MONARCH DESIGN GROUP DLRGROUP 2025-07A

City of Gainesville Public Safety Facilities: Final Development Report

GAINESVILLE FIRE RESCUE HEADQUARTERS & EOC

March 2, 2024

MONARCH DESIGN GROUP
112 SW 6th St,
Gainesville, FL 32601
352-378-4400 PH

Table of Contents

Section 1

Executive Summary

March 1, 2024

To: BRIAN SINGLETON, CITY OF GAINESVILLE

Monarch Design Group is excited to present you with the **Final Development Report** for the Gainesville Police Department Evidence Expansion project.

SCOPE OF THE REPORT

This comprehensive report details the full scope of your project. Utilizing the meeting notes (found in the Appendix), we've revised your Facility Program, and you'll discover this updated version in Section 2. Our architectural team has updated your massing diagrams (found in Section 3) based on the updated Facility Program and the guidance provided by your stakeholders.

We're most excited to share with you the early renders of your project, which can also be found in Section 4. To aid in visualizing space usage, we've incorporated space standards in Section 5.

Within Section 6, you'll also find an architectural narrative on the project. Succinct narratives from the civil engineer, mechanical and electrical engineer, plumbing, and structural engineering subconsultants are also included.

In Sections 7-10 we've included surveys, geotechnical info, site plans, and our recommended phasing plan outlining our recommended strategic approach to the project's development and construction.

In Section 12, you'll find early estimates of probable cost, and potential grant opportunities are listed in Section 14. Our team recognizes the City of Gainesville's desire for a design that aligns with community and stakeholder needs while maintaining cost-effectiveness. We're dedicated to crafting a final project that is resilient, optimized for performance, and ensures long-term usability and ease of maintenance.

TEAM AND SUBCONSULTANTS

This compilation has been overseen by Barnett Chenault, Principal and Lead Architect for your project. Mr. Chenault conducted meetings with your subconsultant team, incorporating all their findings into this comprehensive report. Within the document, you'll find contributions from DLR GROUP, your public safety specialist architectural consultant; GSE, your geotechnical engineering subconsultant; Wayland, your structural engineer; Campbell Spellicy, your MEP subconsultant; JB PRO, responsible for surveying; and Kimley Horn, your civil engineering subconsultant.

We're unbelievably excited about what this project will do for the City of Gainesville, and we look forward to moving to the next steps with you.

Thank you again for this opportunity!

Sincerely,

Barnett Chenault
Monarch Design Group

Our team is excited to present to you the **Final Development Report** for the **City of Gainesville's GPD Evidence Expansion Project.**

MONARCH DESIGN GROUP

DLRGROUP

GSE Engineering & Consulting, Inc.

CAMPBELL SPELLICY ENGINEERING

JBPro

wse WAYLAND STRUCTURAL ENGINEERING

Kimley»Horn

Section 2

Space Program by Component

City of Gainesville
Emergency Operations Center
Projected Staff and Space Requirements Summary

City of Gainesville Emergency Operations Center Space Program Summary					
Dept. Code	**Department**	**Current Staff**	**Future Staff**	**Total NSF**	**Total DGSF**
1.0	EOC	3	1	5,084	6,355
2.0	Building Support	-	-	1,080	1,350
3.0	Parking - Secure	40	-	80	Note 4
	Subtotal	3	1	6,164	7,705
	Grossing Factor[1]				1.20
	Total Gross Square Feet (GSF)[2]				**9,246**
	GSF				7,706
3.0	Secure Parking	40	-	80	**-**
4.0	GFR Headquarters	-	-	18,812	

Table Footnotes:

1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical closets, mechanical shafts, circulation, stairs, elevators, etc.
2. NSF = Net Square Feet.
3. DGSF = Departmental Gross Square Feet.
4. Parking Not Calculated in Totals

	Space/Component	2033 Full Program Unit/Area Std.	Current Staff	Future Staff	No. of Spaces	NSF	Comments
1.0	**Emergency Management**						
	1.1 Waiting						
1.1.1	Reception Waiting Area	100	-	-	1	100	4 guest chairs, limited visitors
1.1.2	Media / Press Room	15	-	-	8	120	8 chairs, podium, wall mtd. TV and A/V feed to exterior media trucks
	1.2 Staff Office & Administrative Space						
1.2.1	Office	140	1	1	1	140	280 SF space std split to allow for 2 offices, desk, 2 guest chairs, wall mtd. Monitors (2), acoustic privacy, printer
1.2.2	Administrative Workstation	48	1	-	1	48	reception and support functions
1.2.3	Office	140	1	-	1	140	desk, 2 guest chairs, wall mtd. Monitors (2), acoustic privacy
1.2.4	Copy/Supply/Work Alcove	100	-	-	1	100	floor copier, printer, adjacent to administrative staff
1.2.5	Shredding Bins	1	-	-	1	1	locate in copy alcove
	1.3 Emergency Operation Center						
1.3.1	Emergency Operations Room (EOR)	45	-	-	40	1,800	GFR, GPD, PW, COG, GRU. Operations, Planning, Logistics, Finance **(4) 4'x10'** tables/chairs, **(1)** Unified Command **(1) 4'x15' tables/chairs**, PIO and Liason **(2) 3'x5' desks,** each w/ pwr/data computer stations at each seat. Table arrangement options: 1. Consoles Clustered in Rows, 2. Rows of Console Positions, 3. V-Shaped Console Positions, 4. Conference Room. Elevated flooring system throughout EOR and Break-out Rooms. Podium A/V controls in room (crestron controls or similar)
1.3.2	Video Wall	80	-	-	1	80	LCD high resolution video wall (size/configuration TBD), control panel / display computer work station or (6) large format wall mtd. TVs (2 per wall) and (2) large projection screens at "front" of room.
1.3.3	Break-out Rooms	200	-	-	4	800	Fire, Police, Public Works, City, (Elected Officials?) 4-6 person cap., direct access to EOR w/ acoustic privacy walls and vision glass to EOR. Could be shared with other depts. if additional door added at exterior corridor, team break-out planning, wall mtd. tv and dry erase board, A/V connection with Incident Command Center
1.3.4	EOC Work Area	150	-	-	1	150	Large plotter, copy/printer, work table, laminator
1.3.5	Emergency Equipment Storage	60	-	-	1	60	radio equipment and charging, batteries
1.3.6	I.T. Server Room	180	-	-	1	180	Multiple server racks, redundant HVAC cooling, anti-static disipative flooring
	1.4 Support Spaces						
1.4.1	General Storage	100	-	-	1	100	Medical supplies, Training materials, file storage reduction occurring, emerg. Op. plans can be acquired in paper form, radio equipment and charging,
1.4.2	Kitchen	200			1	200	(2) full size refrig, 6 burner gas stove, ANSUL hood, micro, hand sink, three comp sink, coffee, ice maker
1.4.3	Dry Pantry	80			1	80	Shelving for food storage
1.4.4	Trash Storage	60			1	60	Mechanically exhausted, floor drain, expoxy floor/wall finish. Locate near Kitchen, close to exterior wall/door.
1.4.5	Training / Breakroom / Dining	15			15	225	moveable tables/chairs to accomodate 12-15, wall mtd. monitors (3), dry erase boards (2)
1.4.6	Lockers	4			40	160	(40) full height "hoteling" lockers located in main corridor near bunk and restrooms for EOC staff during activiation
1.4.7	Bunk Rooms	3			100	300	provide 1/3 of total activiation occupancy = 40 occupants x 1/3 = (14) beds, air matress, or cots. (3) rooms total w/ 2 beds in (2 rooms) and (1) ADA sleep room w/ (1) bed
1.4.8	Staff Toilet (ADA)	55			2	110	Uni-Sex Toilet
1.4.9	Shower/Toilet	65			2	130	Uni-Sex Shower/Toilet
	Subtotal Staff and NSF		3	1		5,084	
	Grossing Factor	25%				1,271	
	Subtotal DGSF					6,355	
	Total Staff and NSF		3	1		5,084	
	Total DGSF					6,355	

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		2033 Program					
Space/Component		Unit/Area Std.	Current Staff	Future Staff	No. of Spaces	NSF	Comments
2.0	**Building Support - EOC**						
	2.2 Building Support						
2.2.1	UPS Room	100	-	-	1	100	30 minute back-up power. UPS Room should not be adjoining MDF Room, line voltage issues. 30 minute electrical battery backup power
2.2.2	Main Electrical Room	100	-	-	1	100	
2.2.3	Emerg. Generator ATS	500	-	-	1	500	Exterior access, ventilated, protected enclosure. Integrated into the building envelope
2.2.4	Main Telecommunications/MDF Room	100	-	-	1	100	24/7 backup cooling, motorola radio station and server rack. I.T. / Comms room with redundant HVAC cooling system
2.2.5	Telecom Demark Room		-	-	1	-	
2.2.6	Mechanical Room #1	200	-	-	1	200	
2.2.8	Fire Riser / Control Room	80	-	-	1	80	Access to exterior
	Subtotal Staff and NSF		-	-		1,080	
	Grossing Factor	25%				270	
	Subtotal DGSF					1,350	
	2.3 Exterior						
2.3.1	Emergency Generator				1		Exterior access, ventilated, protected enclosure. Integrated into, serves entire building. Located at exterior, natural gas powered generator w/ diesel belly tank and ATS (Automated Transfer Switch). 100% electrical power for 24-48 hours. Provide redundant portable generator connection.
2.3.2	Below or above-ground fuel tank				1		up
2.3.3	Trash				1		dumpster enclosure
	Subtotal Staff and NSF		-	-		-	
	Grossing Factor	25%				-	
	Subtotal DGSF					-	
	Total Staff and NSF		-	-		1,080	
	Total DGSF					1,350	

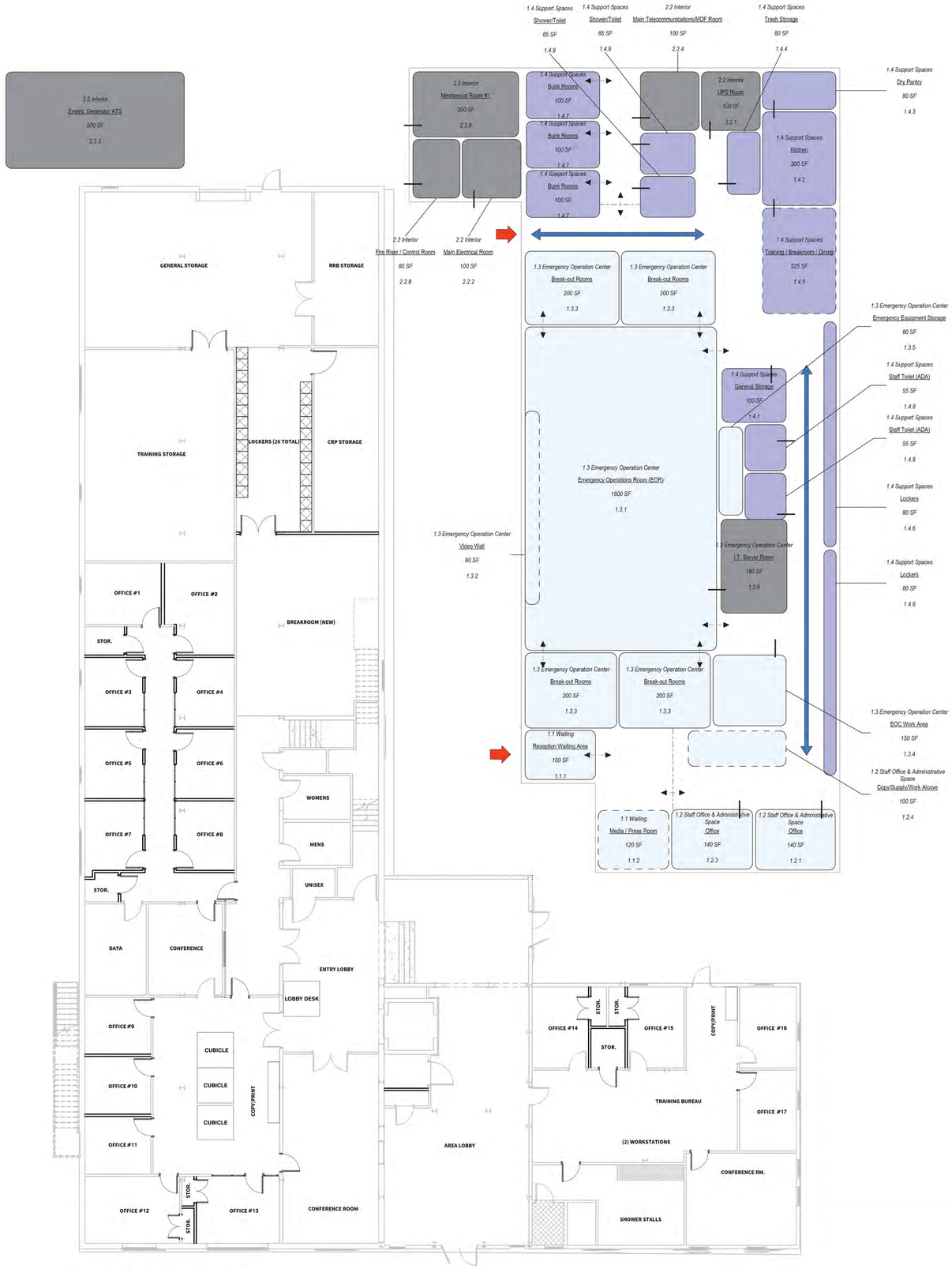
3.0	**EOC Activation Parking**						
	3.1 City of Gainesville Parking						
3.1.1	GRU Parking	450	5	-	10	x2 req'd for shift change = 10 spaces	
3.1.2	City Staff Parking	450	8	-	14	x2 req'd for shift change = 14 spaces	
	3.2 Secure Parking						
3.2.1	Police Vehicles	450	8	-	14	x2 req'd for shift change = 14 spaces	
	3.3 Secure Parking						
3.3.1	Fire Personal Vehicles	450	8	-	14	x2 req'd for shift change = 14 spaces	
	3.4 Secure Parking						
3.4.1	Public Works Vehicles	450	8	-	14	x2 req'd for shift change = 14 spaces	
	3.5 Secure Parking						
3.5.1	Other Vehicles	2,000	8	-	14	x2 req'd for shift change = 14 spaces	
	Total Staff Parking and NSF					-	
	Grossing Factor	25%					
	Total DGSF						
	Total Staff and NSF		40	-	80	x2 req'd for shift change = 80 Total spaces	
	Total DGSF						

		2033 Full Program					
Space/Component		Unit/Area Std.	Current Staff	Future Staff	No. of Spaces	NSF	Comments
4.0	**GFR Headquarters - Catalyst Building**						
	4.1 Staff Office - 1st Floor (Existing)						
4.1.1	Training Chief Office	137	-	-	1	137	
	4.2 Staff Offices - 1st Floor (New)						
4.2.1	Hazmat Captain	137	-	-	1	137	
4.2.2	Deputy Chief	167	-	-	1	167	
4.2.3	Fire Captain	137	-	-	1	137	
4.2.4	EMS Captain	137	-	-	1	137	
4.2.5	Fire Chief	190	-	-	1	190	
4.2.6	EM Dist Chief	114	-	-	1	114	
4.2.7	Fire Inspector #1-3	120	-	-	3	360	
4.2.8	Technical Systems Analyst #2	38	-	-	1	38	
4.2.9	Exec. Asistanct Senior	38	-	-	1	38	
4.2.10	Staff Assistant	39	-	-	1	39	
4.2.11	Workstations	65	-	-	2	130	
4.2.12	Assistant to Fire Chief	38	-	-	1	38	
4.2.13	Fire Inspector	122	-	-	1	122	
4.2.14	Fire Invest Services Officer	121	-	-	1	121	
4.2.15	Fire & Life Safety Educator	121	-	-	1	121	
4.2.16	Technical System Analyst Senior	114	-	-	1	114	
4.2.17	Account Clerk Senior	112	-	-	1	112	
4.2.18	RRB Assistant Chief	140	-	-	1	140	
	4.3 Common Spaces - 1st Floor (Existing)						
4.3.1	RRB Storage	297	-	-	1	297	
4.3.2	General Storage	1057	-	-	1	1,057	
4.3.3	Training Storage	946	-	-	1	946	
4.3.4	Storage	31	-	-	1	31	
4.3.5	Men's Restroom	86	-	-	1	86	
4.3.6	Women's Restroom	87	-	-	1	87	
4.3.7	Data	167	-	-	1	167	
4.3.8	Entry	451	-	-	1	451	
4.3.9	Area Lobby	941	-	-	1	941	
4.3.10	Elevator Lobby	438	-	-	1	438	
4.3.11	Conference #1	202	-	-	1	202	
4.3.12	Conference #2	544	-	-	1	544	
4.3.13	Unisex Bathroom #1	37	-	-	1	37	
4.3.14	Unisex Bathroom #2	41	-	-	1	41	
4.3.15	Utility Closet	68	-	-	1	68	

	4.4 Common Spaces - 1st Floor (New)						
4.4.1	Conference #3	303	-	-	1	303	
4.4.2	Shower Stalls	277	-	-	1	277	
4.4.3	Training Bureau + Copy/Print	678	-	-	1	678	
4.4.4	Copy/Print	108	-	-	1	108	
4.4.5	Break Room + Circulation	1226	-	-	1	1,226	
4.4.6	CRP Storage	357	-	-	1	357	
4.4.7	Deputy Chief Storage	11	-	-	1	11	
4.4.8	Chief Storage	13	-	-	1	13	
4.4.9	EMS Captain Storage	18	-	-	1	18	
4.4.10	Storage Closet	41	-	-	1	41	
4.4.11	Fire Captain Storage	19	-	-	1	19	
4.4.12	Lockers (26)	411	-	-	1	411	
	Subtotal NSF - 1st Floor		-	-		**11,247**	
	4.5 Staff Offices - 2nd Floor (Existing)						
4.5.1	CRP PC	150	-	-	1	150	
4.5.2	CHD	210	-	-	1	210	
4.5.3	RRB Chief	156	-	-	1	156	
4.5.4	RRB #1-3	146	-	-	3	438	
4.5.5	RRB #4	137	-	-	1	137	
4.5.6	JWD	181	-	-	1	181	
4.5.7	TP & MH	207	-	-	1	207	
4.5.8	RDS	197	-	-	1	197	
4.5.9	SS	123	-	-	1	123	
4.5.10	SD	115	-	-	1	115	
4.5.11	AC	107	-	-	1	107	
4.5.12	KS	83	-	-	1	83	
4.5.13	Office #1	75	-	-	1	75	
	4.6 Staff Offices - 2nd Floor (New)						
4.6.1	CRP #1	124	-	-	1	124	
4.6.2	CRP #2-3	151	-	-	2	302	
4.6.3	CRP #4	170	-	-	1	170	
4.6.4	CRP #5	138	-	-	3	414	
4.6.5	CRP #6	132	-	-	1	132	
4.6.6	Office #2-3	131	-	-	2	262	
4.6.7	Office #4	132	-	-	1	132	
	4.7 Common Spaces - 2nd Floor (Existing)						
4.7.1	Electrical	114	-	-	1	114	
4.7.2	Men's Restroom	103	-	-	1	103	
4.7.3	Women's Restroom	103	-	-	1	103	
4.7.4	Bath + Shower	145	-	-	1	145	
4.7.5	Closet #1	126	-	-	1	126	
4.7.6	Data	64	-	-	1	64	
4.7.7	*Circulation Space	906	-	-	1	906	
	4.8 Common Spaces - 2nd Floor (New)						
4.8.1	Meeting/Conference	284	-	-	1	284	
4.8.2	Break Area	534	-	-	1	534	
4.8.3	Storage #1	58	-	-	1	58	
4.8.4	Storage #2	33	-	-	1	33	
4.8.5	Storage #3	184	-	-	1	184	
4.8.6	Closet #2	23			1	23	
4.8.7	Lounge	653			1	653	
4.8.8	Workstation Cubicles	46.25			8	370	
4.8.9	Copy/Print	150	-	-	1	150	
	Subtotal NSF - 2nd Floor		-	-		**7,565**	
	Total Combined NSF - 1st and 2nd Floor		-	-		**18,812**	

Section 3

Massing Diagrams



FLOOR PLAN, LEVEL 1

SCALE: 1/8" = 1'-0"

FLOOR PLAN, LEVEL 2

SCALE: 1/8" = 1'-0"

PUBLIC ENTRANCE
RESTRICTED ENTRANCE
SECURE ENTRANCE
OPEN SPACE
ENCLOSED SPACE
PUBLIC ACCESS
RESTRICTED ACCESS
PUBLIC CIRCULATION
RESTRICTED CIRCULATION
SECURE CIRCULATION
RESTRICTED CONTROL POINT
SECURE CONTROL POINT
ROOM ENTRY
EXTENT OF SECURE PERIMETER
SPACE SEPARATION

PUBLIC
RESTRICTED
SECURE

ELEVATOR (PUBLIC)
ELEVATOR (RESTRICTED)
ELEVATOR (SECURE)

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A1.4
Project Number
Issue Date:
1/29/2024

GFR - HEADQUARTERS + EOC
Project Name

CITY OF GAINESVILLE PUBLIC SAFETY FACILITIES

MONARCH DESIGN GROUP

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0 5 10 20
SCALE: 1/8" = 1'=0"

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Section 4

Renders


IN
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CITY OF GAINESVILLE
FIRE HEADQUARTERS
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IN
HONOR


