



# Master Space Plan – Phase I

## Quarterly Progress Update

Travis Parker  
*Facilities Director*

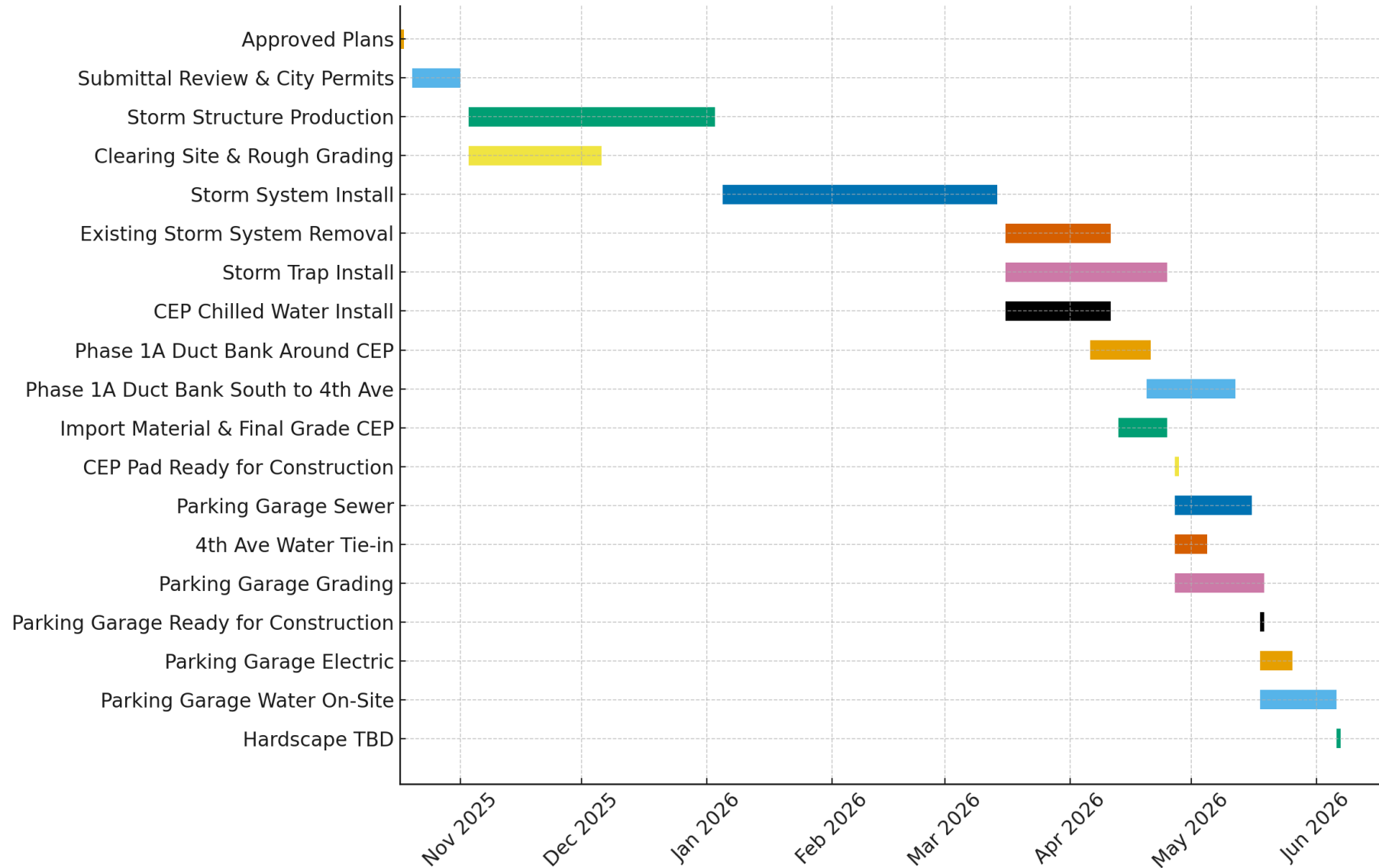
# Objective

- 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

