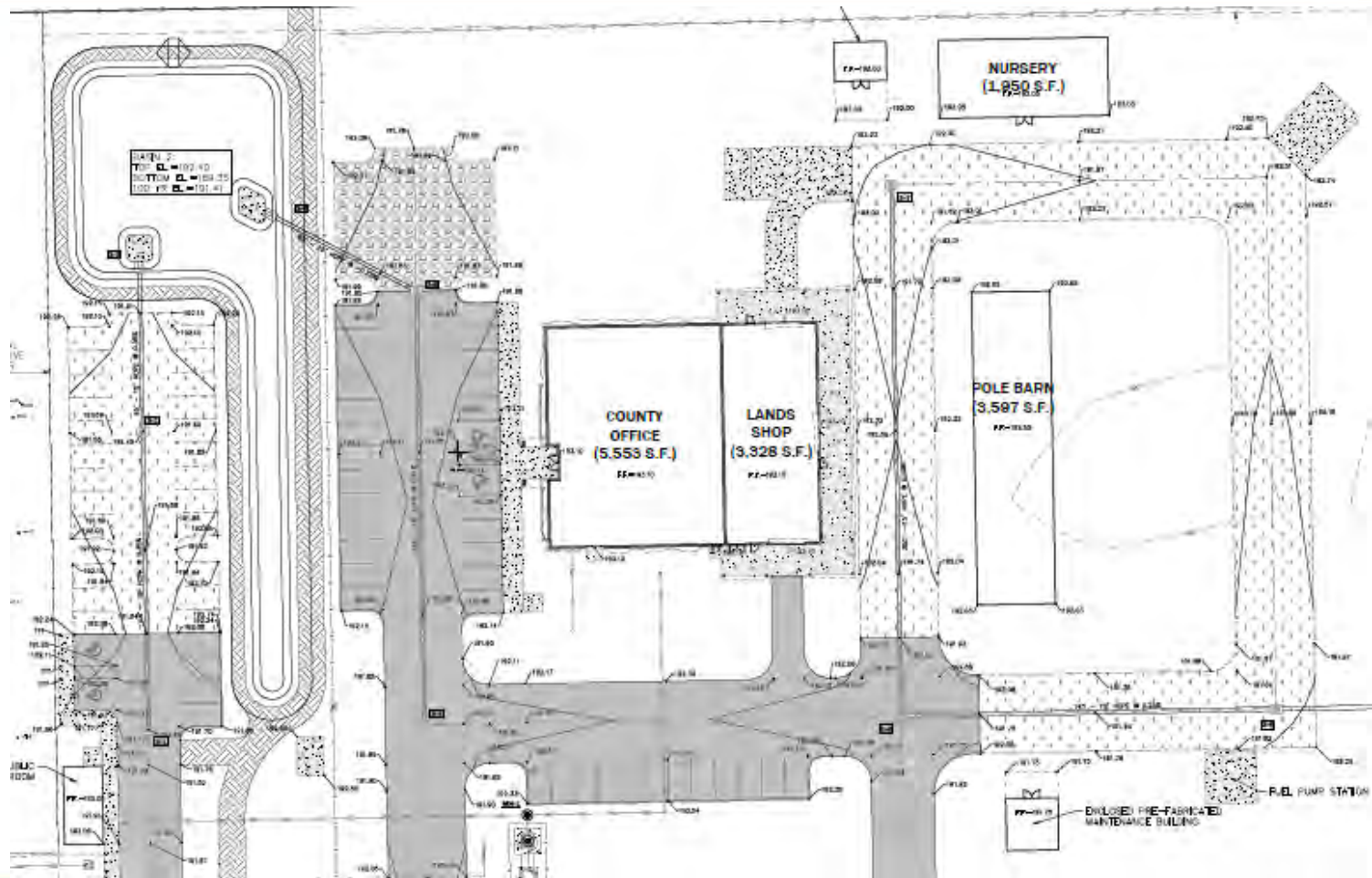
- Turn lane and median work underway on US HWY 441
- Asphalt paving in progress
- Stormwater basin construction ongoing
- Dumpster pad and generator pad being built
- Apparatus building under construction
- Fire sprinklers being installed in existing mobile home for temporary station use



Land Conservation Complex

- 90% architectural drawings submitted by Paul Stresing
- Site plan approval in progress
- EDA received first round of comments in late April
- Targeting ITB release in Fall 2025
- Project Budget: \$7.6 Mil





Tech City Fire Station

- Initial design meeting held with Lunz Group for Reuse facility
- Fire staff reviewing plan to confirm no updates needed
- Finalizing donation agreement with Mitch Glaeser; target Board review in June
- Initial meeting with Scorpio scheduled for May



Questions