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DLRGROUP
SERVE
EOC


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CITY OF GAINESVILLE
FIRE HEADQUARTERS
IN HONOR

Section 5

Office Space Standards

WORKING DIAGRAMS

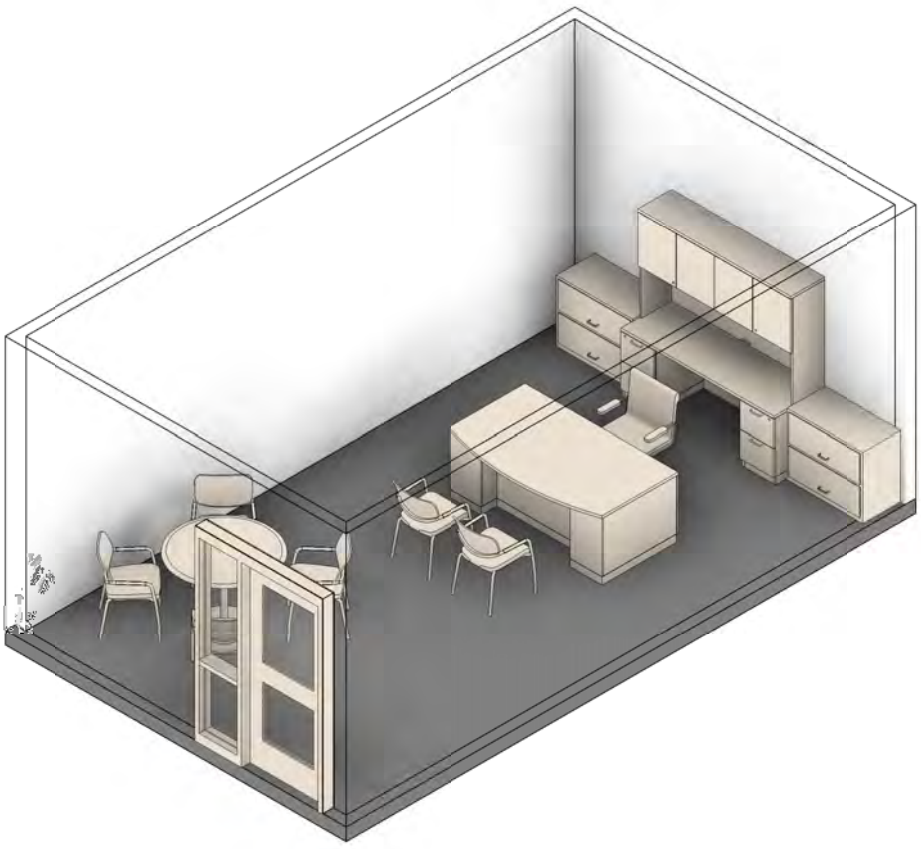
Space Standards Graphics

Contents

Office Space Standards

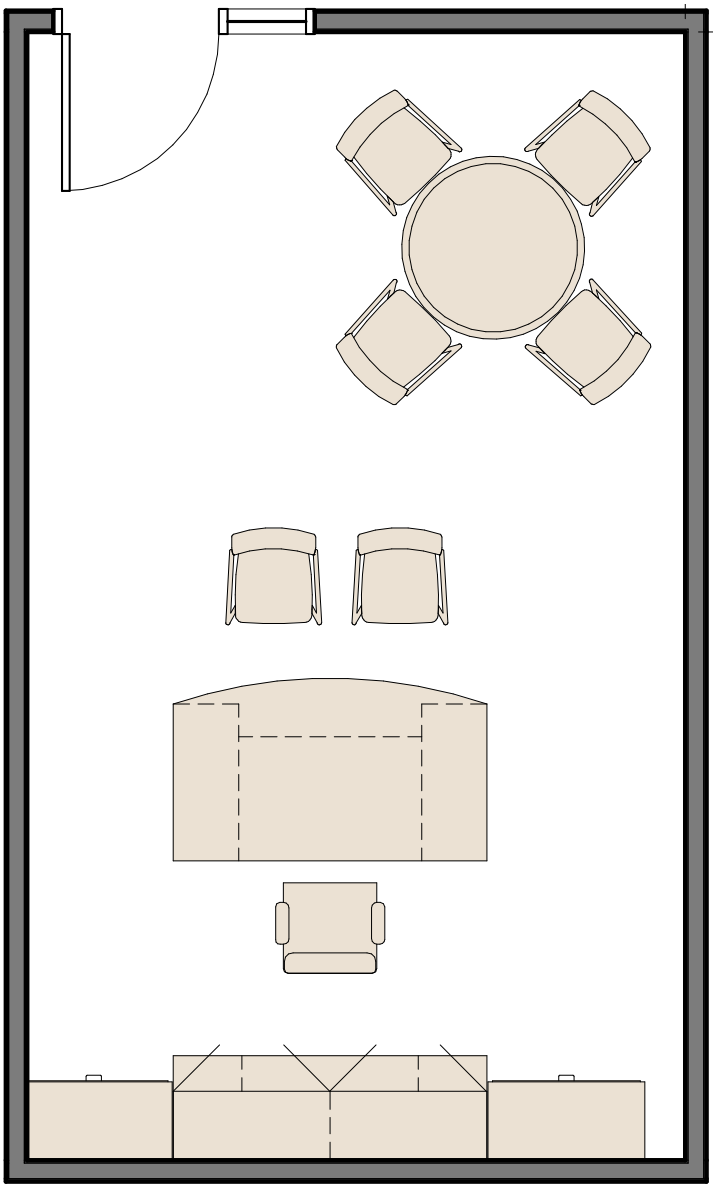
OFFICE [OF-280]
280 SF Nominal

- Executive
- Other (TBD)



Isometric View
Not to Scale

A-2



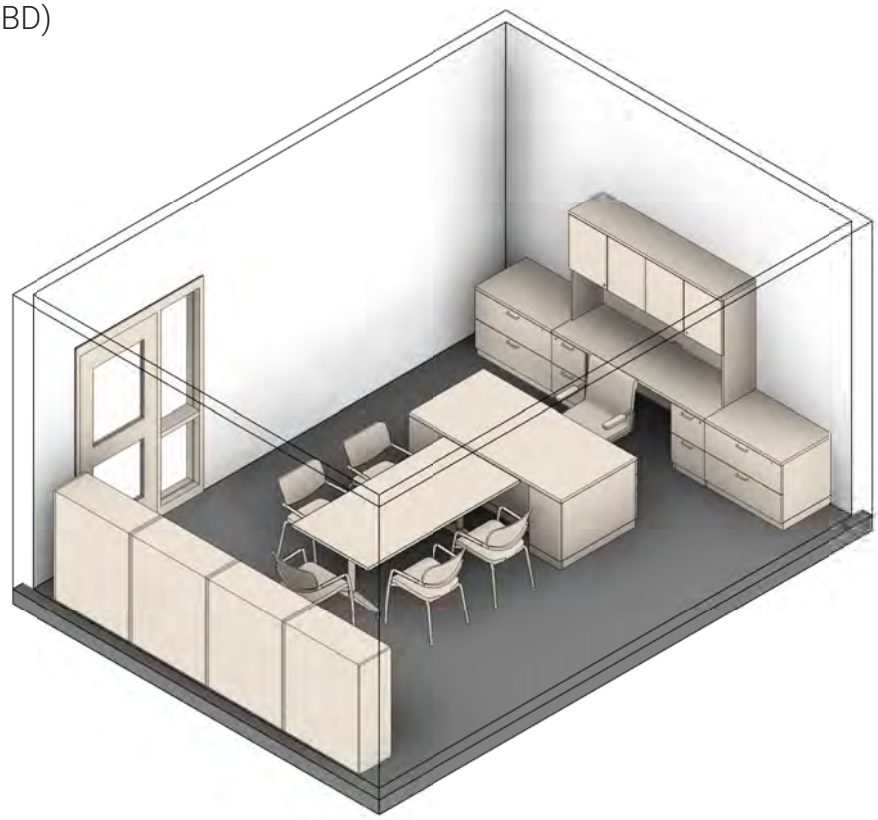
OF-280
Floor Plan View
Scale: 1/4" = 1'-0"

| A-3

Office Space Standards [Cont'd]

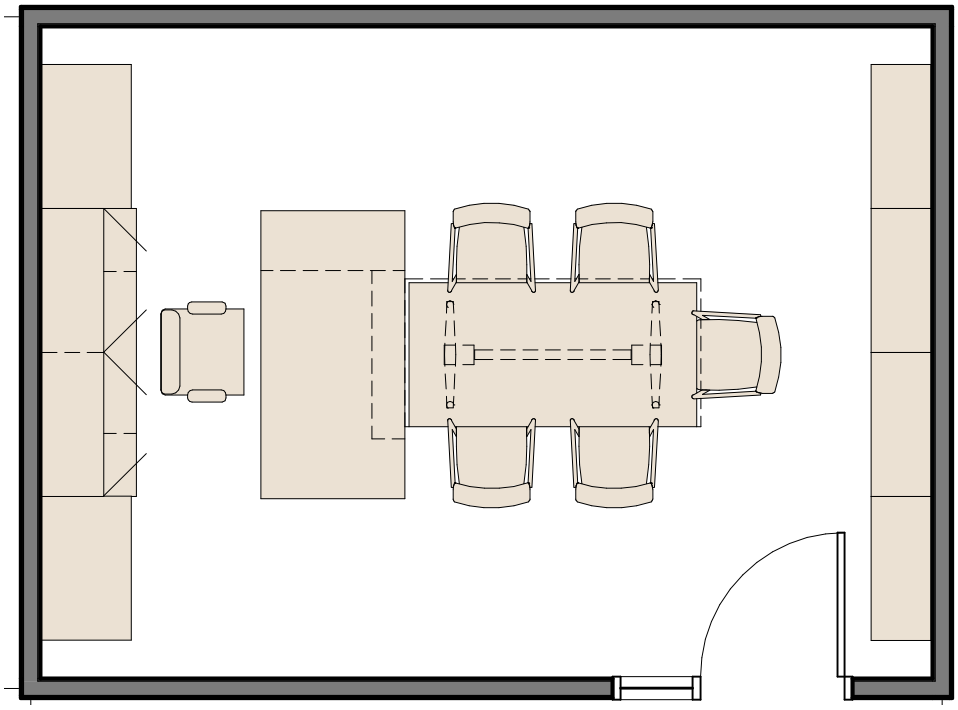
OFFICE [OF-264]
264 SF Nominal

- Executive Management
- Other (TBD)

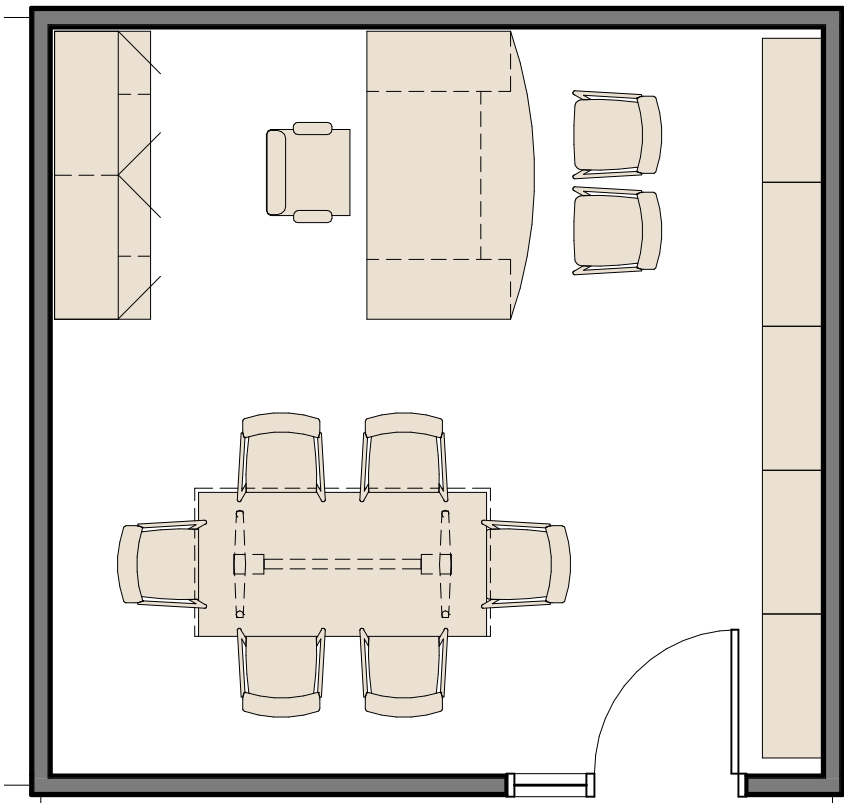


Isometric View
Not to Scale

A-4



OF-264A
Floor Plan View
Scale: 1/4” = 1’-0”

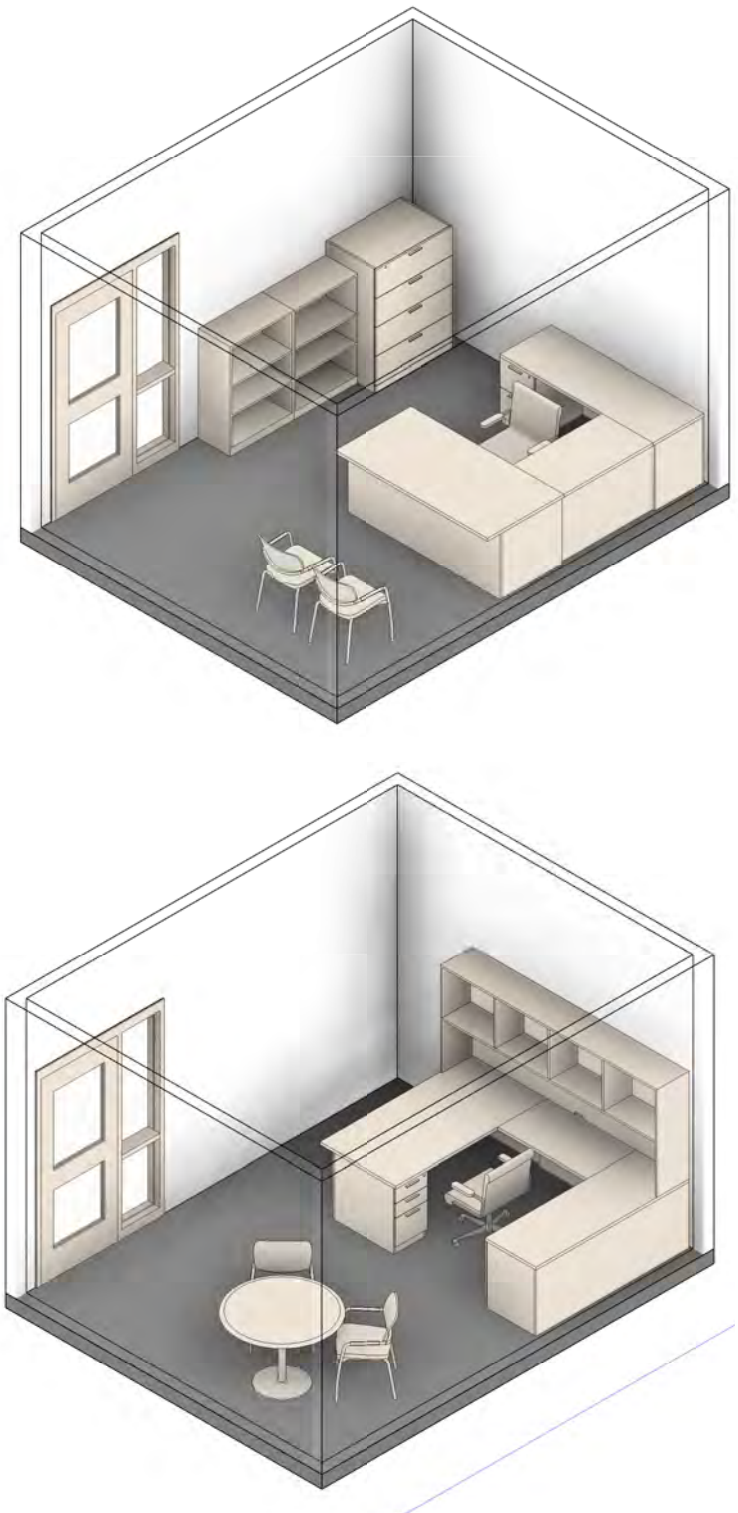


OF-264B
Floor Plan View
Scale: 1/4” = 1’-0”

Office Space Standards [Cont'd]

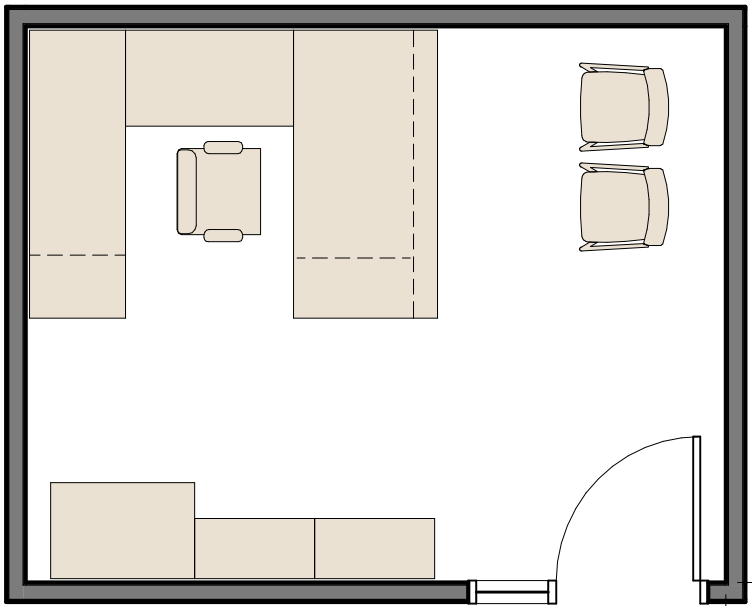
OFFICE [OF-180]
180 SF Nominal

- Deputy Executive Management
- Other (TBD)

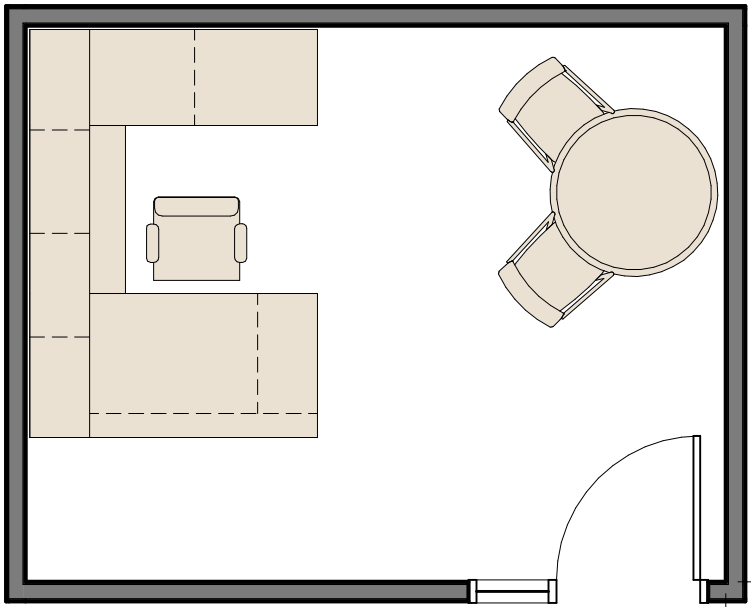


Isometric View
Not to Scale

A-6



OF-180A



OF -180B

Floor Plan View

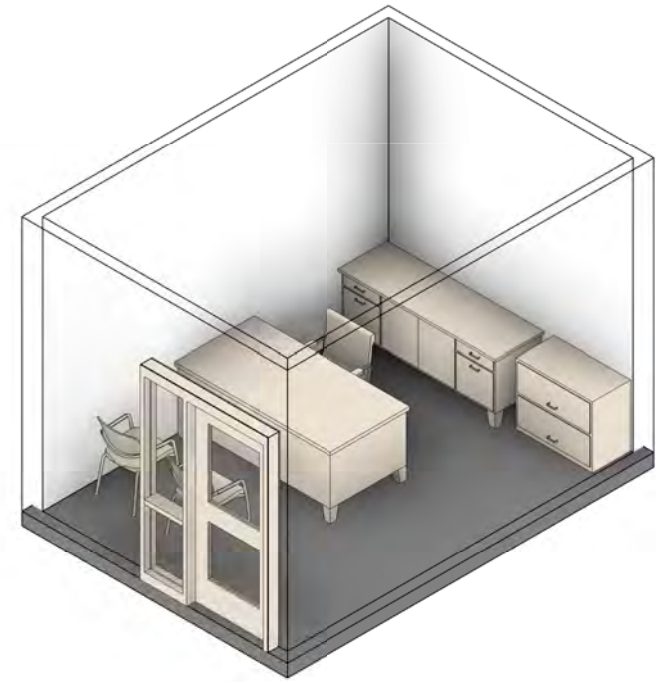
Scale: 1/4" = 1'-0"

A-7

Office Space Standards [Cont'd]

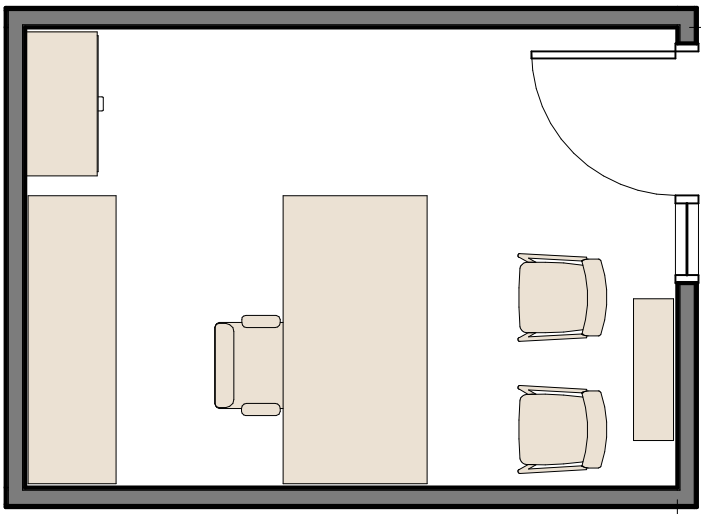
OFFICE [OF-140]
140 SF Nominal

- Attorney
- Other (TBD)

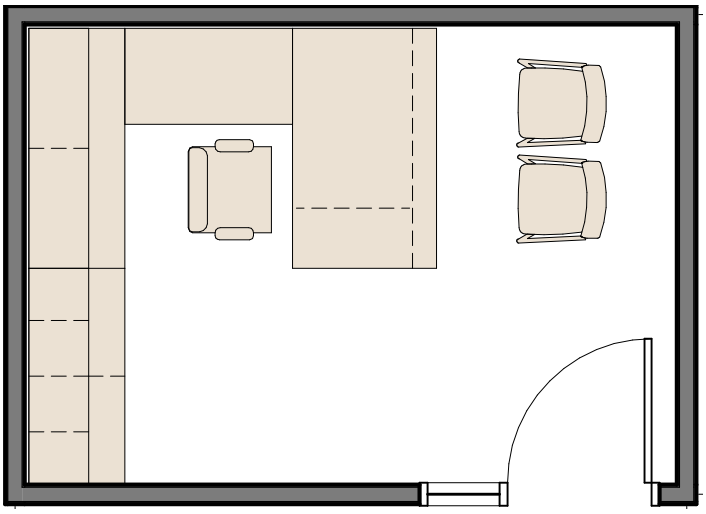


Isometric View
Not to Scale

A-8



OF-140A



OF -140B

Floor Plan View

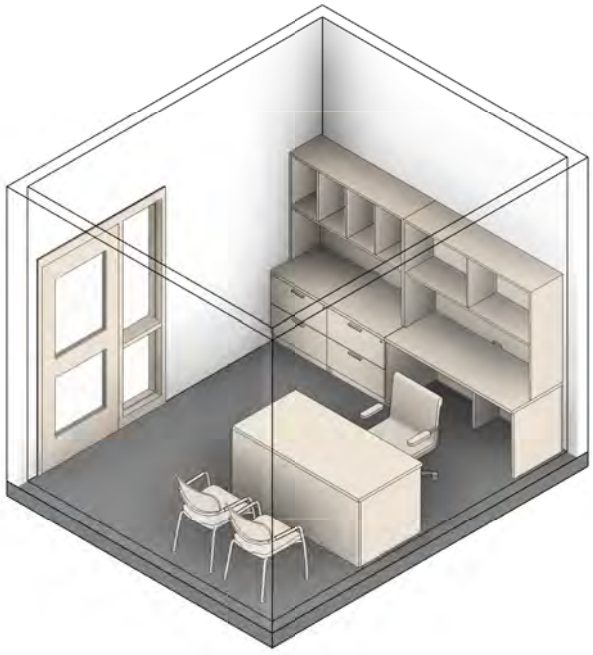
Scale: 1/4" = 1'-0"

| A-9

Office Space Standards [Cont'd]