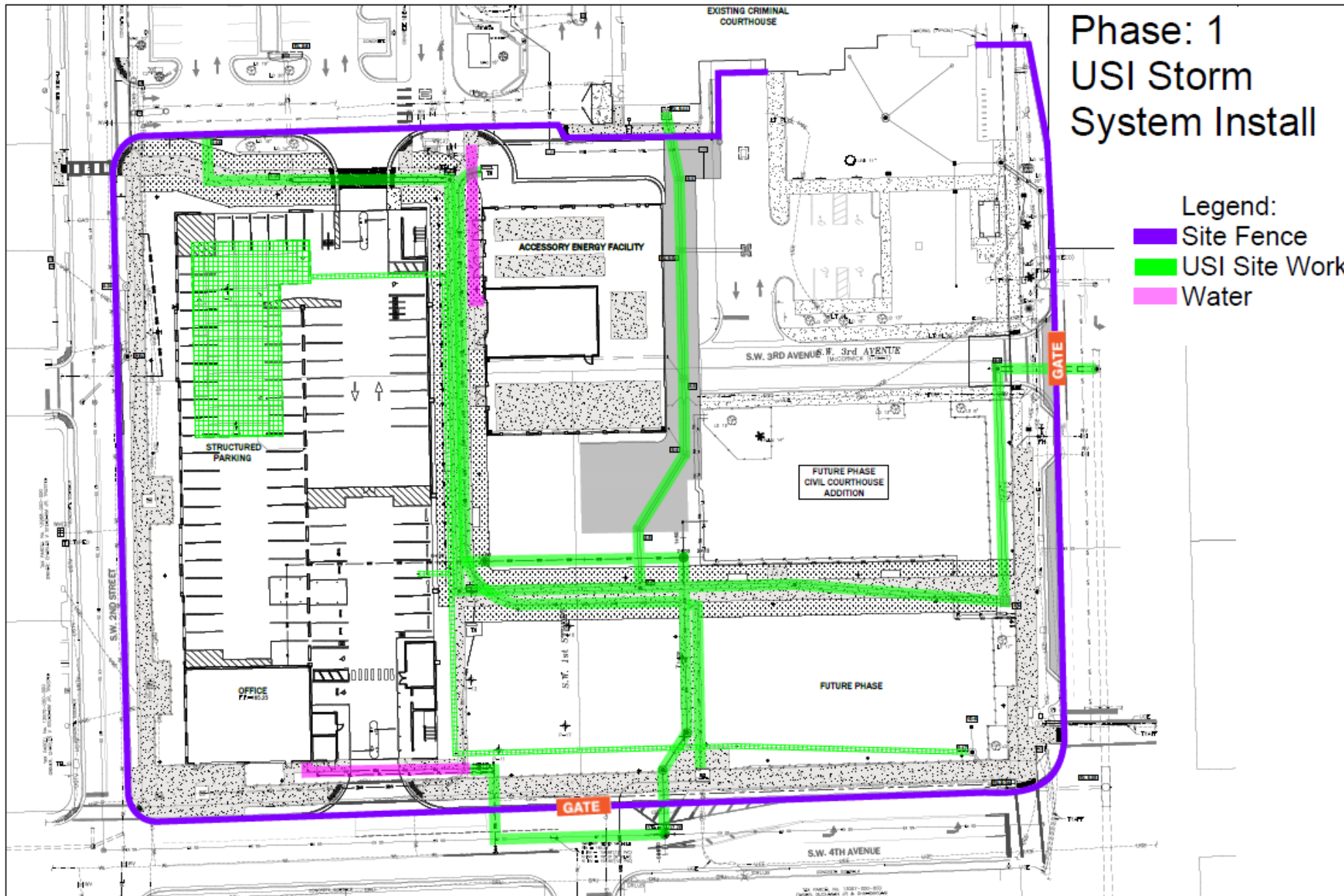
# First Phase of the Master Plan

- Civil Court Complex
- Relocation of Fire Rescue HQ & Emergency Operations
- Animal Resources Shelter
- Relocation of EPD & Growth Management

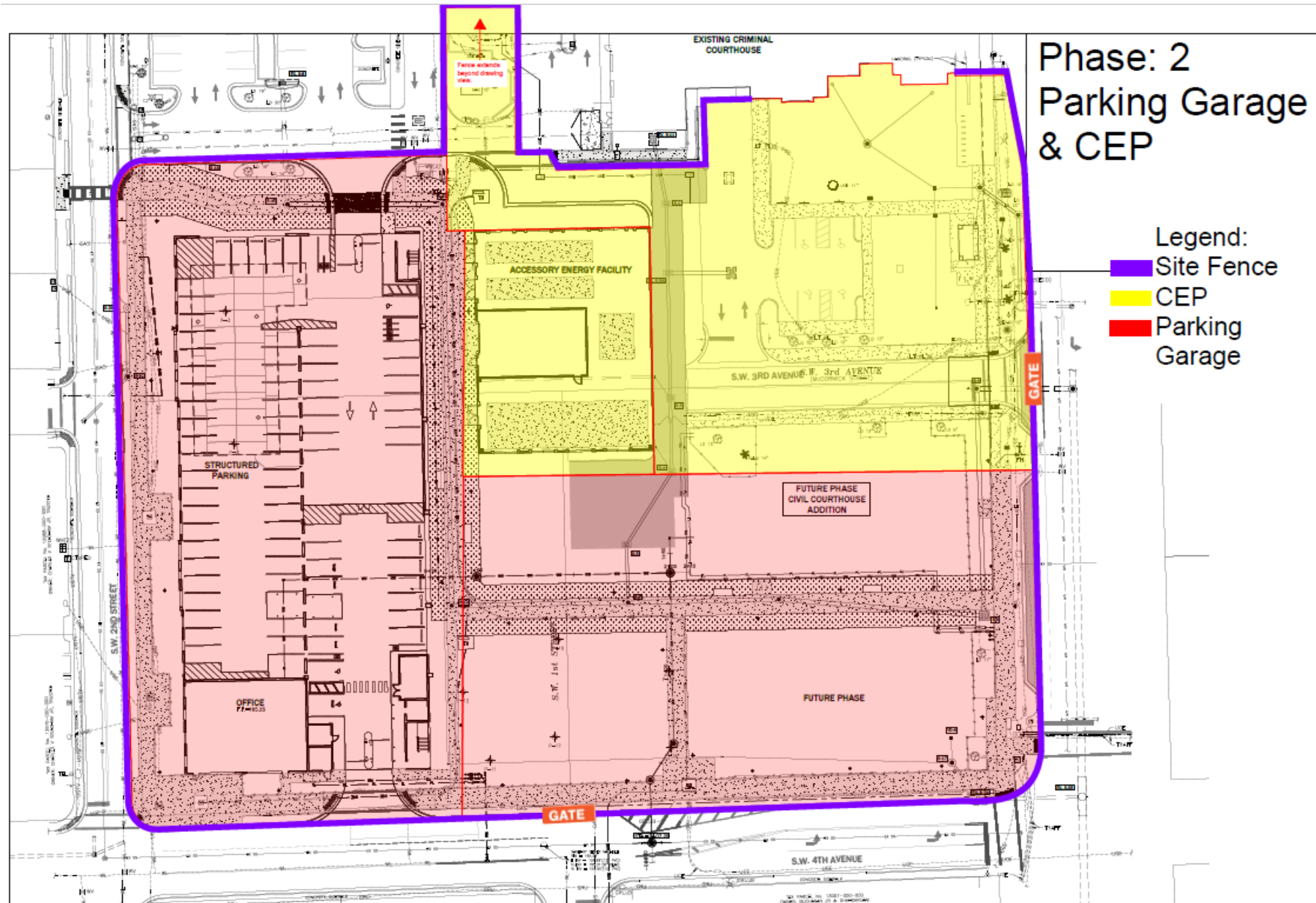
# Civil Site Construction Timeline



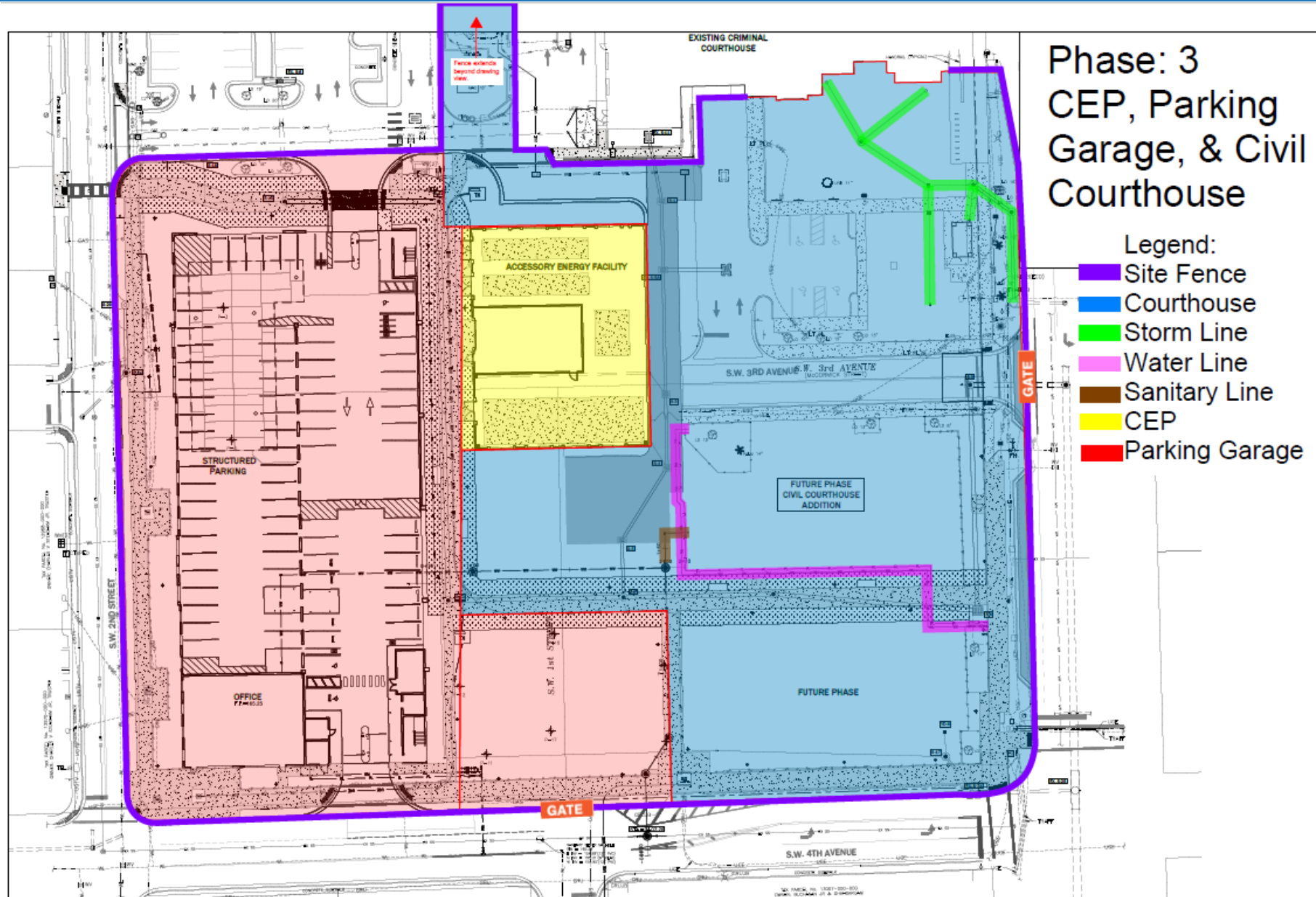
# Courthouse Complex Phase I



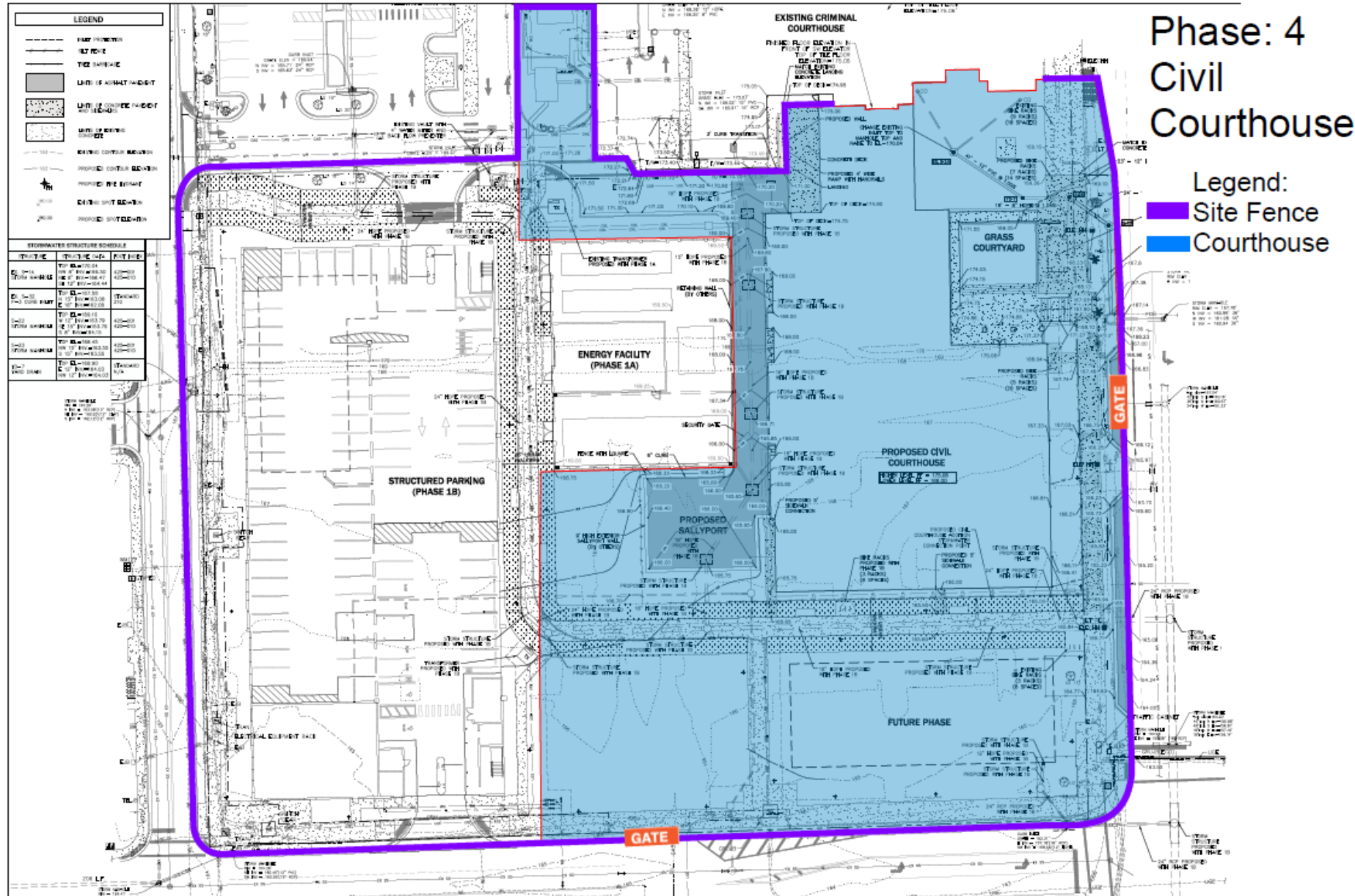
# Courthouse Complex Phase 2



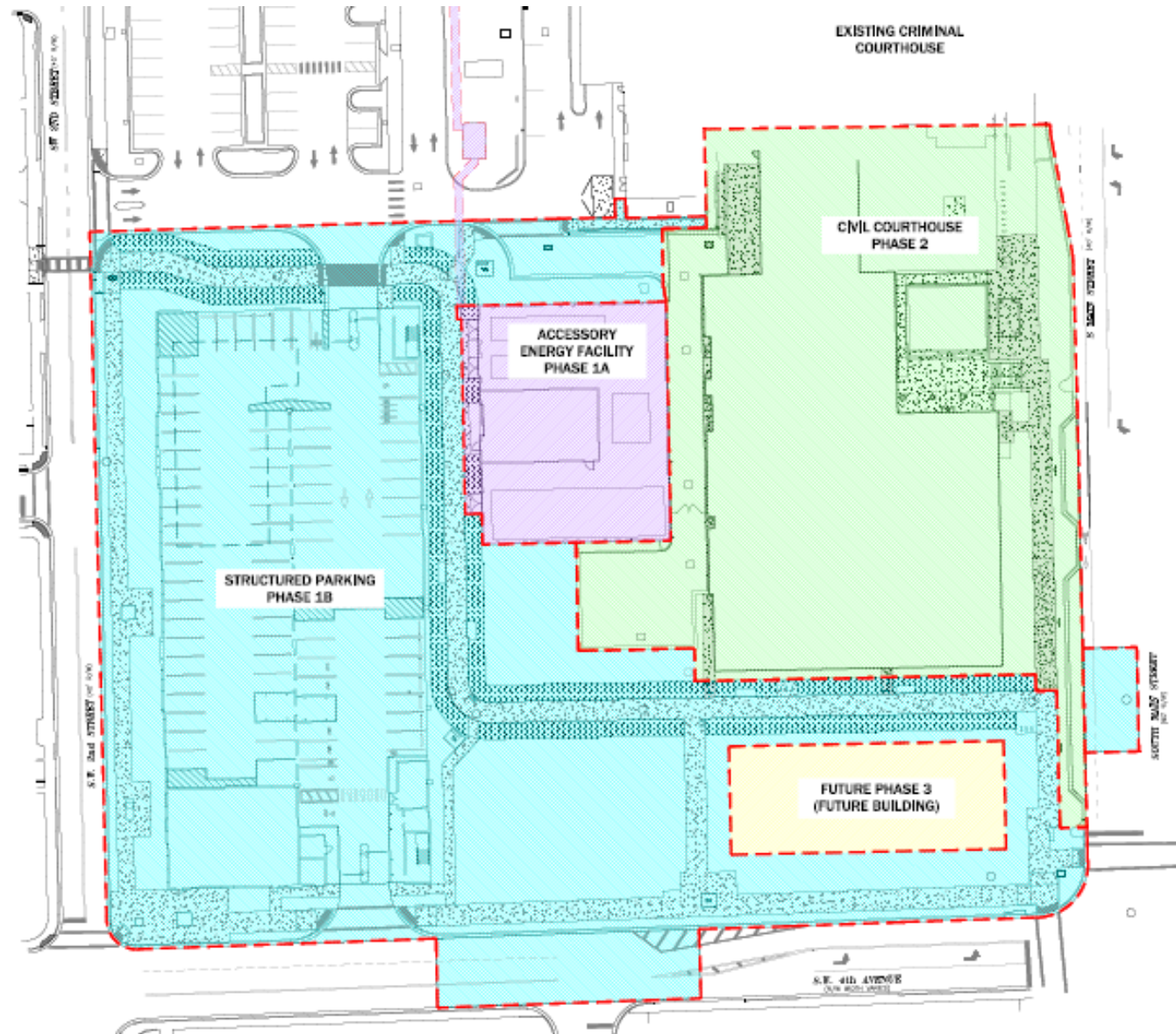
# Courthouse Complex Phase 3



# Courthouse Complex Phase 4



# Courthouse Complex Final Layout



# Central Energy Plant Update

- All major equipment received: chiller pump unit, chillers, and ice tanks
- Contractors are under contract and awaiting CEP pad readiness
- Construction scheduled to begin **April 2026**

# Parking Garage Update

- Precast construction is complete and awaiting delivery
- Start of work dependent on CEP pad readiness and installation of storm trap beneath the structure
- Civil Sheriff buildout space design is 100% complete; release scheduled closer to construction start
- Finfrock has received the building permit
- Precast erection will begin **May 2026**

# Courthouse Update

- Early Release Package GMP for long-lead items received from Ajax
- Board review scheduled for November
- Design completed; Ajax finalizing minor details to ensure GMP accuracy
- Construction scheduled to begin **July 2026**