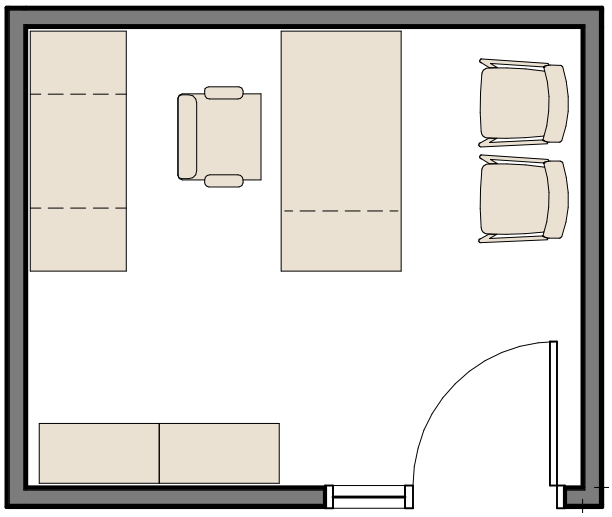
OFFICE [OF-120]
120 SF Nominal

- Supervisory
- Other (TBD)

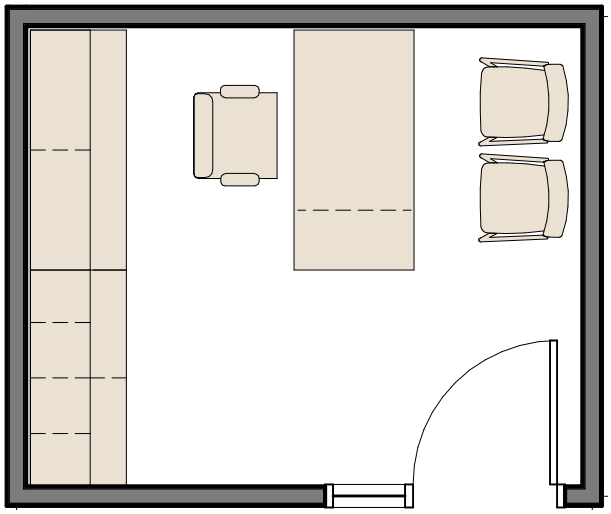


Isometric View
Not to Scale

A-10



OF-120A



OF -120B

Floor Plan View

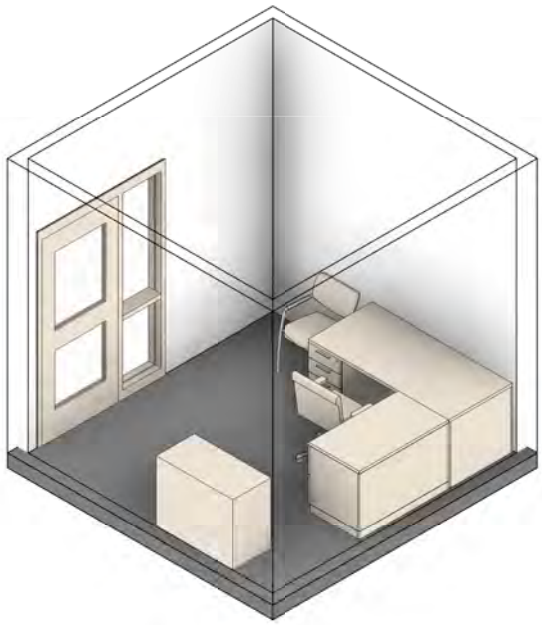
Scale: 1/4” = 1’-0”

A-11

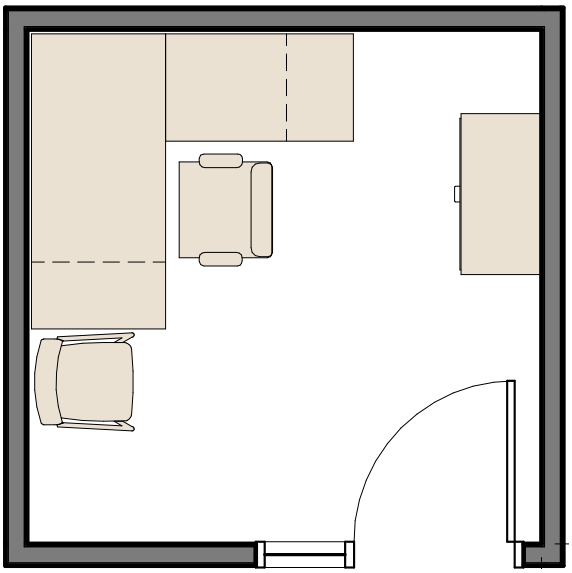
Office Space Standards [Cont'd]

OFFICE [OF-108]
108 SF Nominal

- Supervisor
- Other (TBD)



Isometric View
Scale: N.T.S.



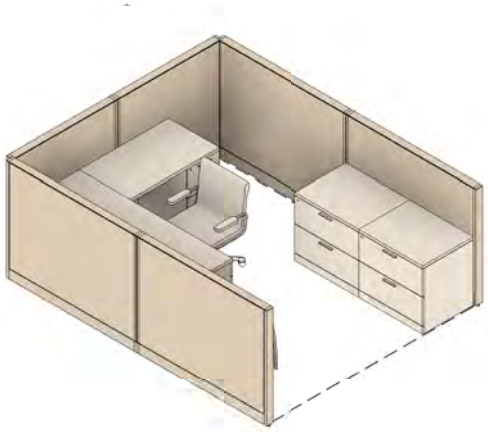
OF-108

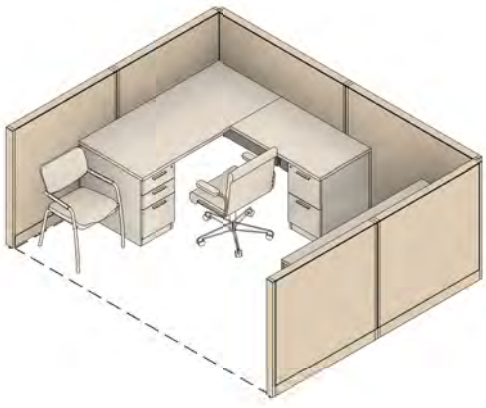
Floor Plan View
Scale: 1/4” = 1’-0”

Office Space Standards [Cont'd]

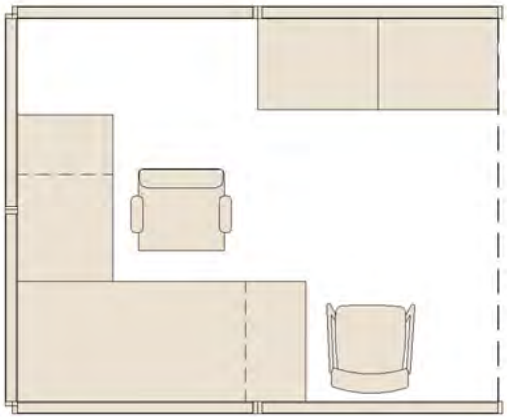
WORK STATION [WS-80]
80 SF Nominal

- Professional
- Other (TBD)

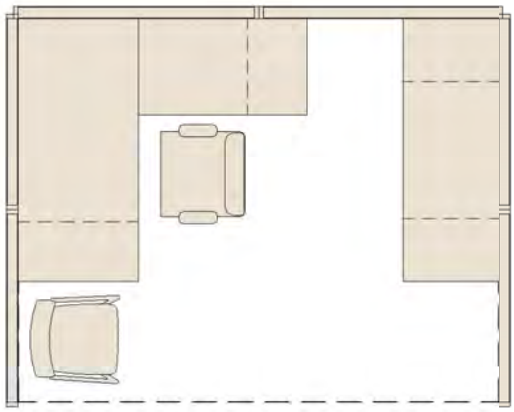




Isometric View
Scale: N.T.S.



W S - 8 0 A

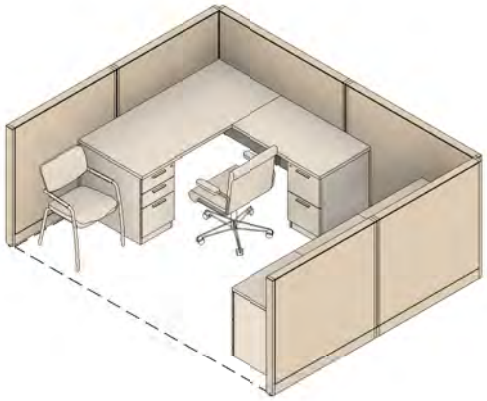


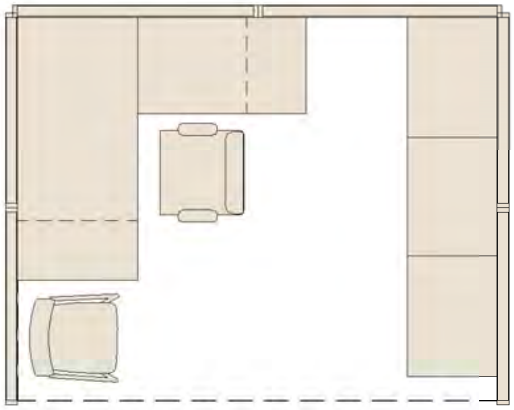
W S - 8 0 B

Floor Plan View
Scale: 1/4" = 1'-0"

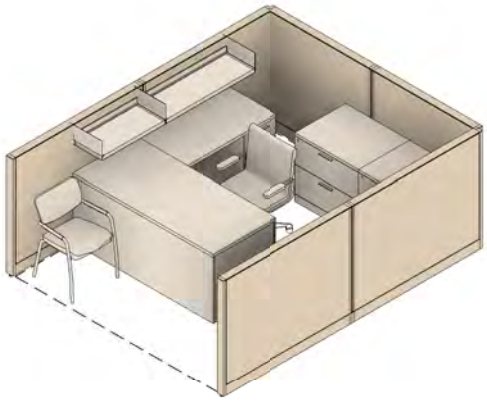
A-14

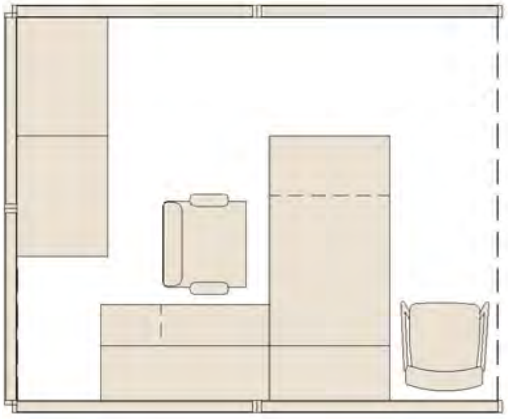
WORK STATION [WS-80] CONT'D
80 SF Nominal



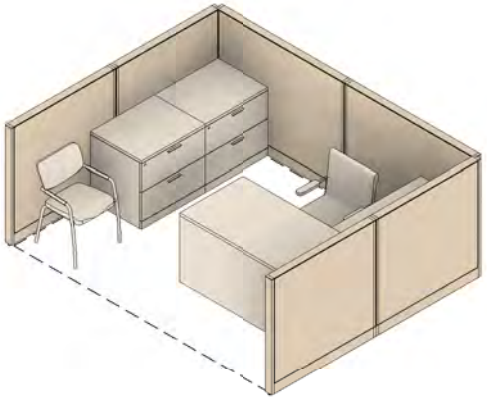


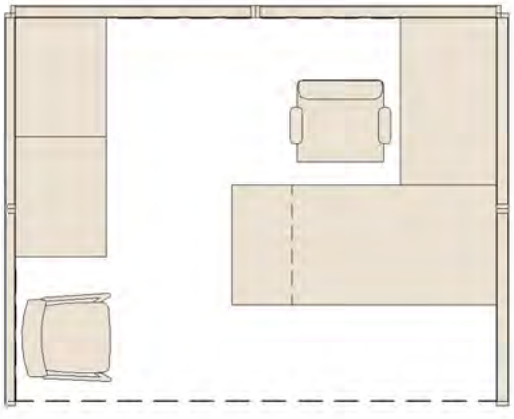
W S - 8 0 C





W S - 8 0 D





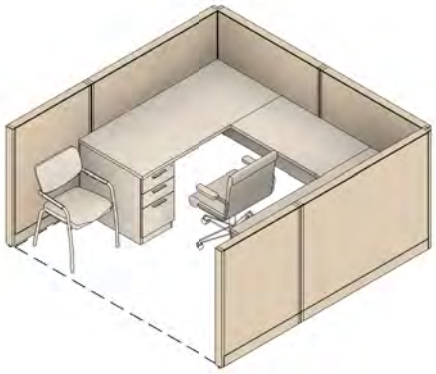
Isometric View
Scale: N.T.S.

W S - 8 0 E
Floor Plan View
Scale: 1/4" = 1'-0"

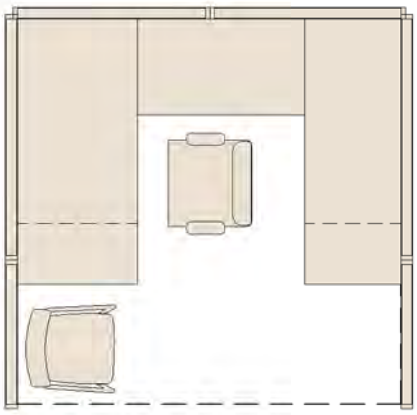
Office Space Standards [Cont'd]

WORKSTATION [WS-64]
64 SF Nominal

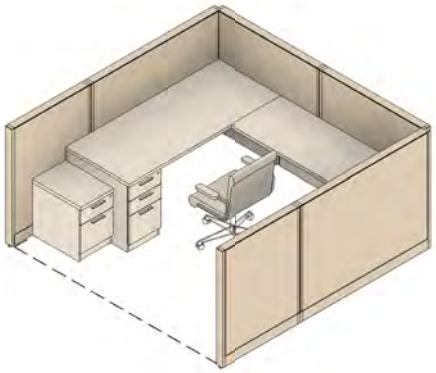
- Administrative Assistant
- Clerical
- Other (TBD)

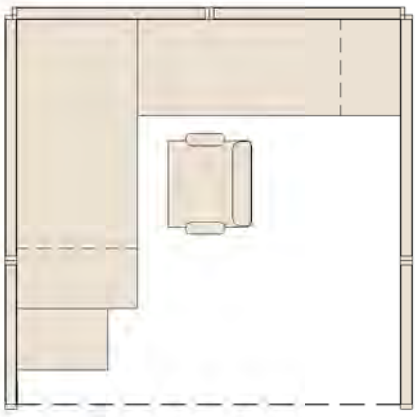


Isometric View
Scale: N.T.S.



W S - 6 4 A



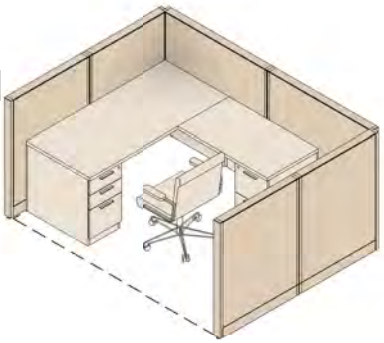


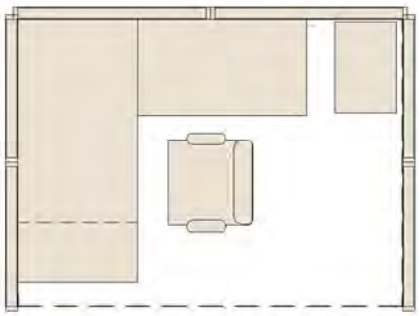
W S - 6 4 B
Floor Plan View
Scale: 1/4" = 1'-0"

A-16

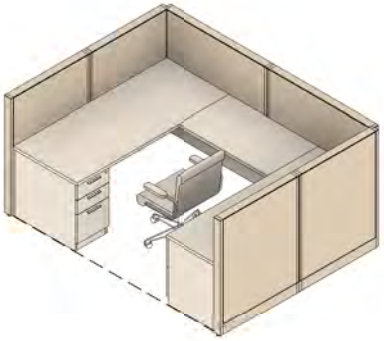
WORKSTATION [WS-48]
48 SF Nominal

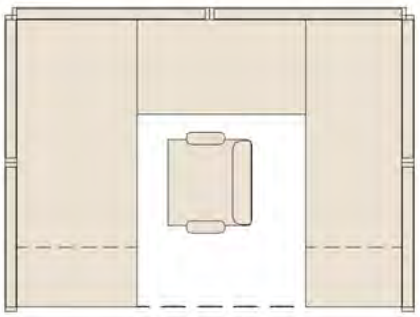
- Intern



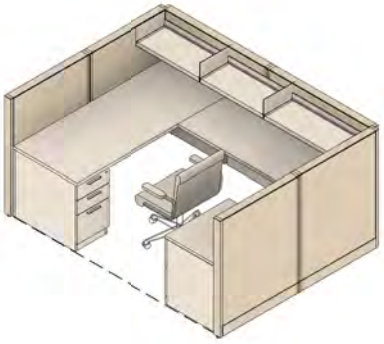


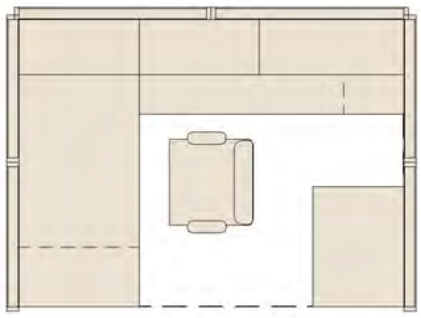
WS-48A



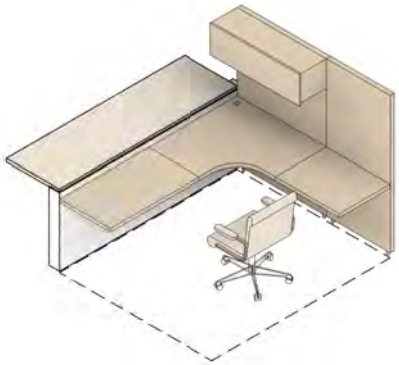


WS-48B

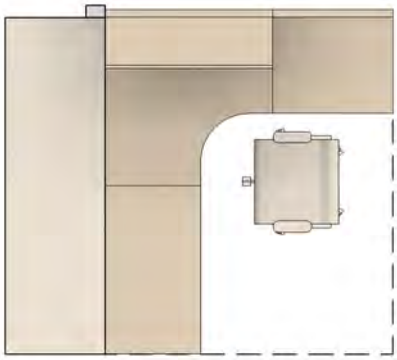




WS-48C



Isometric View
Scale: N.T.S.

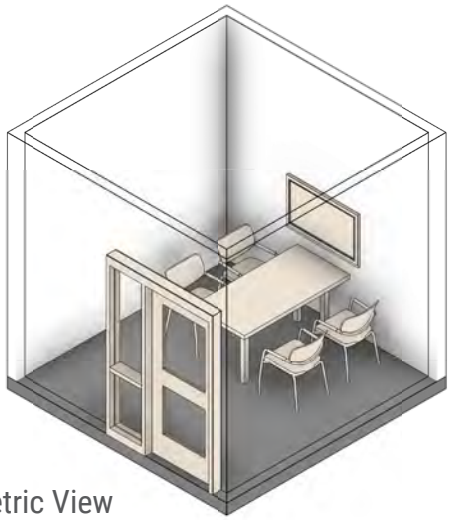


Transaction Counter WS-42
Floor Plan View
Scale: 1/4" = 1'-0"

Office Space Standards [Cont'd]

CONFERENCE ROOM AREAS [CF-100]

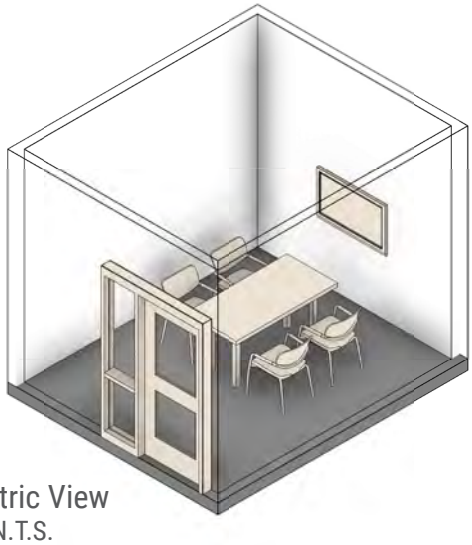
- Conference Room (25 SF/person)
- 4 Persons



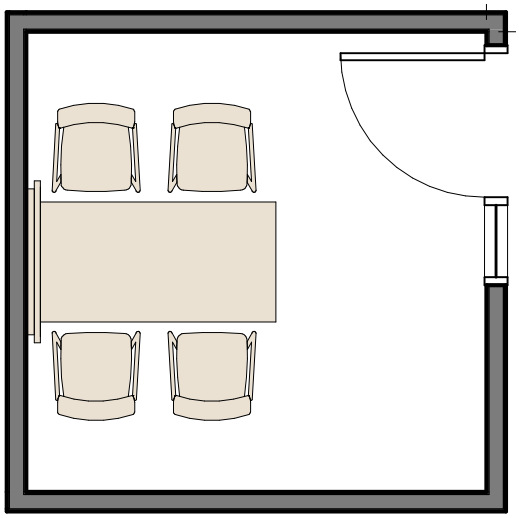
Isometric View
Scale: N.T.S.