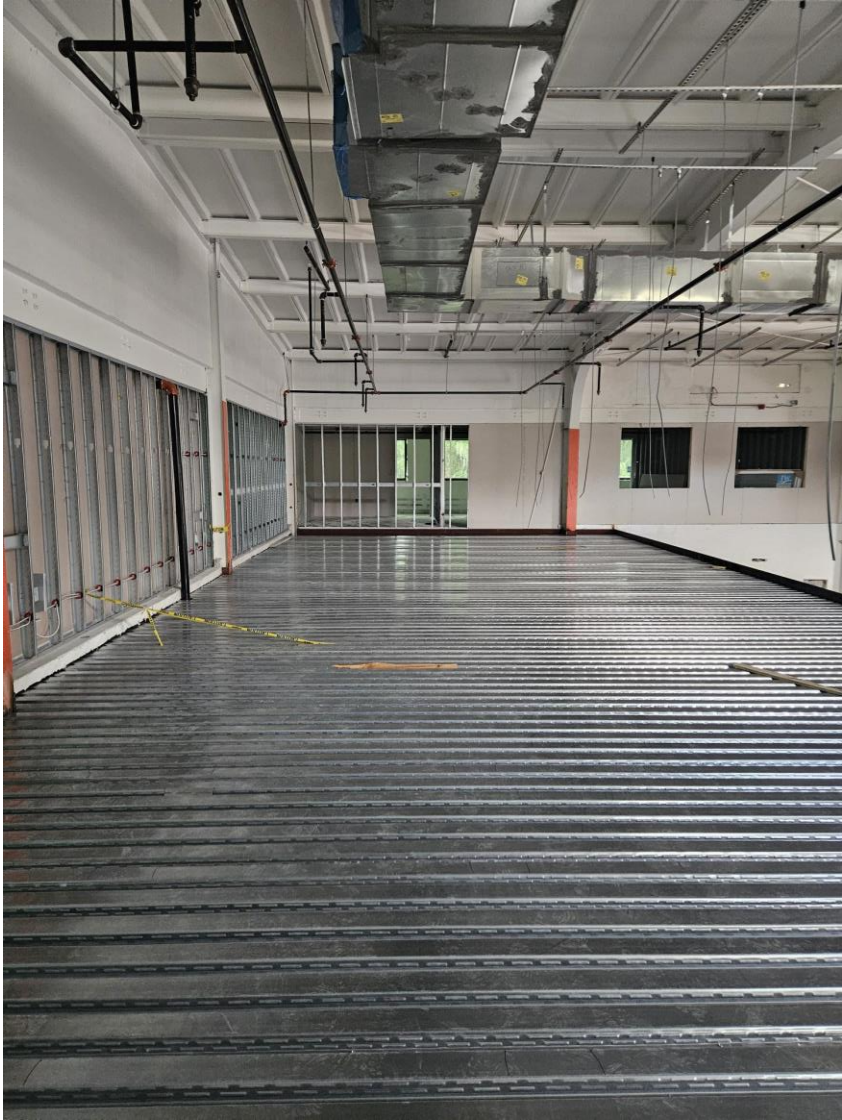
# Fire Rescue HQ & EOC Update

- Construction underway; demolition complete and renovation in progress
- Installation of walls, HVAC ducting, electrical, and mezzanine ongoing
- Plumbing rough-in completed
- Original substantial completion date of October 3 extended due to abatement and fire line installation
- Substantial completion targeted for November; Final completion anticipated December/January

# Fire Rescue HQ & EOC Update



# Fire Rescue HQ & EOC Update



# Relocations – EPD & Growth Management

- EPD (Wilson) to Existing Fire Rescue HQ
  - EPD is reviewing the floor plan for planning purposes
  - Work can proceed once Fire Rescue relocates to the Armory
  - Estimated renovation budget: \$100,000
- Growth (Annex) to existing Facilities Building
  - 100% Construction Documents received
  - Working through OpenGov
  - Estimated renovation budget: \$300,000