CONFERENCE ROOM AREAS [CF-120]

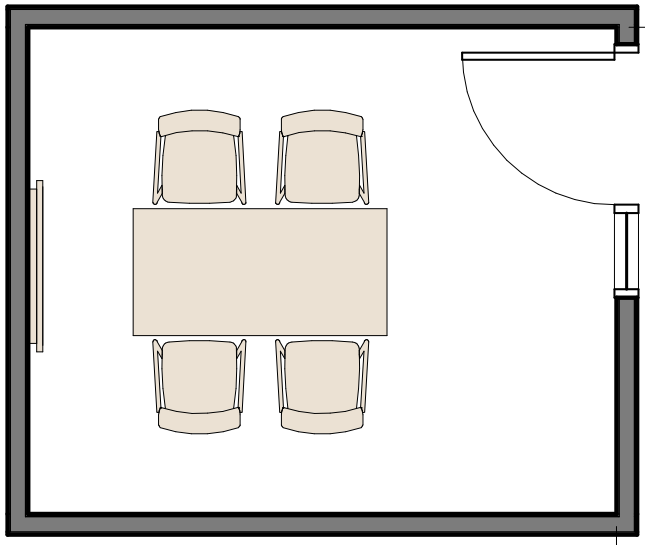
- Conference Room (25 SF/person)
- 4 Persons



Isometric View
Scale: N.T.S.



C F - 1 0 0



C F - 1 2 0

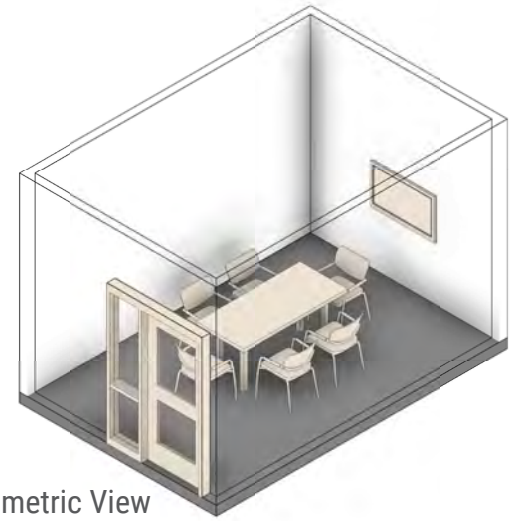
Floor Plan View
Scale: 1/4” = 1’-0”

| A-19

Office Space Standards [Cont'd]

CONFERENCE ROOM AREAS [CF-150A]

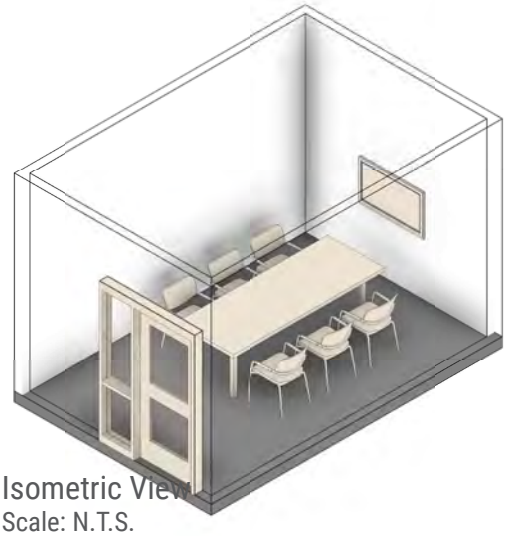
- Conference Room (25 SF/person)
- 6 Persons



Isometric View
Scale: N.T.S.

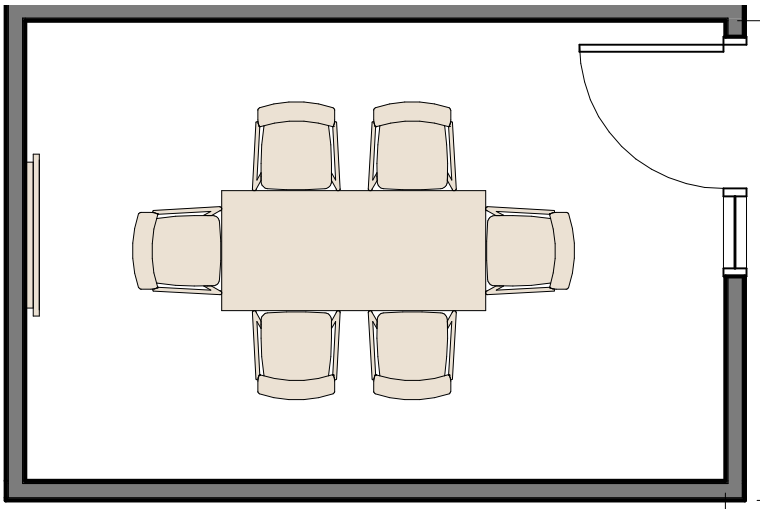
CONFERENCE ROOM AREAS [CF-150B]

- Conference Room (25 SF/person)
- 6 Persons

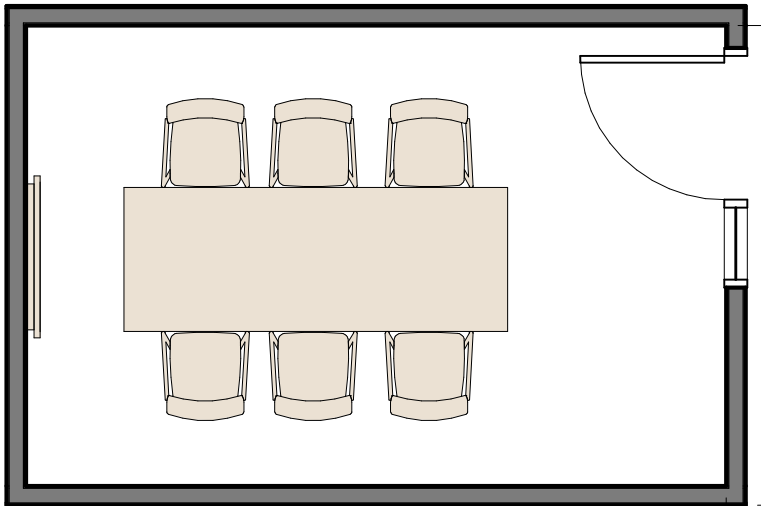


Isometric View
Scale: N.T.S.

A-20



C F - 1 5 0 A



C F - 1 5 0 B

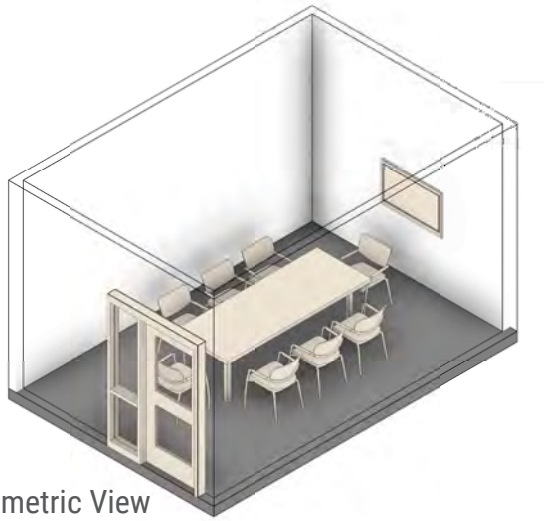
Floor Plan View

Scale: 1/4” = 1’-0”

Office Space Standards [Cont'd]

CONFERENCE ROOM AREAS [CF-180]

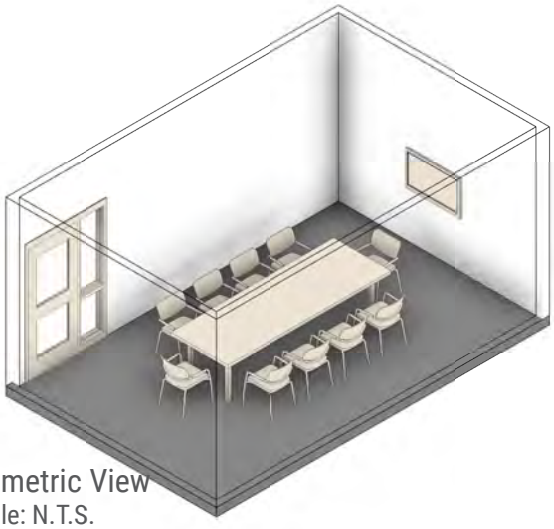
- Conference Room (25 SF/person)
- 8 Persons



Isometric View
Scale: N.T.S.

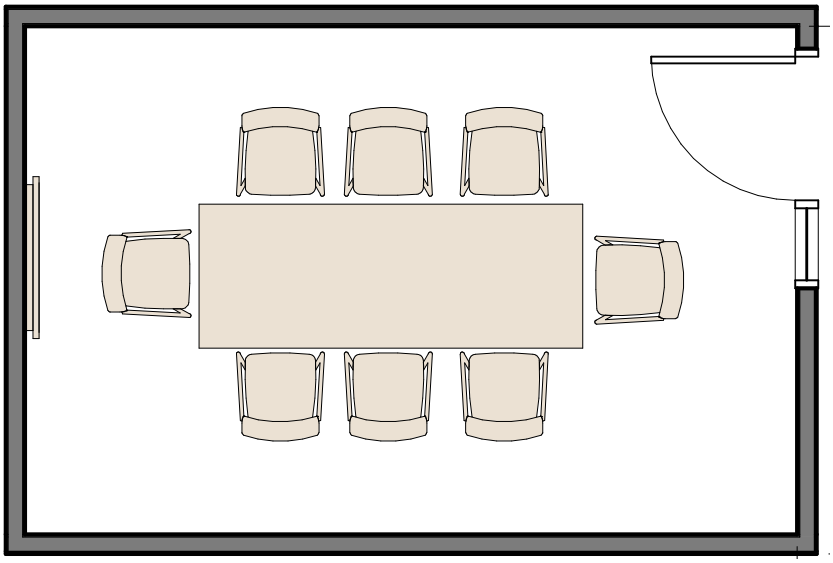
CONFERENCE ROOM AREAS [CF-250]

- Conference Room (25 SF/person)
- 10 Persons

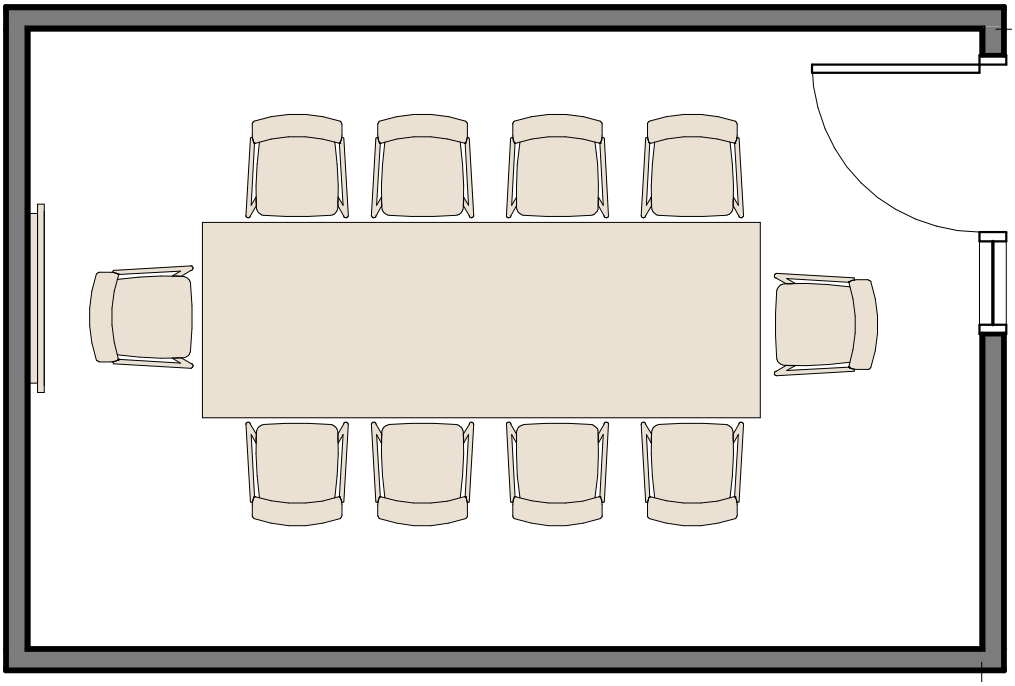


Isometric View
Scale: N.T.S.

A-22



C F - 1 8 0



C F - 2 5 0

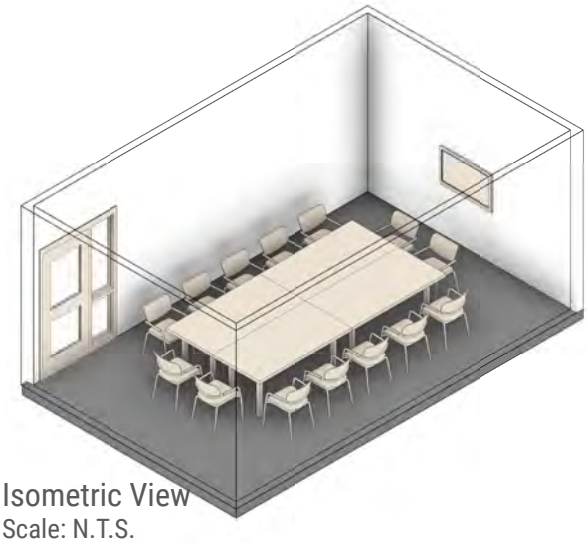
Floor Plan View

Scale: 1/4" = 1'-0"

Office Space Standards [Cont'd]

CONFERENCE ROOM AREAS [CF-300]

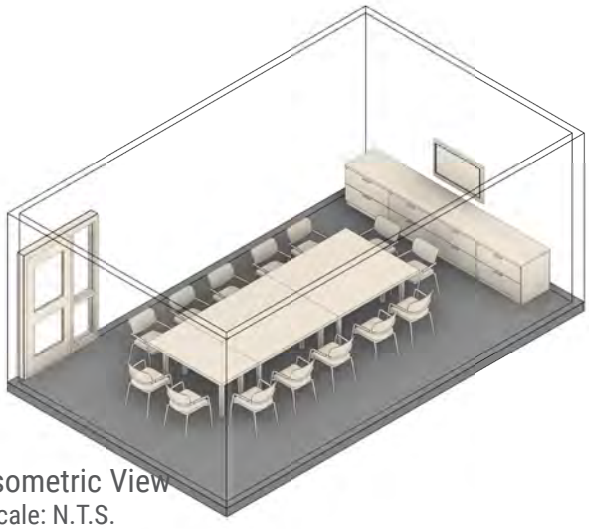
- Conference Room (25 SF/person)
- 14 Persons



Isometric View
Scale: N.T.S.

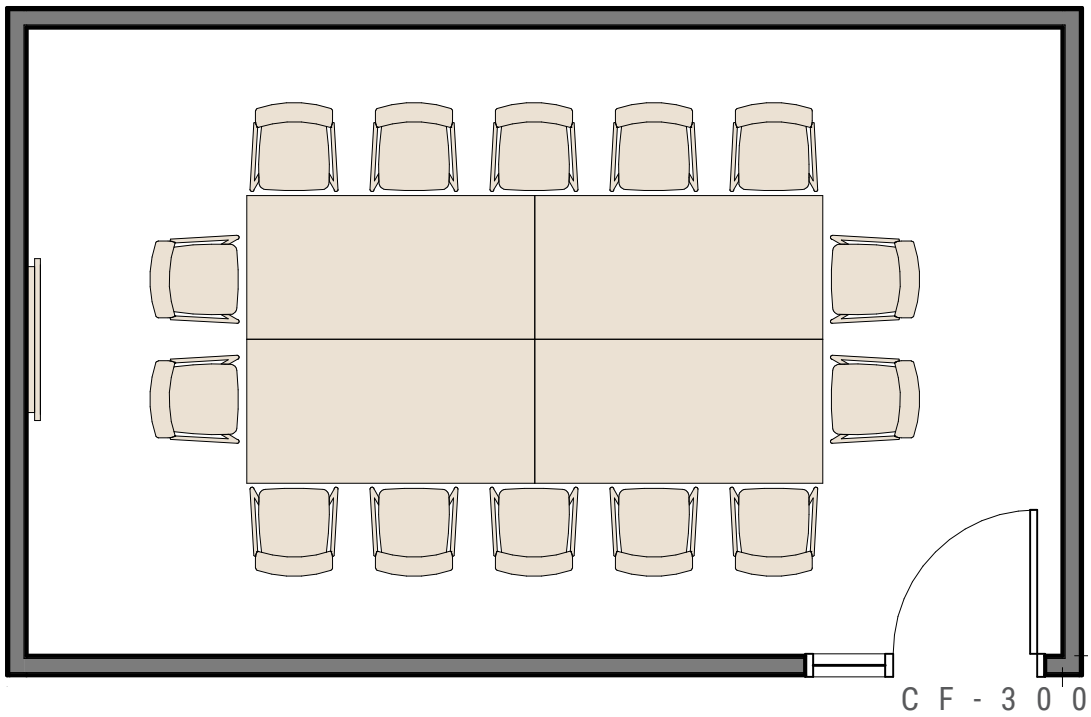
CONFERENCE ROOM AREAS [CF-350]

- Conference Room (25 SF/person)
- 14 Persons

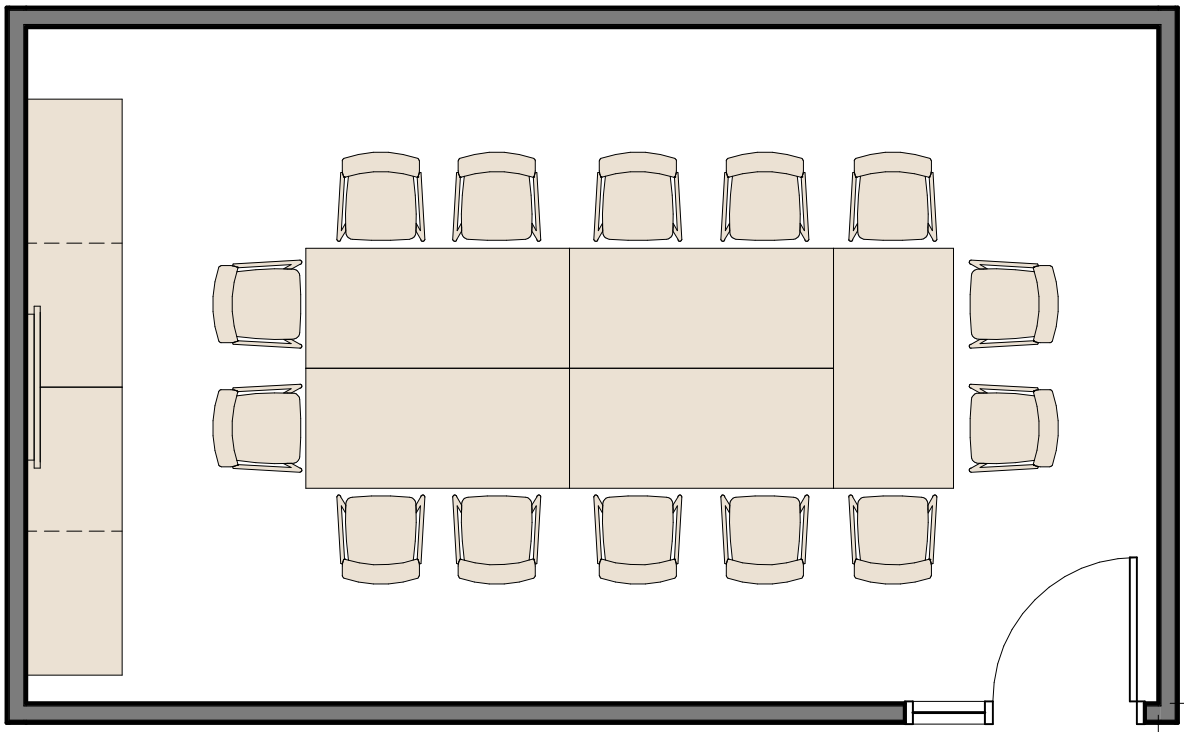


Isometric View
Scale: N.T.S.

A-24



C F - 3 0 0



C F - 3 5 0

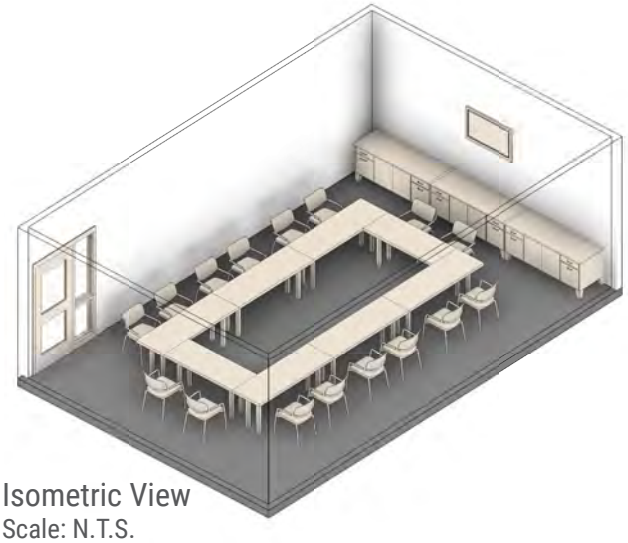
Floor Plan View

Scale: 1/4" = 1'-0"

Office Space Standards [Cont'd]

CONFERENCE ROOM AREAS [CF-500A]

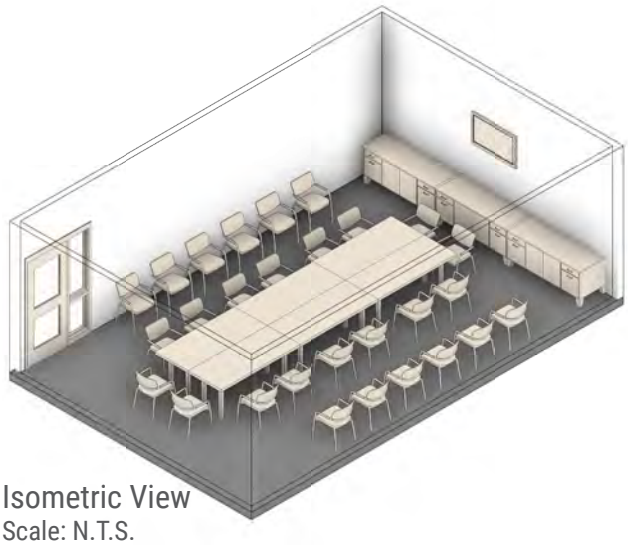
- Conference Room (25 SF/person)
- 16-20 Persons



Isometric View
Scale: N.T.S.

CONFERENCE ROOM AREAS [CF-500B]

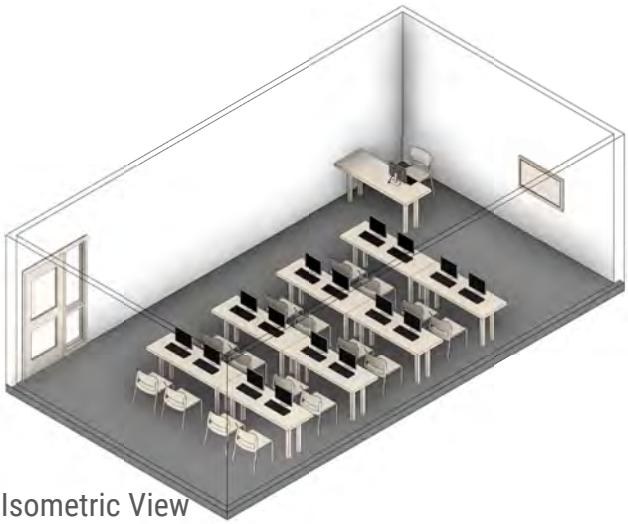
- Conference Room (20 SF/person)
- 26 Persons



Isometric View
Scale: N.T.S.

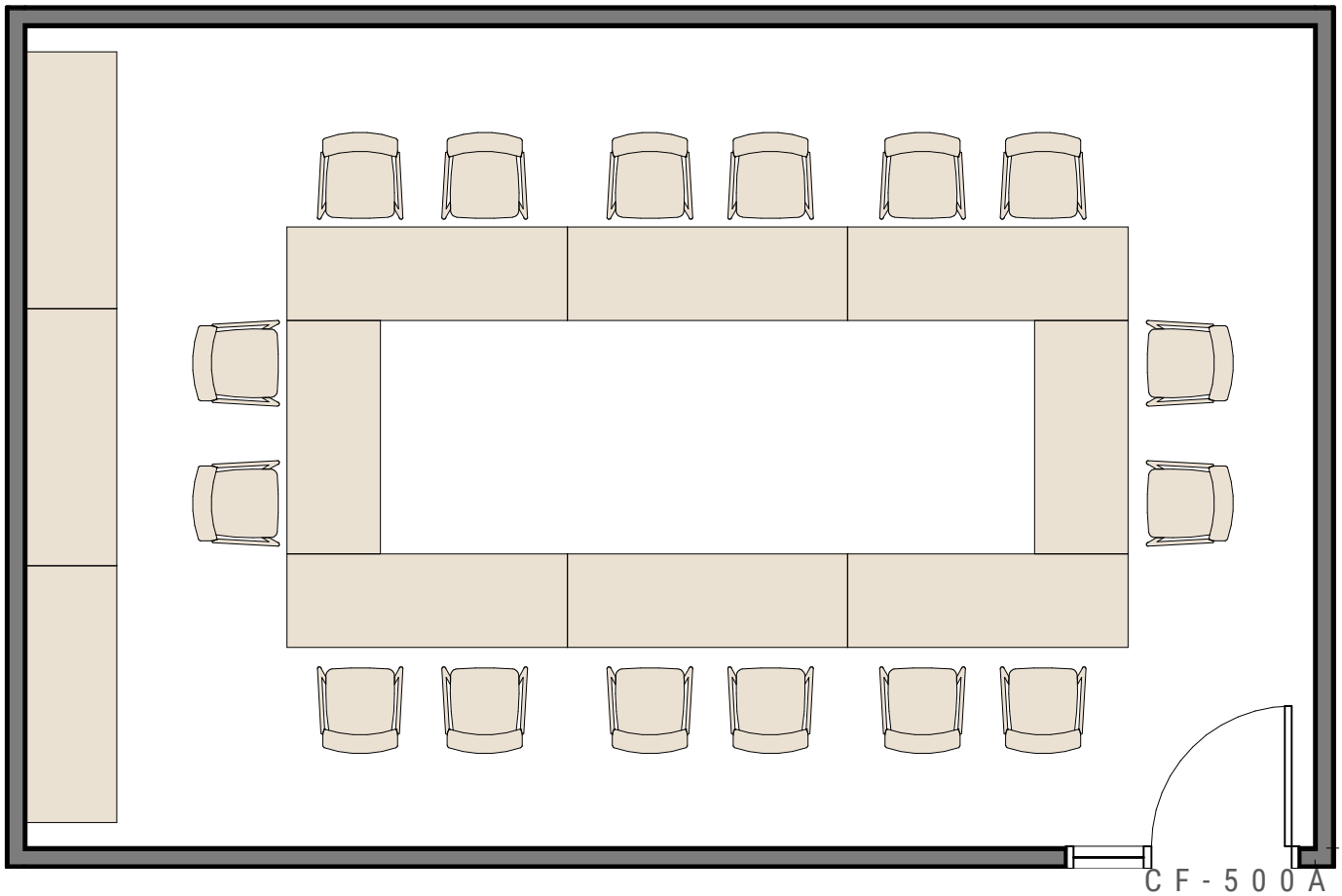
TRAINING ROOM AREAS [TR-500]

- Training Room (30 SF/person)
- 17 Persons

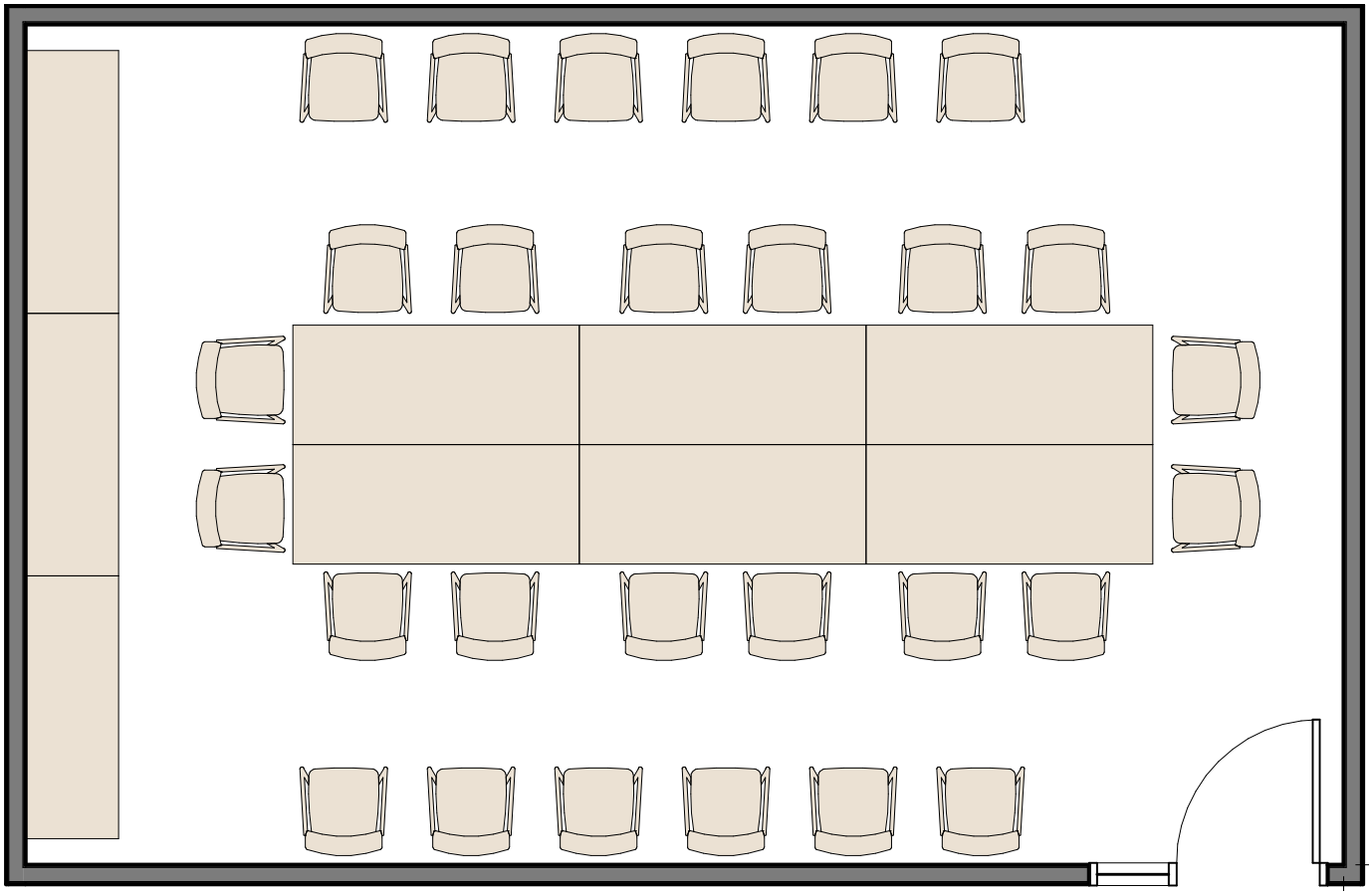


Isometric View
Scale: N.T.S.

A-26



C F - 5 0 0 A

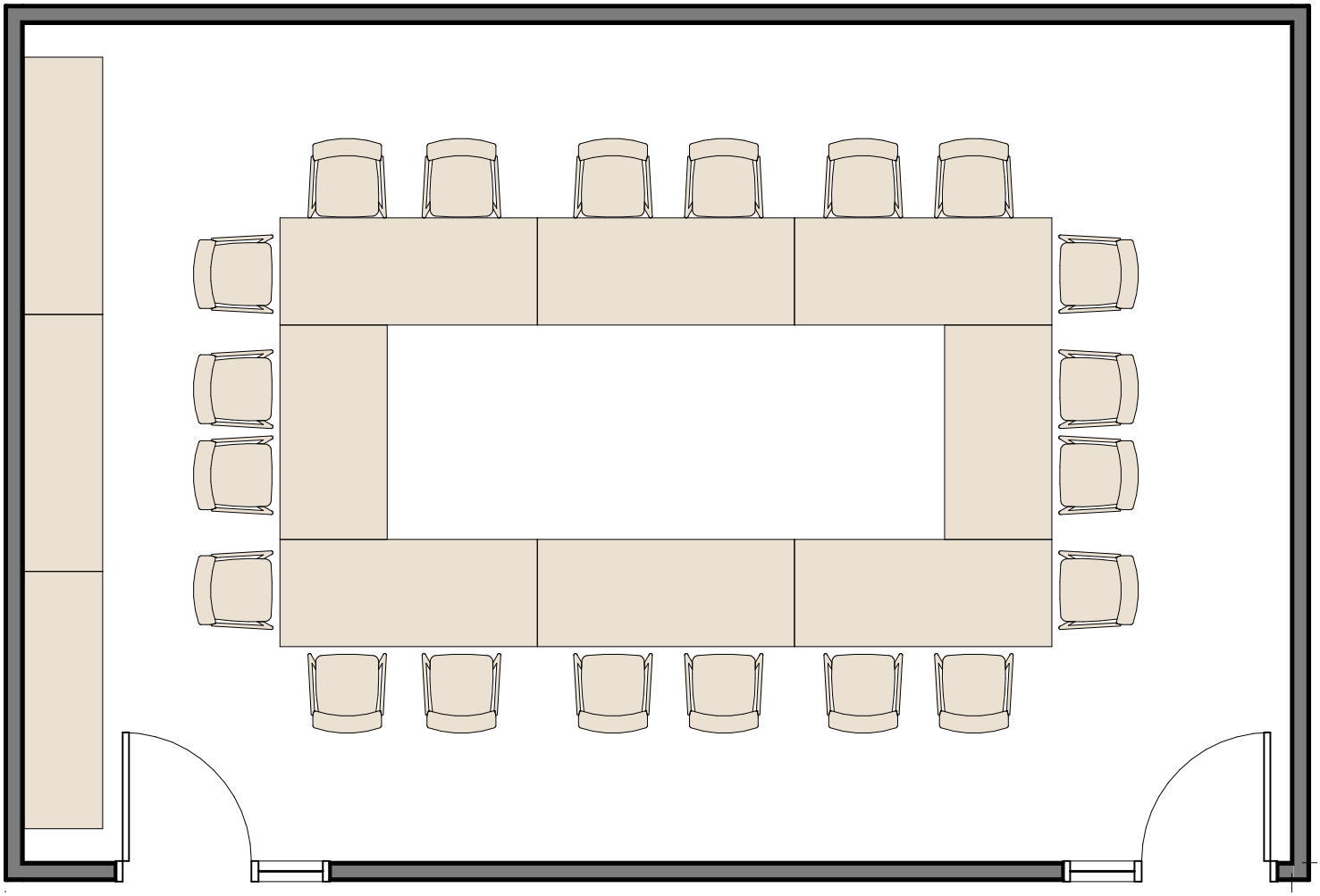


C F - 5 0 0 B

Floor Plan View

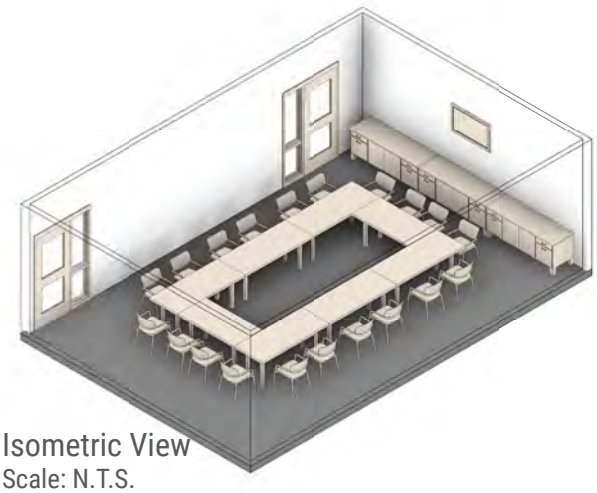
Scale: 1/4" = 1'-0"

Office Space Standards [Cont'd]



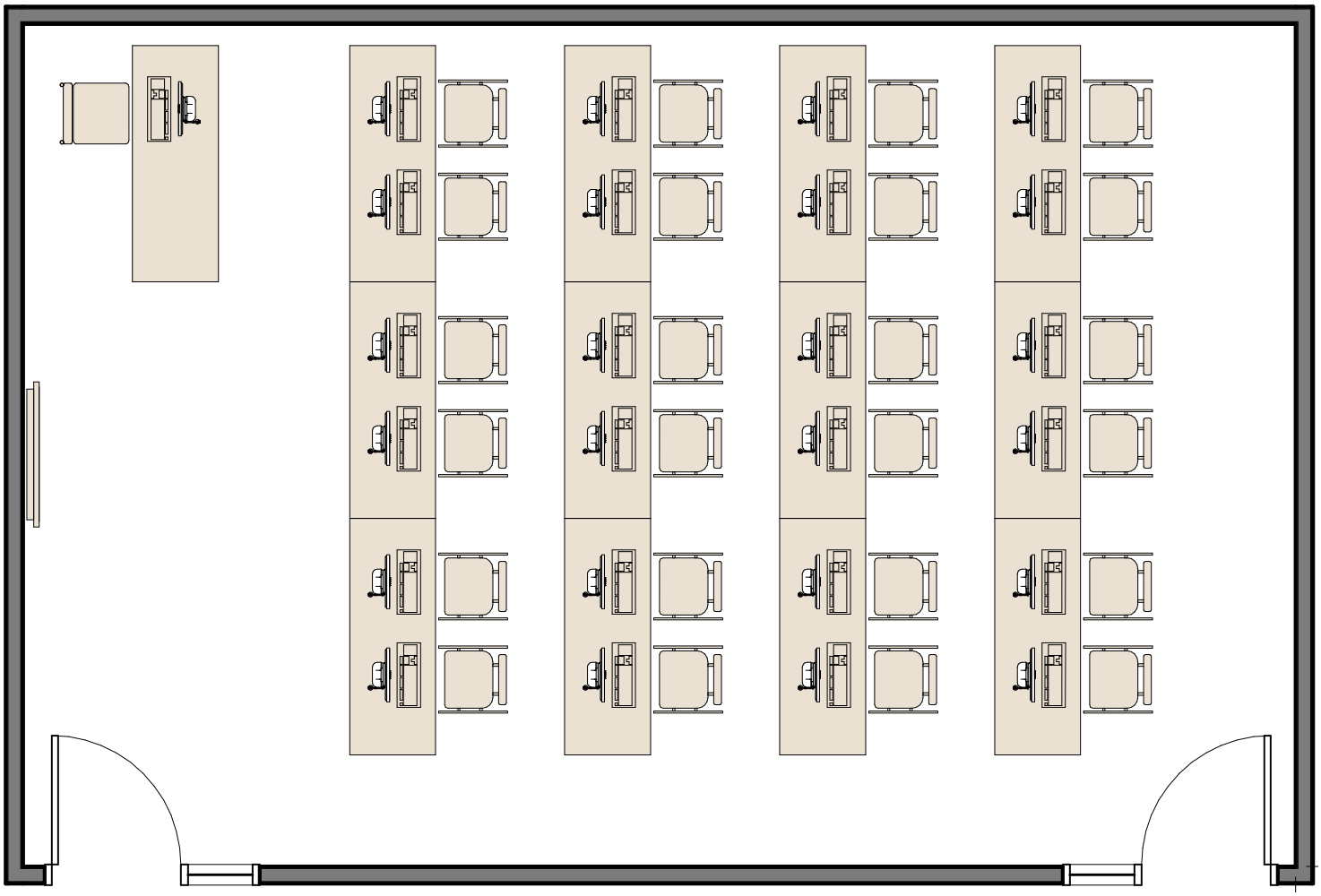
CONFERENCE ROOM AREAS [CF-600A]

- Conference Room (25 SF/person)
- 20-24 Persons



Isometric View
Scale: N.T.S.

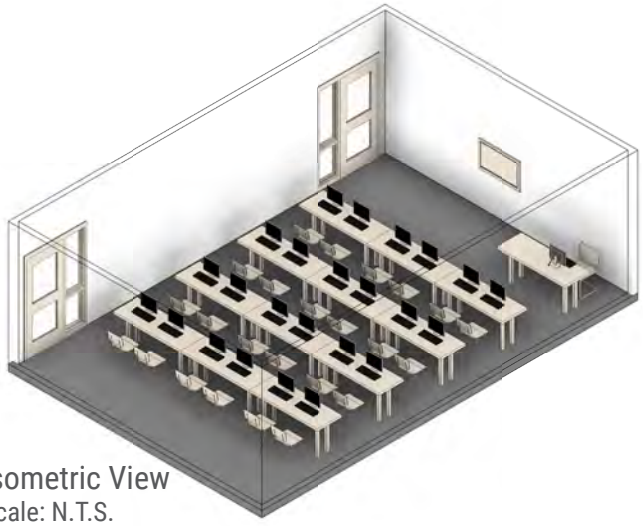
A-28



TRAINING ROOM AREAS [TR-600A]

Floor Plan View
Scale: 1/4" = 1'-0"

- Conference Room (30 SF/person)
- 20-25 Persons

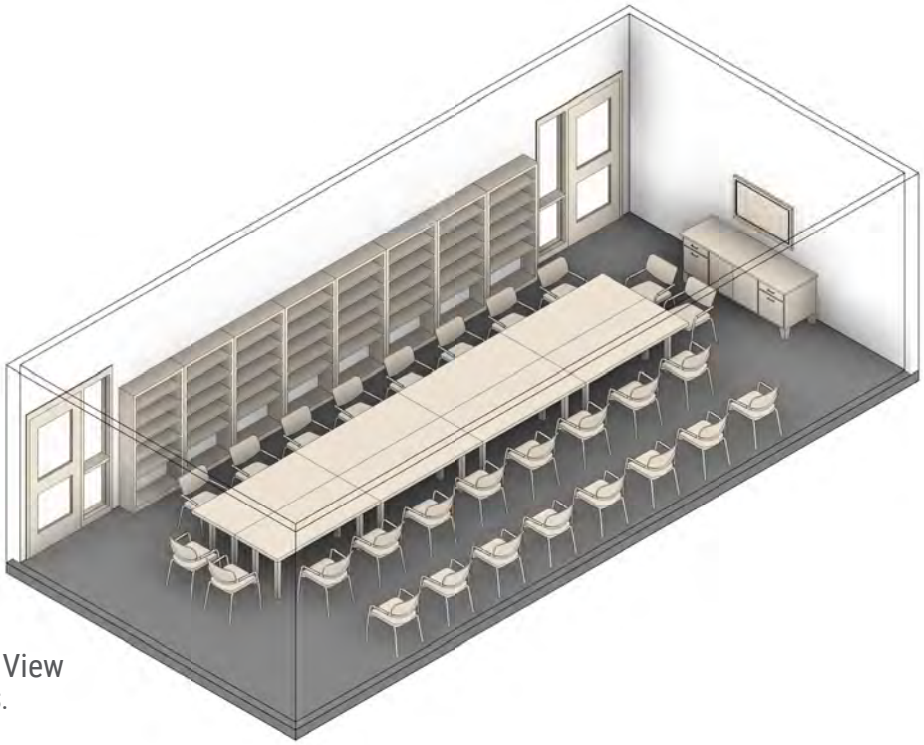


Isometric View
Scale: N.T.S.