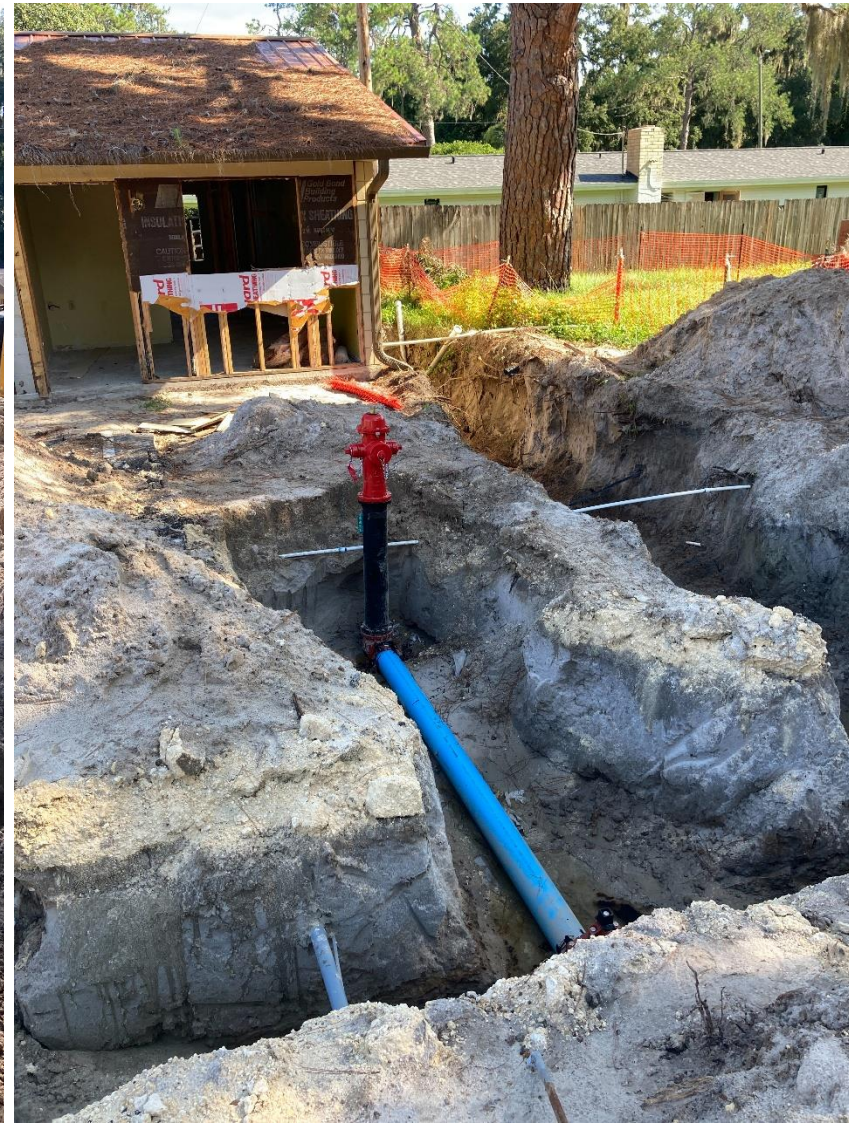
# Housing – East Tumblin Creek

- Gray Construction actively progressing on site
- Change Order #1 approved for unforeseen conditions and scope adjustments to reduce future maintenance
- Substantial completion date extended to December 24, 2025
- No additional changes anticipated
- Project tracking toward scheduled completion