Office Space Standards [Cont'd]

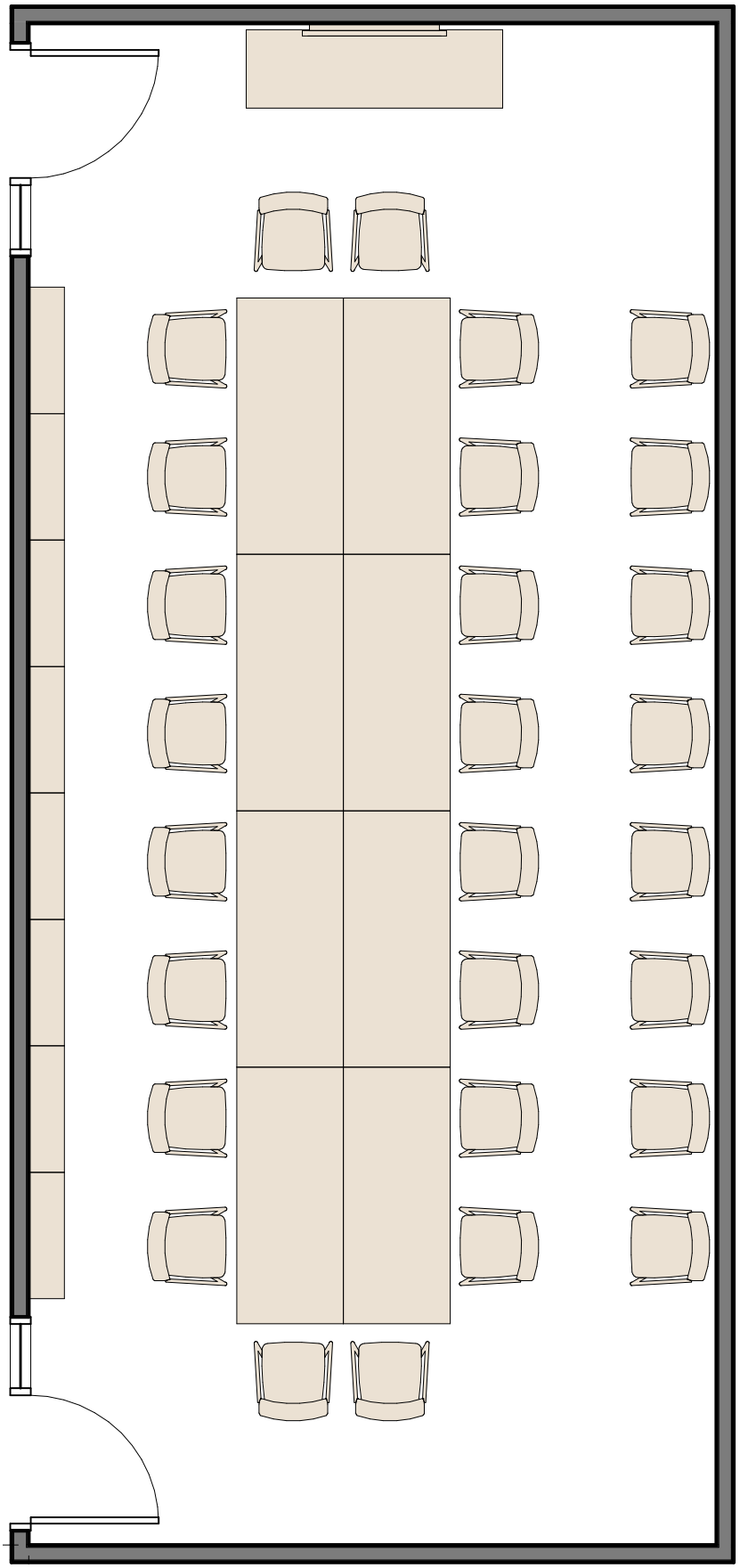
CONFERENCE ROOM AREAS [CF-600]

- Conference Room (20 SF/person)
- 28-36 Persons



Isometric View
Scale: N.T.S.

A-30

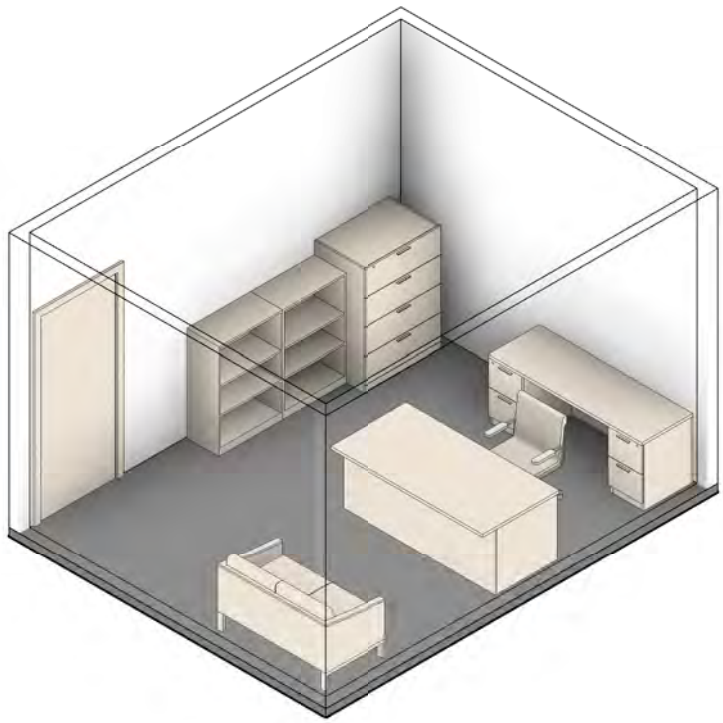


C F - 6 0 0
Floor Plan View
Scale: 1/4” = 1’-0”

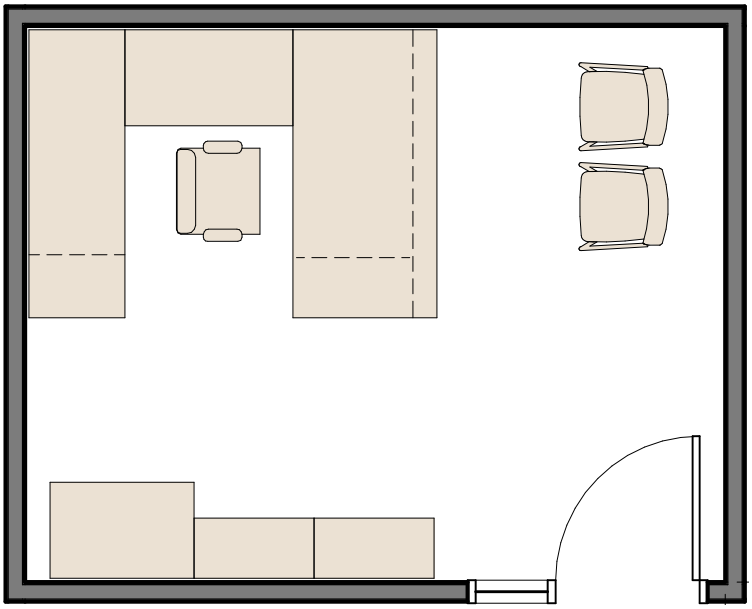
| A-31

Office Space Standards [Cont'd]

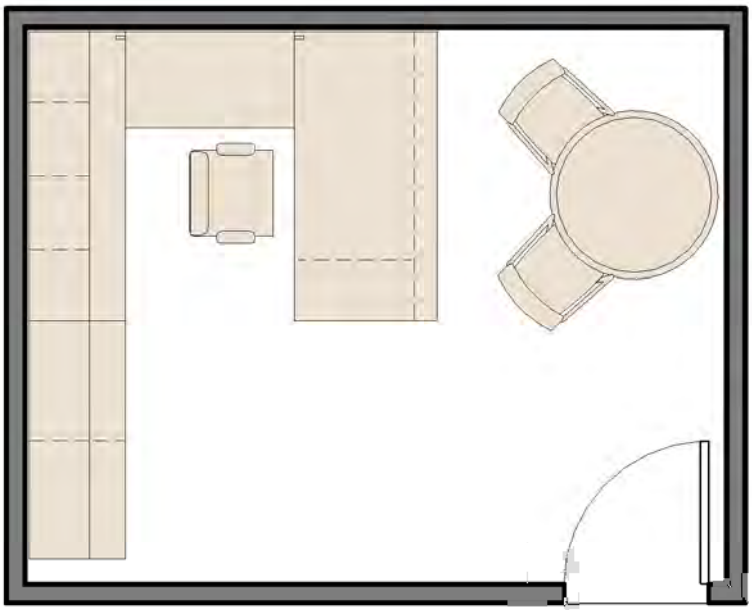
OFFICE [OF-180]
180 SF Nominal



Isometric View
Not to Scale



OF-180A



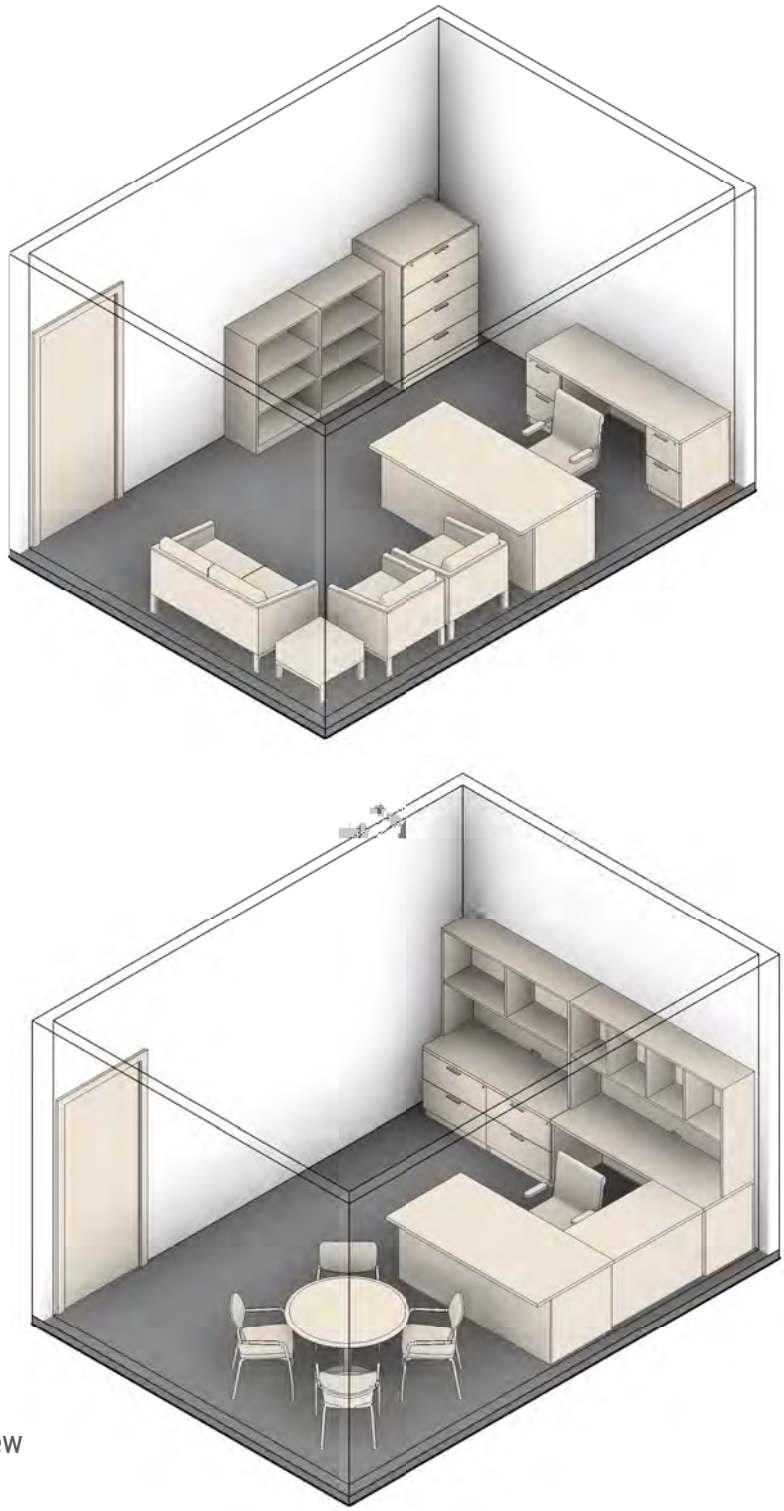
OF-180B

Floor Plan View

Scale: 1/4" = 1'-0"

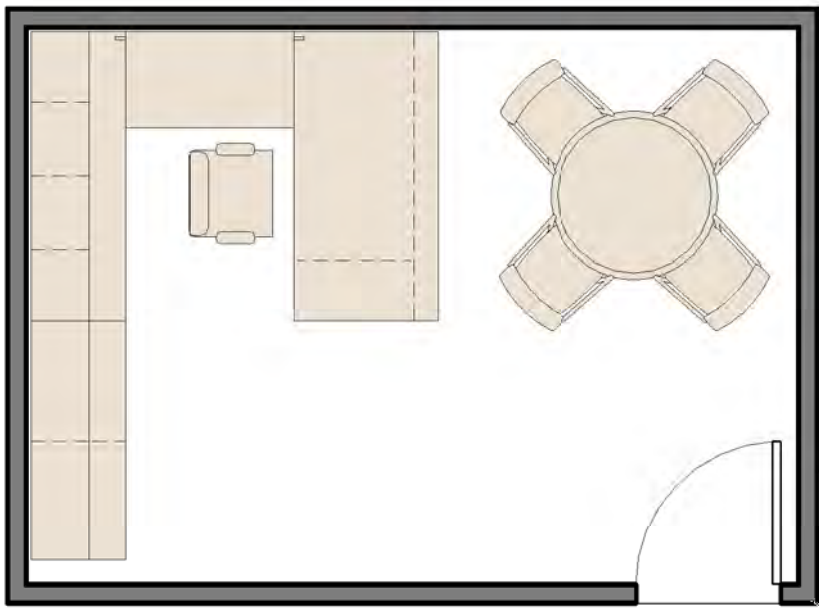
Office Space Standards [Cont'd]

OFFICE [OF-200]
200 SF Nominal



Isometric View
Not to Scale

OF-200A
Floor Plan View
Scale: 1/4” = 1’-0”



OF-200B
Floor Plan View
Scale: 1/4” = 1’-0”

Section 6

Narratives by Discipline

Architectural Narrative

Fire Headquarters & EOC

MONARCH DESIGN GROUP DLRGROUP

Gainesville Public Safety Facilities – Architectural Narrative

Survivable Design Overview - Gainesville Public Safety Facilities

The functional requirement for the future Public Safety Facilities, that include SW Public Safety Annex, GFR Fire Station #3, GPD Property / Evidence Building, and GPW Operations Building dictates they must remain operational during and after manmade and natural events. This building type is referred to as an "Essential Facility" by the Florida Building Code and further defined as "Risk Category IV" buildings by the American Society of Civil Engineers (ASCE) Standard 7, *Minimum Design Loads for Buildings and Other Structures*. The code and standards require these facilities be designed to withstand windborne debris with wind speeds and design pressures exerted on the envelope and structure beyond a typical office building to minimize the effects of natural disasters, be it hurricanes, tornados, thunderstorms, or floods.

Beyond the Essential Facility requirements, the architectural design approach for the exterior and interior of these facilities begins with each department's needs and requirements, around the clock use, redundancy, and survivability. The dynamic forces of a category 5 hurricane, for example, can quickly turn architectural elements into potential hazards. In that respect, entry canopies, site features, even site lighting are all subject to forces not normally experienced by most facilities. The challenge is clearly to design these facilities to be functional first, survivable, and at the same time to be civic in nature. As these buildings represent the City of Gainesville and departments, civic presence and community engagement is also a key driver for most of the facilities design concept. These facilities need to be welcoming and inviting to the public, yet secure and safe for city staff and public occupants. The facilities also need to be areas of refuge for staff to feel safe and secure. How this balance of openness, survivability, and security is achieved through each facility and unique features of each building are elaborated on below.

Security Standoff Zones, Site Access Control, Definition of Public Access, and Secured Access Zones

Given the nature of the Essential Facility typology, these facilities must consider many survivability issues that apply to the building and the surrounding site area. The survivability of each facility extends to the surrounding site conditions and existing buildings if possible. The site designs for each facility will define site stand-off zones were possible, ensure proper site access control with the use of fencing, screen walls, and motorized gates to clearly define secure zones and public access zones from the building per UFC-4 (*Unified Facilities Criteria*) guidelines.

Key Site Design Features:

- Design support buildings such that they will not produce flying debris hazards.
- Site amenities will be designed to withstand appropriate wind speeds,
- Ideally all power and utilities will be designed and constructed underground in protected duct banks.

- Surrounding roads access will be above flood hazard to maintain continuous ingress/egress.
- Design will incorporate CPTED principles (Crime Prevention Through Environmental Design)
- The civil site design will address on site stormwater retention to reduce flood risk.

Building Envelope

There are a multitude of standards that stipulate building envelope requirements, building structural loads, and envelope survivability. These codes and Standards Include: FBC, FEMA 361, ICC 500, NFPA 1221, ASTM E1996/E1886, and ASCE 7. In general, regardless of code specifics, the building support structure and envelope will need to incorporate protective materials, including, but not limited to the following: hardened roof and wall construction with specialized protection of all openings/penetrations, including glazing and storefront and/or curtainwall systems. Also, protective intake ventilation will be incorporated where appropriate, and other measures deemed necessary based on the level of threat determined. Other survivability factors that will be considered include blast requirements, impact protection, lateral load bracing, and increased rain load factoring and drainage.

Building Envelope Design

Exterior walls for each facility will be constructed primarily of reinforced concrete exterior walls. The design team and construction manager have determined two comparable load bearing and non-load bearing resilient concrete wall types will be utilized dependent on construction site constraints and/or project scale among other considerations. Where construction sites are limited a fully grouted and reinforced concrete masonry exterior will be incorporated. Large scale buildings with less site constraints will utilize concrete tilt wall construction primarily.

All components and cladding assemblies necessary to maintain a structurally enclosed condition and prevent rainwater intrusion shall be designed to meet the wind design criteria. Structural metal decking and cladding materials shall be 22 gauge or thicker. Roof cover waterproofing barriers shall meet the wind design criteria. Loose aggregate roof ballast shall not be used on the roof cover. Rooftop equipment shall be designed and installed to meet the wind design criteria.

The facilities and essential ancillary structures and equipment shall resist penetration by windborne debris impact. At a minimum, all exterior enclosure components, cladding, and assemblies (i.e., walls, roofs, louvers, windows, doors, etc.) located within 60 feet in height above finish grade shall meet the hurricane windborne debris Level E impact. That is, the building enclosure must resist penetration by a nominal 2”x4” lumber plank weighing 9 pounds propelled at 80 feet per second striking end-on and normal to the assembly surface. As applicable, impact test specifications for all components and cladding shall be consistent with recognized state and national standards, such as, *SBCCI Test Standard for Determining Impact Resistance from Windborne Debris* SSTD 12, American Society of Testing and Materials (ASTM) Standards ASTM E 1886 and ASTM E 1996, and Florida Building Code Testing Protocols TAS 201, TAS 202 and TAS 203.

Building Protection

Each facility will have a finish floor elevation with a minimum DFE (design flood elevation) of the lowest floor for facility and any/all essential ancillary structures and equipment shall be located outside of or elevated above the 500-year flood plain (if determined), or the base flood elevation plus two feet, whichever is greater.

Force protection and security measures shall be consistent with federal or state recognized best-practices. Access controlled entry, door position and security systems will be incorporated to all public and secure areas, CCTV at both the interior and exterior of the building, motorized gates and fencing and proper standoff zones as previously mentioned will provide site and facility security.

Redundant Utility Design

The facilities must maintain operations during natural and manmade events with the ability to maintain continued service from all building utilities. Each facility will provide utility systems backup to varying degrees dependent on the facility need. All facilities will have emergency generators powered by natural gas in the event of prolonged power outage. Power, HVAC, Data and Communications systems are described in greater detail within the MEP/Technology Narrative in this report.

Additional Redundant Utility and System Design

In addition to emergency power the Emergency Operations Center (EOC) and Public Works will have potable water storage and Sanitary Sewer tanks in the event the utility provider has a power outage. Some facilities will require redundant HVAC equipment with overdesigned cooling capacity split between multiple units where applicable in the event one chiller/condenser or air handing unit is inoperable the secondary unit could provide heating/cooling capacity to maintain operations with proper planning and design.

Each facility's emergency generator will be enclosed in a protective enclosure specifically made to house generators. Essential ancillary structures that house HVAC chillers and/or condensing units among other building system equipment (tankless water heaters, pumps, etc.) will be in a protected enclosure. At a minimum 24 hours of self-contained continuous operation will be provided for all systems and utilities. Emergency power will be supplied to each facility by a dedicated natural gas line to each site with the ability to have a storage tank for redundancy if necessary. The intent is to allow each facility to be self-sufficient from off-site utilities (e.g., water, natural gas fuel, electricity, telecommunication, and information technologies, etc.).

Emergency Operations Center – Exterior Envelope Specifications

Exterior Walls - *all components will have N.O.A. or FL Product Approval*

- Concrete Tilt Wall w/ textured acrylic latex paint.
    - Custom form liner
    - In-lay brick
    - *Reveals*

Exterior Wall Opening Components

- Anodized Aluminum Storefront System, Level E
- Insulated/Laminated Low-E, glazing, Level E
- Insulated/Laminated Low-E, glazing, Level D *with storm shutter.*
    - Perforated Metal Storm Shutters, operable, Level E
- Perforated aluminum panels with custom structural steel canopy
- Hollow Metal, insulated doors/frames, painted, Level E
- Louvers and Vents, Level E

Roof Assembly

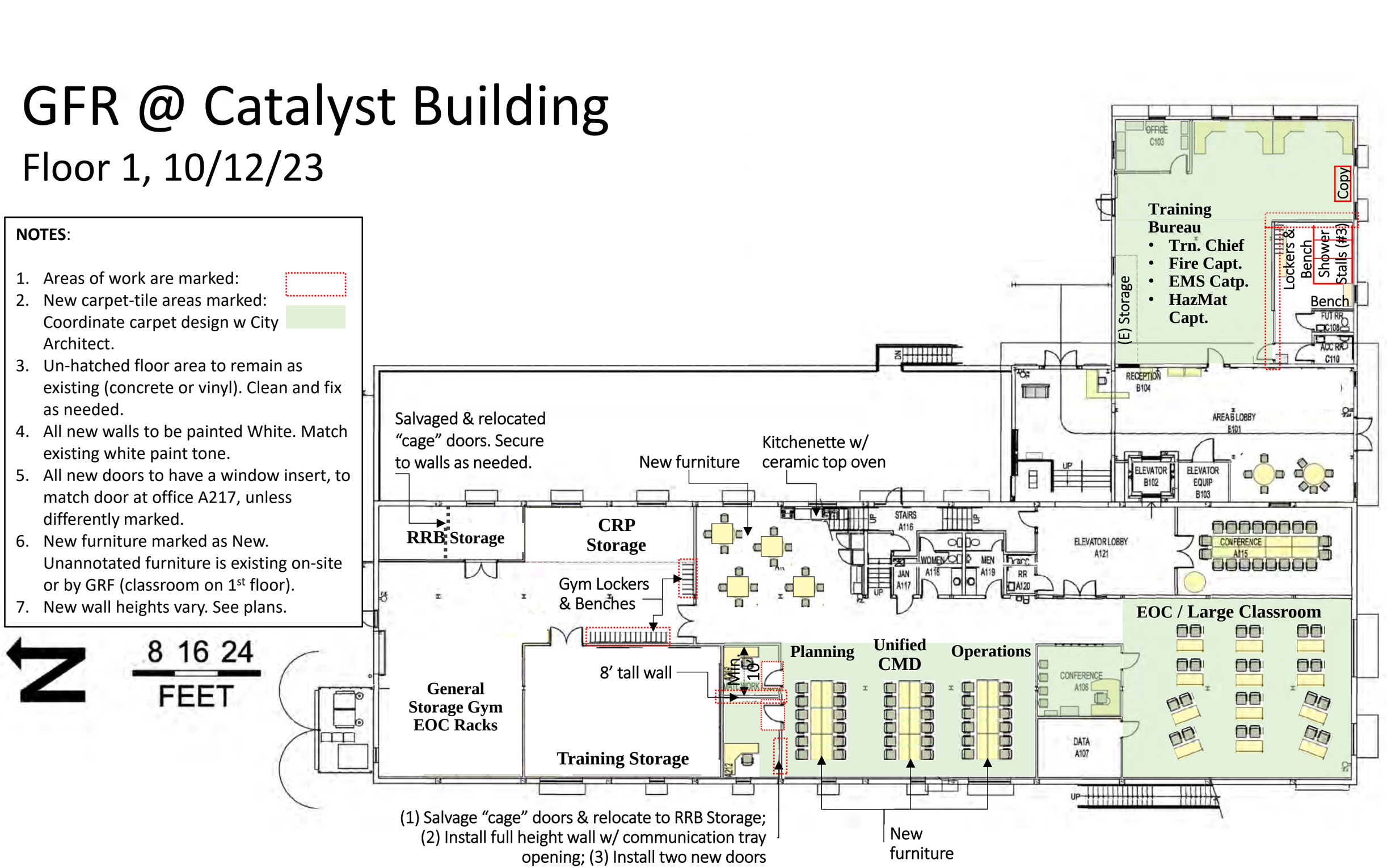
- Galvanized metal roof deck 22 ga. or greater
- 4-inch minimum rigid insulation or light weight insulated concrete
- SBS Modified Bituminous Roof Membrane, with 3M Smog-Reducing Granules (colored ceramic coating layer and a photocatalytic coating layer) or approved equal with a minimum 2 ply. *Attachment method shall comply with the wind speed and design pressures of the building design per the structural engineer's calculations.*
- Parapet Coping and Flashing, prefinished aluminum.