# Housing – East Tumblin Creek



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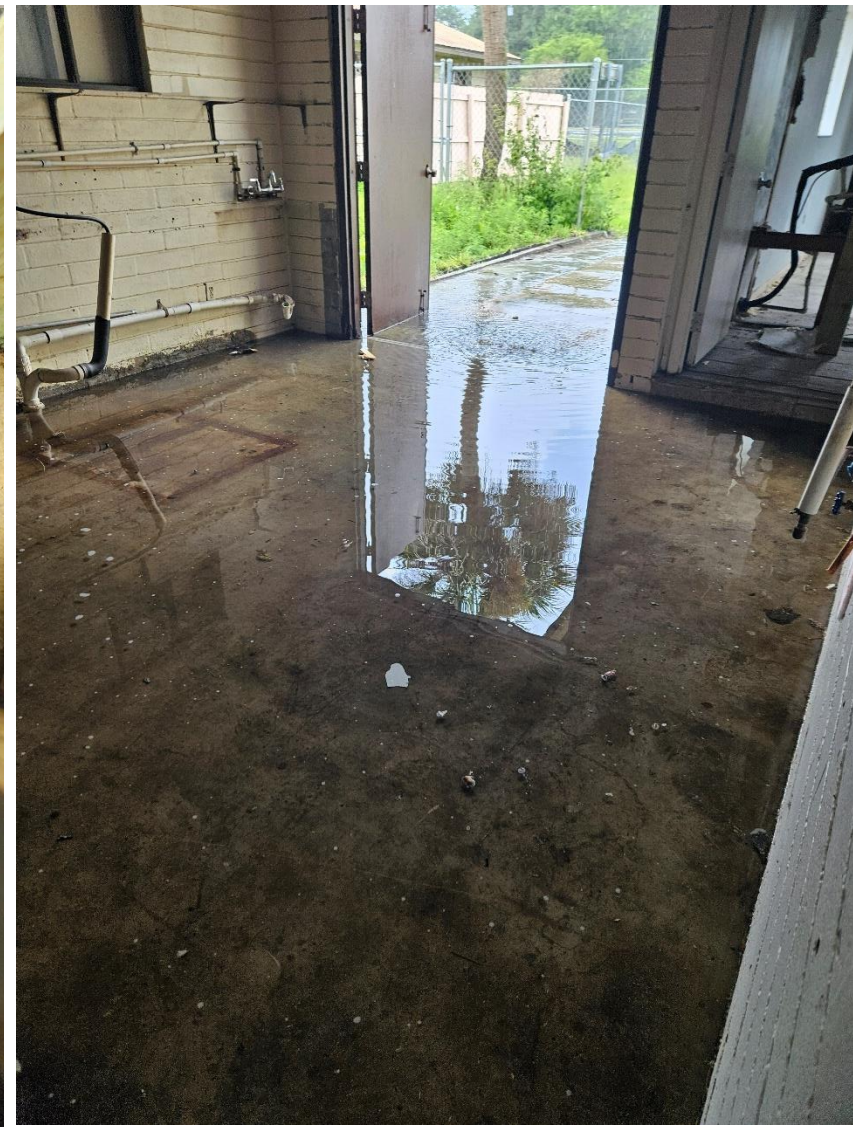
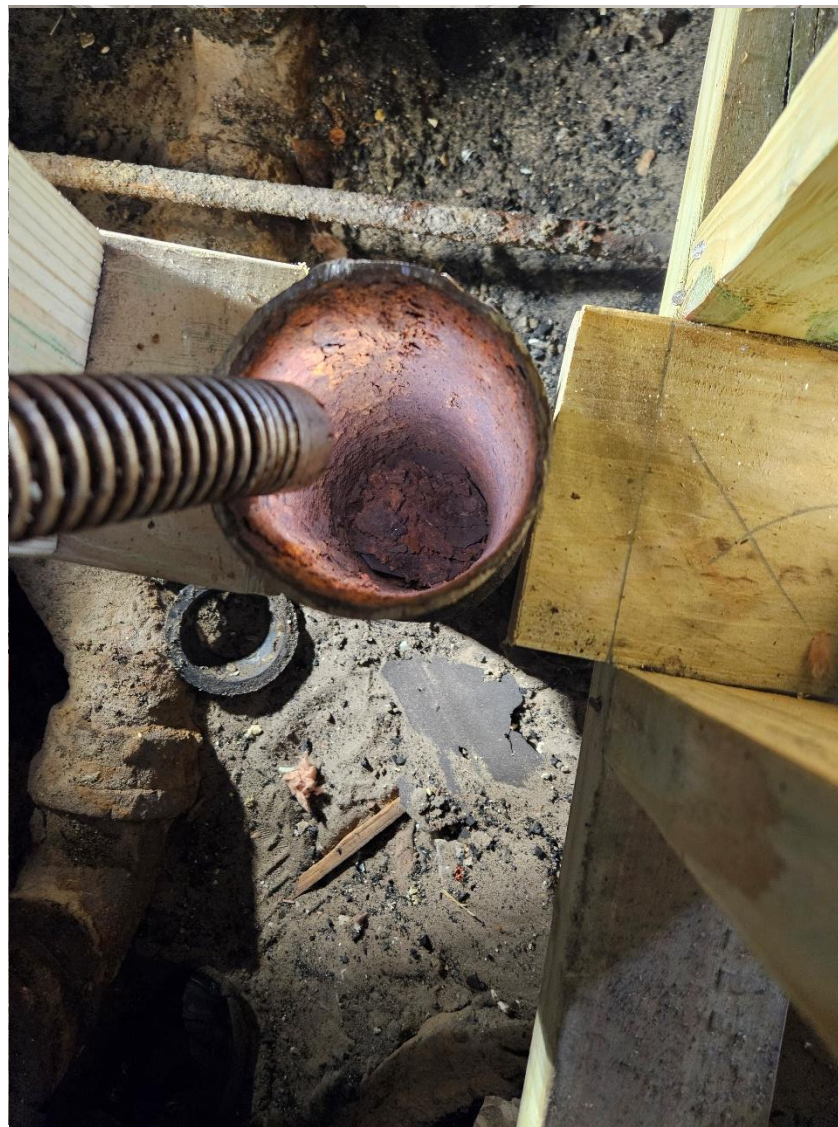
# Housing – East Tumblin Creek



# Housing – Forest Edge

- Substantial completion achieved end of September
- Certificate of Occupancy received
- Punch list items in progress, with Final completion targeted for November
- Landscaping, signage, and other remaining items to be finalized as soon as possible

# Housing – Forest Edge



# Housing – Forest Edge



# Housing – Forest Edge



# Housing – Forest Edge Container Homes

- Civil site drawings reached 100% completion in September
- GRU has completed transformer installation
- Silt fence and tree barricades installed
- Project entered into OpenGov and moving through the procurement process
- Contract will go to the board once bids are received

# Sunrise Residence Inn

- 100% construction documents received from architect in September
- Staff reviewed and provided edits and feedback
- Project entered into OpenGov and progressing through procurement
- Renovation plan: 6–10 rooms at a time, depending on occupancy and availability
- Larger group of rooms renovated at once will reduce costs through mobilization efficiency and cost savings
- Scope: full room renovation including drywall, casework, and bathrooms; no floor plan changes

# Land Conservation

- Permitting:
  - City of Gainesville: Primary authority; site plan, building permit, zoning, stormwater
  - Alachua County: ROW improvements on NW 43rd Street
  - SRWMD: Stormwater permit received
- Land use/zoning approved: 699 acres Conservation, 16 acres Public Facilities
- City Development Review Board: Plans approved; revisions under review, final approval expected mid-October
- 100% construction documents complete; ready for construction submission to Open Gov for procurement

# Land Conservation



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