GFR @ Catalyst Building

Floor 1, 10/12/23

NOTES:

1. Areas of work are marked:
2. New carpet-tile areas marked: Coordinate carpet design w City Architect.
3. Un-hatched floor area to remain as existing (concrete or vinyl). Clean and fix as needed.
4. All new walls to be painted White. Match existing white paint tone.
5. All new doors to have a window insert, to match door at office A217, unless differently marked.
6. New furniture marked as New. Unannotated furniture is existing on-site or by GRF (classroom on 1st floor).
7. New wall heights vary. See plans.



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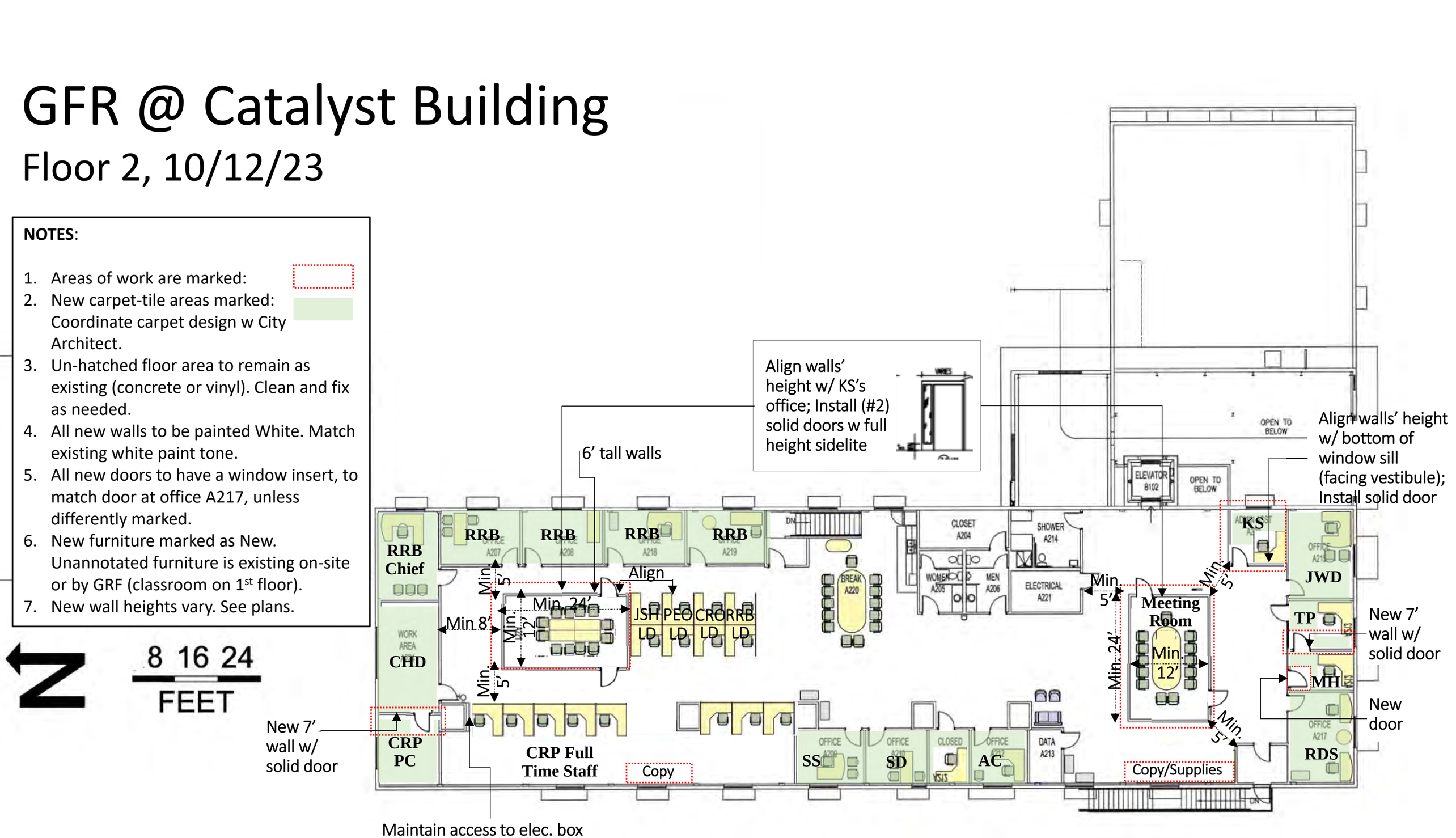
FEET

GFR @ Catalyst Building

Floor 2, 10/12/23

NOTES:

1. Areas of work are marked:
2. New carpet-tile areas marked: Coordinate carpet design w City Architect.
3. Un-hatched floor area to remain as existing (concrete or vinyl). Clean and fix as needed.
4. All new walls to be painted White. Match existing white paint tone.
5. All new doors to have a window insert, to match door at office A217, unless differently marked.
6. New furniture marked as New. Unannotated furniture is existing on-site or by GRF (classroom on 1st floor).
7. New wall heights vary. See plans.



8 16 24

FEET

Civil Engineering Narrative

GFR Headquarters & EOC

The exterior of the existing enclosed structure known as the Catalyst building will be renovated and function as the GFR headquarters (HQ). A new structure will be added to the remaining greenspace on the site to function as the Emergency Operations Center (EOC). Additional property to the north will be purchased from GRU to increase the parking lot and allow 2 points of ingress/egress into the site. The asphalt in the acquired area is in poor condition and will need to be reconstructed with this project. The EOC will be served by new connections to public utilities independent from the HQ. All utilities including gas and fiber are available. Stormwater treatment will be provided by low impact improvements including bioswales and exfiltration located in the elevated corridor between the buildings and/or in the parking lot. The seasonal high-water table is approximately 4 feet below ground surface which will make compliance with design standards challenging but City staff has agreed to work with us to achieve compliance.

The following permits are expected to be required with the overall project:

- City of Gainesville Rapid/Minor Development Review
    - This project may require variances that would escalate this to the Development Review Committee (DRC).
- Gainesville Regional Utilities Utility Connection Permit (UCP)
- Florida Department of Environmental Protection (FDEP) “10-2” Stormwater Certification
- Alachua County Stormwater Self-Certification

The total permitting fee is estimated to be $4,640. The total impact fee is estimated to be $23,363 (GRU connection fees).

Tree Mitigation

GFR Headquarters & EOC

Kimley-Horn, acting as civil engineer, analyzed the property and determined that the site(s) is/are free of regulated trees. Therefore, there are no tree mitigation fees and no tree mitigation report included.

STRUCTURAL SYSTEMS NARRATIVE

GFR Headquarters & EOC

WSE WAYLAND STRUCTURAL ENGINEERING

January 17, 2024
WSE Project No. 23097

The purpose of this letter is to outline proposed structural systems for the above referenced building based on the architectural conceptual design as presented in Monarch Design Group's Development Report #2 dated December 22, 2023 and subsequent workshops. It is intended to provide a basis for Ajax Construction to provide a conceptual cost estimation for the Owner's budgeting purposes and as a basis for WSE's full fee Proposal/Contract for Structural Design Services.

A. REFERENCED STRUCTURAL CODES

The following building and material codes and specifications comprise the main references to be used in the structural design of the building. Other minor codes are not mentioned here.

1. FBC 2023, Eighth Edition - Florida Building Code - Building
2. ASCE 7-22 American Society of Civil Engineers - Minimum Design Loads and Associated Criteria for Buildings and Other Structures
3. ACI 318-19 American Concrete Institute - Building Code Requirements for Structural Concrete & Commentary
4. AISC American Institute of Steel Construction – Steel Construction Manual, AISC 360-16 Specifications for Structural Steel Buildings
5. TMS 402/602-16 The Masonry Society – Building Code Requirements and Specifications for Masonry Structures

B. BUILDING CLASSIFICATION

1. *Building Risk Category* – Building Risk Categories are defined by both FBC Table 1604.5 and by ASCE 7 Table 1.5-1. Based on the proposed occupancy of the building as a Fire Station Headquarters and Emergency Operations Center, it is to be designed as Risk **Category IV "Essential Facility**" with the intent of having the building remain operational for its occupants during the design storm event.

2. *Shelter Designation* – The **building is not designated as a "Community Hurricane or Tornado Shelter.**" Therefore, the structural design of the building will not be designed to comply with the requirements of ICC 500 2020 - Standard for the Design and Construction of Storm Shelters.

C. STRUCTURAL DESIGN CRITERIA

1. *Wind Loads* – For a Risk Category IV building located within the City of Gainesville, FL the basic wind speed is 141 mph per ASCE 7-22 Table 26.5-1D (from asce7hazardtool.online). This corresponds to a Category 4 hurricane. However, it is my understanding that the City of Gainesville has elected to design the building to resist a **Basic Wind Speed of 156 mph** corresponding to a **Category 5 hurricane**.

2. *Wind-Borne Debris Region* – Buildings located where the basic wind speed is equal to or greater than 140 mph are required to have all glazed openings protected against wind borne debris impact per ASCE 7-22 Section 26.12.3.1. Based on a Risk Category IV building with a basic wind speed of 156 mph, the building is located in a wind-borne debris region. Therefore, **all glazed openings shall be protected against wind borne debris impact**. Protection may be provided by either impact resistant glazing or protected with an impact-protective system subject to missile test and cyclic pressure differential tests in accordance with ASTM E1996-17 or 20 Specification for Performance of Exterior Windows, Curtain Walls, Doors and Impact Protective Systems Impacted by Windborne Debris in Hurricanes. Furthermore, Glazing and impact-protective systems in buildings classified as Risk Category IV shall comply with "enhanced protection" requirements of ATSM E1996 Table 3. **For vertical surfaces, the applicable missile for heights less than or equal to 30 ft is a 2x4 (9 lb weight) shot at 80 ft/s, or shot at 50 ft/s for heights over 30 ft. For hoizontal surfaces, the applicable missile for heights less than or equal to 30 ft is a 2x4 (9 lb weight) shot at 54 ft/s, or shot at 34 ft/s for heights over 30 ft.** Impact resistant glazing and impact-protective systems shall also have a Florida Product Approval per FBC. Finally, all other parts of systems of the building envelope must meet the impact test criteria as well.

3. *Tornado Loads* – Per FBC 1609.5, the design and construction of Risk Category IV buildings shall be in accordance with Chapter 32 Tornado Loads of ASCE 7. ASCE 7-22 Section 32.1.1. states that buildings classified as Risk Category IV and located in a tornado-prone region shown in Figure 32.1-1 shall be designed to resist the greater of tornado loads or wind loads. The entirety of the state of Florida is located in a tornado-prone region. The building's "effective plan area" is about 8,500 sf. For buildings with an effective plan area of between 2,000 and 10,000 sf the tornado wind speed is 50 mph. ASCE 7-22 Section 32.5.2 states that if the tornado wind speed is less than 60 mph or less than 0.6 times the basic wind speed then design for tornado loads is not required. Since the tornado wind speed of 50 mph is less than 60 mph, then **design for tornado loads is not required**.

4. *Seismic Loads* – Per FBC Section 1613, **there are no requirements for seismic (earthquake) loads**.

5. Snow Loads – Per FBC Section 1608, **there are no requirements for snow loads**.

6. *Rain Loads* – Per FBC Section 1611, each portion of a roof shall be designed to sustain the load of rainwater per the requirements of ASCE 7-22 Chapter 8. For the purpose of determining the rainfall rate for a Risk Category IV building, the **design storm return period is 500 years**. For roofs with internal drains, a secondary drainage system shall be provided. For free draining roofs without internal drains and a minimum slope of ¼ inch per foot are not subject to accumulated rain load.

D. PROPOSED STRUCTURAL SYSTEMS

1. *Building Description* – The building as proposed by Monarch Design Group is a one-story structure with about **9,000 sf** of floor area that will house a fire station headquarters and emergency operations center. The building is proposed to be raised about 2-3 feet above grade to match an adjacent courtyard area and to help with localized drainage issues.

2. *Roof System* – The roof system must be able to resist gravity, rain ponding and wind loads and be debris impact resistant as described in part C.2 above. It also acts as a horizontal diaphragm to distribute lateral loads to shear walls and/or steel bracing panels. A system that can meet this design criteria is comprised of steel roof deck supported by steel bar joists and/or steel beams spaced 4-6 feet on center. Joist systems require a robust bridging system and steel beams may require wider flanges to resist high uplift loads. Furthermore, WSE recommends a "free draining" roof system with a minimum of ¼ inch per foot slope to edge of the building to prevent ponding of rainwater on the roof.

3. *Exterior Wall System* – The exterior wall systems are typically used as bearing walls supporting roof and floors and in some cases to provide lateral support for the building. They must be able to resist gravity loads, wind loads, shear loads and be debris impact resistant as described in part C.2 above. Two common systems that can meet this design criteria are;
    a. Reinforced Masonry – 8 inch thick concrete masonry, fully grouted for impact resistance with steel reinforcing. 12 inch thick masonry may be required for tall walls. Reinforced, cast-in-place concrete tie beams are typically installed at floor levels for attachment of the floor system. Reinforced masonry tie beams are typically installed at roof levels for attachment of the roof system.
    b. Tilt-up Concrete – The Structural Engineer of Record (SEOR) will provide design of the tilt-up wall panels for the "in-place" condition. A delegated engineer employed by the tilt-up erector will provide additional design required for the means and methods of casting, lifting, erection and temporary bracing of the panels. A panel thickness of 7.25 inches is common. 9.25 inch thick panels may be required for tall walls or if there are deep architectural reveals in the panels. If insulation is required in panels that do not receive interior finishes, then an insulated sandwich panel may be appropriate. Additional steel reinforcing frames may be required at large door openings.

4. *Exterior Glazing System* – The exterior glazing system must be able to resist wind loads and be debris impact resistant or impact protected as described in part C.2 above.

5. *Lateral Bracing System* – The lateral bracing system consists of horizontal roof diaphragms and vertical bracing elements. Exterior and interior masonry bearing walls may be used as lateral bracing. Additional interior steel braced frames may be used where required to limit building drift. If tilt-up walls are used, separate interior braced frames may be considered to simplify the tilt-up wall panel design.

6. *Foundation System* – Based on the Summary Report of a Preliminary Geotechnical Site Exploration by GSE Engineering & Consulting dated 12/18/2023, the soils encountered are suitable for supporting the proposed structure with conventional shallow foundations. Conventional shallow foundations include reinforced concrete strip footings at bearing walls and spread footings at individual columns. A 4 inch thick mesh reinforced slab on grade is normal for slabs with pedestrian usage. Thicker slabs (5-6 inch thick) may be required for tilt-up erection and bracing.

7. *Ornamental or Miscellaneous Metals* – Metal, non-building systems such as stairs and railings that require structural input will be designed by WSE in collaboration with the architect. Stair systems are proposed to be constructed with steel channel stringers and concrete pan treads and landings. Railing systems are anticipated to be either custom steel or aluminum construction.

8. *Miscellaneous* – Additional construction ancillary to the building or required by the site design may be required. Items outside of the building such as site retaining walls, site screen walls, or other hardscape, equipment and generator pads or enclosures, vehicle barriers, portable buildings and their foundations, etc. are not in WSE's scope of work.

E. DELEGATED DESIGN RESPONSIBILITIES

The following components are not designed by the structural engineer of record (SEOR), however the design criteria and performance standards are specified by the SEOR. These systems are designed be a Specialty Structural Engineer (SSE) experienced in the design of these systems.

1. Steel Roof Joists
2. Tilt-up Wall Panels – SEOR will provide design of concrete tilt-up wall panels for "in-place" condition and loading only. The SSE will provide additional reinforcing, connectors, temporary bracing, casting slab preparation and other items required for casting and erecting wall panels until permanent connections are completed.
3. Window and Door Systems

F. CONSTRUCTION TESTING AND INSPECTION

1. *Structural Observations* – WSE will provide field observations of the building structure to verify general compliance with the structural drawings and specifications during the construction of the various building systems including foundation, floor and roof framing and walls. These are not "inspections."

2. *Local Jurisdiction Inspections* – It is anticipated that the City of Gainesville Building Department will provide periodic inspections to verify compliance with the Contract Documents.

3. *Material Inspection and Testing* – Material testing and inspections by an approved third-party testing agency will be required to verify in-place material quality and installation complies with specified requirements. Testing and inspection will include, but not limited to, the following items.
    a. Testing – Soil gradation and compaction, concrete, masonry unit and grout compressive strength.
    b. Inspection - Earthwork monitoring, steel welds, bolted connections, shear connectors, post installed anchors, plumb and alignment of steel frame.

4. *Threshold Building Inspections* – Threshold building inspections are not anticipated to be required for this building.

It has been a pleasure to provide this information to you. If you have any questions, please do not hesitate to contact me.

Sincerely,
Gregory S. Wayland
FL PE #54396

Mechanical, Electrical, and Plumbing Narrative

COG Fire Headquarters & EOC

CSEI Project No. 23088

CAMPBELL SPELLICY ENGINEERING

Phone: (352) 372-6967
Fax: (352) 372-7232
Certificate of Authorization: 00008813
www.campbellspellicy.com

The purpose of this le. er is to outline the current Mechanical, Electrical, Plumbing, and Fire Protection (MEPF) scopes of work based on the architectural conceptual design developed from the Owner/User programming phase. Our goal with this scope of work is to allow Ajax Construction to provide conceptual, rough order of magnitude cost estimation for the Owner's budgeting purposes and to use as the basis for our full design phase engineering fee proposal.

Phase 1 will be the construction of the new approximately 9246 sf EOC building to the East of the Catalyst Building, including a chilled and heating hot water plant to serve this building and the existing Catalyst Building. Phase 2 will replace the existing HVAC systems for the Catalyst Building (rooftop units) with new chilled water/heating hot water custom rooftop AHUs to resupply all areas via the existing duct systems. Phase 2 will also include minor reconfiguration of existing MEP systems in the Catalyst Building to facilitate any desired remodeling or space changes.

The scopes of work below represent our best and most complete estimate of the necessary MEPF scopes of work for this project at this point in the planning:

PHASE 1 – NEW EOC BUILDING:

1. Mechanical Scope:

    a. A new approximately 180-ton air cooled chiller plant (two parallel 80-ton air-cooled chillers with integral distribution pumps) will be provided to provide chilled water for all space cooling. This tonnage and plant configuration will provide full, 100% redundancy for the anticipated loads.

    b. A new approximately 1,800,000 mbh natural gas boiler plant with duplex heating hot water distribution pump package to provide heating hot water to both buildings. New boilers will be condensing type, with new flue and intake ducting per manufacturer's instructions.

    c. Chilled water will be provided via approximately 3" distribution piping, splitting to a 2" piping branch (supply and return) to each building (Catalyst branch valved and capped under Phase 1).

    d. Building will be provided with a new DDC building automation system (equal to JCI/Honeywell) for control of all new equipment. All controls shall be IP addressable for integration with City's central BAS front-end server. Central controls will be provided in CEP for integration of all equipment controllers in Catalyst Building and new EOC.

    e. Extend 2" chilled water and 1-1/2" heating hot water from to new main AHU in main mechanical room.

f. New AHU will be variable air volume style with VAV terminal units in each zone with electric reheat coils for all reheat and heating needs. AHU will include multiple fans and split coils for redundancy and will be provided with unit controller for all sequencing of operation.

g. New AHU will be provided with fully-ducted supply, return, and outside air duct systems consisting of 2" externally-insulated galvanized sheet metal duct with flexible runout ducts to each supply diffuser and return grille (maximum 6' of flexible duct). Outside air duct will be provided from new hurricane-rated wind-driven rain resistant intake louver at the exterior wall. AHU will include a low-voltage motorized control damper in the outside air duct to close to a minimum flow rate during unoccupied hours.

h. All restrooms, janitor closet(s) and other spaces when require by Code will be provided with new general exhaust systems. Exhaust will be provided by new rooftop exhaust fan(s) (70 cfm per restroom fixture and 1 cfm/sf for janitor closet) with uninsulated spiral galvanized duct throughout the building.

i. All new diffusers and grilles will be equal to Price, aluminum construction with baked white enamel finish.

j. Building will be provided with a new DDC building automation system (equal to JCI/Honeywell) for control of all new equipment. All controls shall be IP addressable for integration with City's central BAS front-end server.

2. Electrical Scope

a. A new 480Y/277V, 3-phase, 600A electrical service will be provided to serve the building via a new underground service from a new site transformer provided by GRU. In parallel to this normal power service, a new 500 kW packaged natural gas optional standby generator system will be provided to provide a fully-redundant power system the site. All new service and feeder conductor and pathways shall comply with NEC 708, including physical protection of generator system and separation of service conductors. Generator exhaust and intake ducting will be provided as required.

b. New service shall supply a new 600A, 480V main distribution panel. MDP shall supply all mechanical loads, lighting, and other large loads as well as the new 208V-3ph subpanels via new dry-type stepdown transformer in main electrical room (approximately 225 kVA). Contractor shall supply all new loads from these 480V and 208V panels per NEC as a COPS.

c. New LED lighting systems will be provided to serve all areas. Egress lighting will be supplied with emergency battery backup to mitigate the need for a separate life safety branch of power on the new generator. All new lighting controls will be low voltage/digital including new occupancy sensors, dimming controls, and room controllers as required for the desired functionalities and compliance with FBC-Energy Conservation.

d. New addressable fire alarm system will be provided for this building, including all initiation and notification devices. New panel shall be open-protocol equal to Silent Knight.

e. Pathways and boxes will be provided for all data, AV, security, and other low voltage systems with final quantities and locations to be confirmed by Owner and User. All cabling and devices are assumed to be provided by the Owner's vendor.

f. Site lighting will be provided, supplied from this building's MDP. Site lighting will include parking lot lighting and general pedestrian sidewalk/security lighting around the new building.

3. Plumbing Scope:

a. A new approximately 2" copper domestic cold-water service (with 3/4" meter) will be provided to supply this building from the existing GRU main (downstream of new fire-water connection/service). New service and backflow preventer shall be provided in accordance with GRU Standards. Civil plans shall include final routing and service tie-in location. New copper domestic cold water piping system will be provided for all fixtures. A new 120-gallon electric water heater will be provided to supply domestic hot water to all lavatories, showers, break room/kitchen sinks, and other fixtures as needed. Domestic hot water system will include a new recirculating pump and hot water return loop per Code. Tempering valves per ASSE 1070 will be provided at all lavatories and break room sink to provide tempered hot water per Code. All hot and cold water piping will be insulated with 1" fiberglass insulation.

b. A new 4" DWV PVC sanitary lateral will be provided to the building from the existing GRU sanitary main adjacent to the site. Final routing/installation shall be per Civil plans. Within building, new sanitary piping will be provided to all fixtures, including new DWV PVC vent piping.

c. New fixtures will be provided for all restrooms and other areas. Water closets shall be automatic sensor flush-valve type (hard-wired). Lavatories shall be undermount type and have sensor-type (hard-wired) gooseneck faucets. Break room sinks shall be under-mount, wide stainless steel type equal to Elkay Lusterone. Showers shall be ADA type. Water coolers shall be hi-low dual units with bottle filling attachment on the low section. New hose-bibbs shall be wall-hydrant type, freezeproof with lockable covers.

d. All fixtures will be specified to comply with WaterSense requirements as well as the Florida Water Star Standards.

e. A new natural gas service will be provided to serve new generators, water heaters, and heating boilers.

4. Fire Protection Scope:

a. A new 4" fire water supply shall be provided from the existing GRU main with new backflow preventer. A new automatic wet fire protection system shall be provided for full-coverage of all areas. Mechanical/electrical rooms and storage spaces shall be Ordinary Hazard Type 1 and all other areas shall be Light Hazard. System shall be designed and permitted by installing Contractor per Florida Statute 61G15.

PHASE 2 – CATALSYT BUILDING REMODELING:

1. Mechanical Scope:

    a. Extend 2” chilled water and 1-1/2” heating hot water from CEP to new custom rooftop AHUs to replace all existing packaged DX rooftop units. New heating hot water (copper) and chilled water (steel) piping will be insulated and provided with aluminum jacketing. Chilled water shall be insulated with 3” foamglass where exposed to the elements and heat traced. Heating Hot Water shall be provided with 2” fiberglass insulation.

    b. New rooftop AHUs will be single-zone VAV units resupplying all areas via the existing duct system. AHU will be provided with DDC unit controller, integrated to new Central BAS Controller in CEP. New sequences of operation will be provided.

    c. Existing duct systems will be modified, including grille locations/sizing/etc. to facilitate any desired architectural remodeling at either floor.

    d. Existing restroom exhaust systems will remain unless found to be non-functioning.

    e. All new diffusers and grilles will match existing.

2. Electrical Scope

    a. The existing 1200A, 480V electrical service for this building shall be intercepted as required to incorporate the addition of a new 1000 kW optional standby generator and 1200A ATS to be installed for providing standby power to the entire building.

    b. General power, lighting, and fire alarm systems will be modified only as needed to facilitate the architectural remodeling.

    c. Existing fire alarm system will remain.

    d. Pathways and boxes will be provided for any new data, AV, security, and other low voltage systems with final quantities and locations to be confirmed by Owner and User. All cabling and devices are assumed to be provided by the Owner’s vendor.

3. Plumbing Scope:

    a. Existing restroom and break room fixtures will be replaced in kind to provide a remodel of these spaces.

    b. All existing services (sanitary, vent, CW, HW) will remain and be extended only as necessary to resupply new fixtures in approximately the same location as the current fixtures.

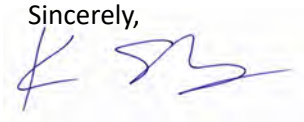
    c. All fixtures will be specified to comply with WaterSense requirements as well as the Florida Water Star Standards.

4. Fire Protection Scope:

a. None, this building will remain non-sprinklered.

We appreciate the opportunity to be of service and look forward assisting further in any way that we can. Please let us know if there is anything else needed from us on for this phase of the project.

Sincerely,



Kevin M. Spellicy, PE, LEED AP

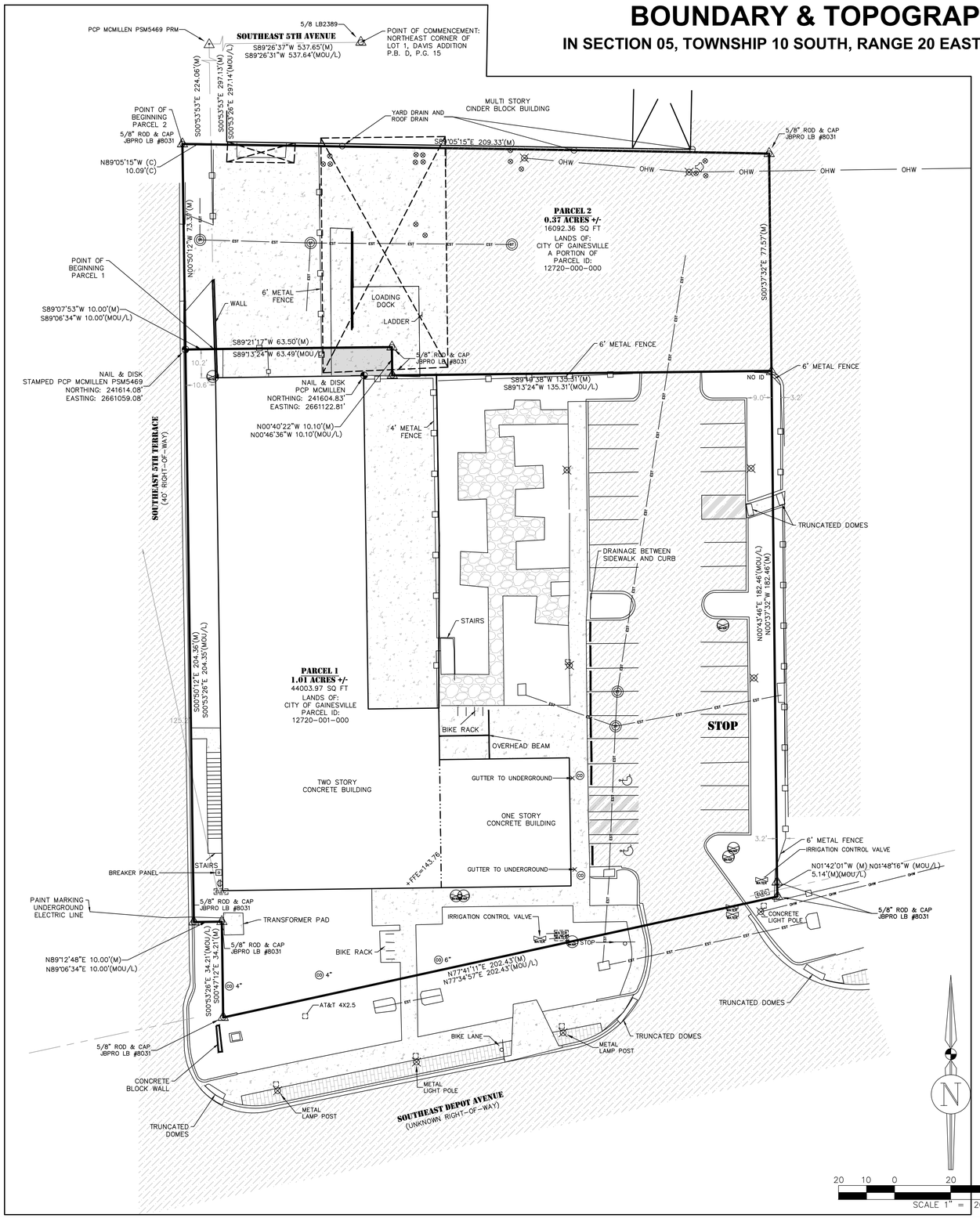
President

Section 7

Survey

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA



SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- WALL LINE
- BUILDING OUTLINE
- FENCE LINE
- EST — STORM SEWER LINE
- EWW — WASTEWATER LINE
- BENCHMARK
- IRON ROD - CAPPED
- NAIL AND DISK
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- CLEANOUT
- WATER VALVE COVER
- WATER VALVE
- WATER METER
- ELECTRIC METER
- LIGHT POLE
- SINGLE POLE SIGN
- WIRE PULL BOX
- BREAKER PANEL
- ELECTRICAL SWITCH
- POST
- ASPHALT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- GRAVEL SURFACE
- OVERLAP AREA BETWEEN MOU/L AND LOT SPLIT SURVEY 249.66 SQ FT

ABBREVIATIONS

(M) = MEASURED
(MOU/L) = MEMORANDUM OF UNDERSTANDING & LEASE
INV = INVERT
ELEV = ELEVATION
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED BUSINESS
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P.B. = PLAT BOOK
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PG. = PAGE
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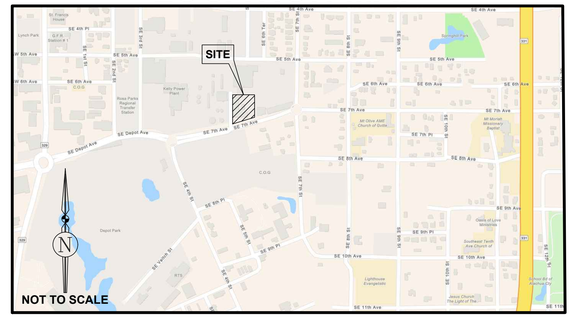
LOCATION MAP



PARCEL 1: DESCRIPTION PER MEMORANDUM OF UNDERSTANDING (SEE NOTE 11 BELOW)

DESCRIPTION: (BY SURVEYOR) NEW LOT 2 (PROPERTY BEING SPLIT) PART OF THE EAST 1/2 OF S.E. 5TH/ TERRACE LYING BETWEEN S.E. 5TH/ AVENUE AND S.E. DEPOT AVENUE; AND PART OF LOT 11 3/4 , BLOCKS AND 2, RANGE II, ROPERS ADDITION TO THE TOWN OF GAINESVILLE PER DEED BOOK "J", PAGE 550 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA; LYING IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 2 EAST, ALACHUA COUNTY, FLORIDA ; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHEAST CORNER OF LOT 1, DAVIS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "D", PAGE 15, SAID PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA AND RUN THENCE SOUTH 89°26'31" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID S.E. 5TH AVENUE, A DISTANCE OF 537.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID S.E. 5TH/ TERRACE; THENCE SOUTH 00°53'26" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 297.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°0634" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°53'26" EAST, A DISTANCE OF 204.35 FEET; THENCE NORTH 89°06'34" EAST, A DISTANCE OF 10.00 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF S.E. 5TH TERRACE; THENCE SOUTH 00°53'26" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 34.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID S.E. DEPOT AVENUE; THENCE NORTH 77°34'57" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 202.43 FEET; THENCE NORTH 01°48'15" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.14 FEET; THENCE NORTH 00°43'46" WEST, A DISTANCE OF 182.46 FEET; THENCE SOUTH 89°13'24" WEST, A DISTANCE OF 135.31 FEET; THENCE NORTH 00°46'36" WEST, A DISTANCE OF 10.10 FEET; THENCE SOUTH 89°13'24" WEST, A DISTANCE OF 63.49 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 1.010 ACRES MORE OR LESS.

PARCEL 2: DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 2 EAST, ALACHUA COUNTY, FLORIDA ; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT A 5/8" IRON ROD WITH CAP "LB2389" MARKING THE NORTHEAST CORNER OF LOT 1, DAVIS ADDITION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 15, SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 89°26'37" WEST ALONG THE SOUTH RIGHT-OF-WAY BOUNDARY OF SAID S.E. 5TH AVENUE A DISTANCE OF 537.65 FEET TO A 5/8" IRON ROD WITH CAL "PSM5469" MARKING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY WITH THE EAST RIGHT-OF-WAY BOUNDARY OF S.E. 5TH TERRACE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY BOUNDARY AND RUN SOUTH 00°53'53" EAST ALONG SAID EAST RIGHT-OF-WAY BOUNDARY A DISTANCE OF 224.06 FEET; THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND RUN NORTH 89°05'15" WEST 10.09 FEET TO A NAIL & DISK STAMPED "JBPRO LB#8031" FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°05'15" EAST 209.33 FEET TO A NAIL & DISK STAMPED "JBPRO LB#8031"; THENCE SOUTH 00°37'32" EAST 77.57 FEET TO A NAIL AND DISK WITH NO IDENTIFICATION; THENCE SOUTH 89°19'38" WEST 135.31FEET TO A NAIL & DISK STAMPED "JBPRO LB#8031"; THENCE NORTH 00°40'22" WEST 10.10 FEET TO A NAIL & DISK STAMPED "JBPRO LB#8031"; THENCE SOUTH 89°21'17" WEST 63.50 FEET TO A NAIL & DISK STAMPED "JBPRO LB#8031"; THENCE NORTH 00°50'12" WEST 73.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.37 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCEL, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 7TH AVE, HAVING A MEASURED BEARING OF N77°39'41"E UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
4. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
5. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 11/15/2023.
4. THE SIGNING LAND SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
5. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
6. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
7. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
8. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
9. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
10. THIS SURVEY CONSISTS OF TWO SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.
11. THIS SURVEY IS BASED ON A SURVEY ATTACHED TO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GAINESVILLE AND GAINESVILLE REGIONAL UTILITIES, FIRST DATED JUNE 27, 2012. THIS SAME DESCRIPTION WAS USED IN A LEASE AGREEMENT LEGISLATIVE ID#120053A BETWEEN THE CITY OF GAINESVILLE AND PRIORIA ROBOTICS, INC.

606 SE Depot Ave
Gainesville, FL 32601

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4816
Certificate of Authorization No. LB8031

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

Richard L. White, PLS
Professional Land Surveyor

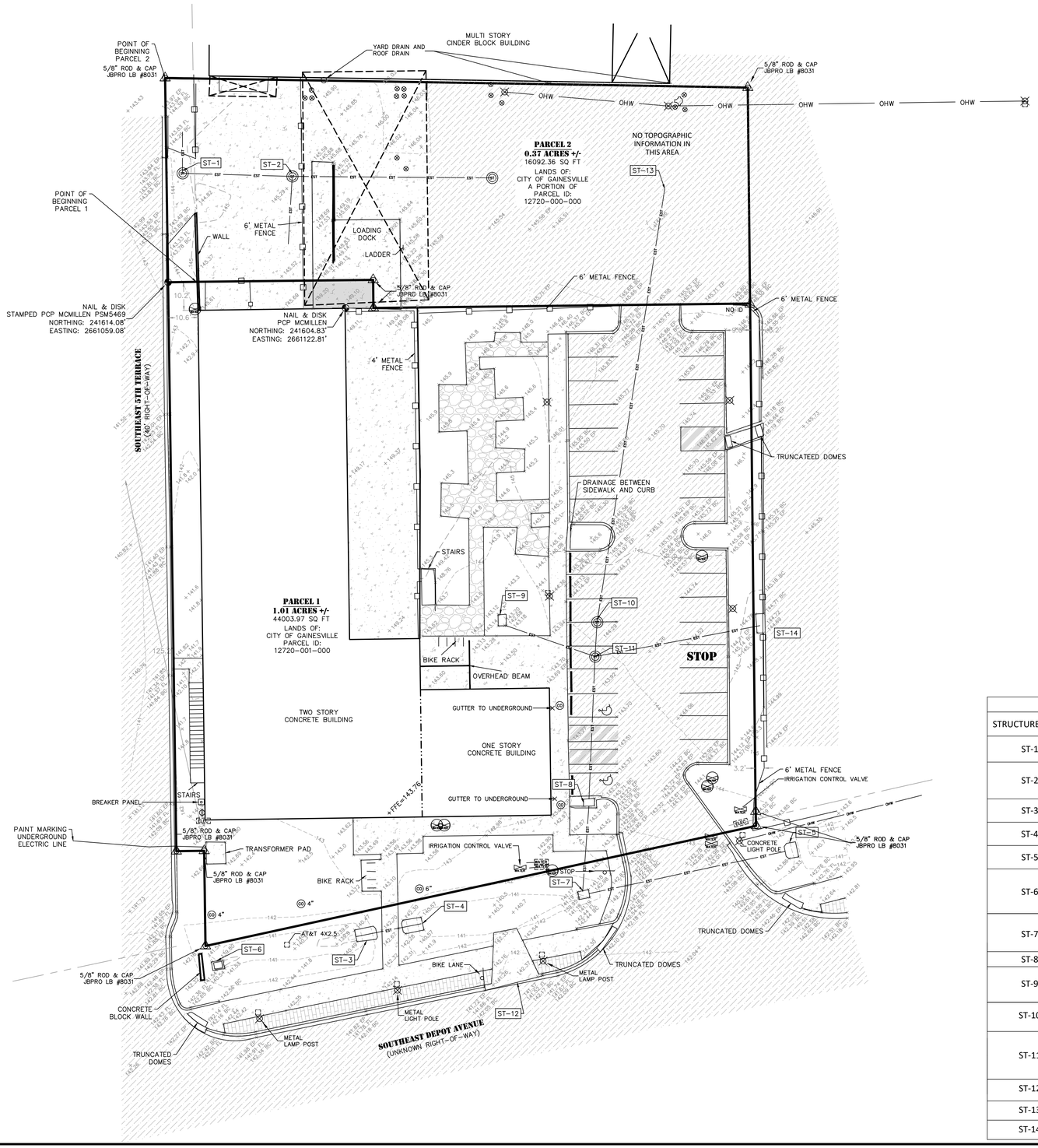
BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:
1. City of Gainesville
2. Monarch Design Group

Scale:	1"=20'
Proj. No.	604-23-04
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	604-23-04-BTT
Dwg. Date:	02.22.2024
Field Book:	N/A
Pages:	N/A
Sheet:	1 of 2

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA



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- WATER VALVE
- WATER — WATER METER
- ELEC — ELECTRIC METER
- LIGHT POLE
- SINGLE POLE SIGN
- WIRE PULL BOX
- BREAKER PANEL
- ELECTRICAL SWITCH
- POST
- ASPHALT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- GRAVEL SURFACE
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES

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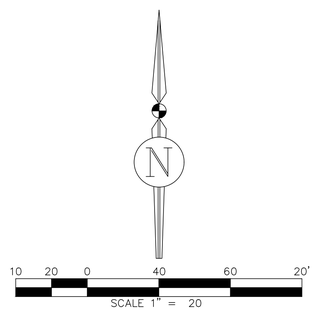
STORM WATER STRUCTURE TABLE			
STRUCTURE NAME	STRUCTURE TYPE	GRATE/RIM ELEVATION	INV ELEVATION/ TYPE
ST-1	STORM WATER MANHOLE	144.66'	N=138.86'(18"RCP) E=139.08'(18"RCP)
ST-2	STORM WATER MANHOLE	145.53'	W=139.41'(18"RCP) E=139.33'(18"RCP) S=141.01'(12"PVC)
ST-3	MITERED END SECTION	N/A	E=139.99'(18"RCP)
ST-4	MITERED END SECTION	N/A	W=140.06'(18"RCP)
ST-5	MITERED END SECTION	N/A	W=141.79'(18"TER)
ST-6	SLOTTED INLET	141.54'	W=139.06'(18"RCP) N=140.59'(SLOT) E=139.86'(SLOT) S=140.59'(SLOT)
ST-7	SLOTTED INLET	141.62'	N=138.55'(18"TER) N=139.76'(SLOT) E=138.76'(18"TER)
ST-8	CATCH BASIN	142.75'	S=138.94'(18"TER)
ST-9	SLOTTED INLET	143.06'	139.66'(18"TER) N=42.64'(SLOT) S=142.70'(SLOT)
ST-10	STORM WATER MANHOLE (WASTE WATER LID)	144.11	N=139.33'(18"RCP) S=139.37'(18"RCP)
ST-11	STORM WATER MANHOLE (WASTE WATER LID)	143.9	N=138.35'(18"RCP) S=139.23'(18"RCP) E=139.48'(15"RCP) W=139.59'(18"RCP)
ST-12	FLUME	N/A	N=140.64'(FLUME) S=141.25'(FLUME)
ST-13	PIPE INVERT	N/A	140.56'(18"RCP)
ST-14	CATCH BASIN	144.71'	W=141.51'(15"RCP)



606 SE Depot Ave
Gainesville, FL 32601

BOUNDARY & TOPOGRAPHIC SURVEY

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Checked:	R.White
Dwg. Name:	604-23-04-BTT
Dwg. Date:	02.22.2024
Field Book:	N/A
Pages:	N/A
Sheet:	2 of 2

Section 8

Geotechnical Report

December 18, 2023

Barnett Chenault
Monarch Design Group, LLC
112 SW 6th Street
Gainesville, Florida 32601

Summary Report of a Preliminary Geotechnical Site Exploration
COG – Fire Station Headquarters and EOC
Gainesville, Alachua County, Florida
GSE Project No. 16326

GSE Engineering & Consulting, Inc. (GSE) has performed a preliminary geotechnical site exploration of the subject property.

This exploration was performed in accordance with GSE Proposal No. 2023-667 dated October 16, 2023. You authorized our services for the preliminary portion of the project on October 27, 2023. The remainder of this report summarizes background information, general site observations, review of published data, soil boring results, and our associated evaluation and conclusions.

Background Information

We understand this project will consist of a building and/or stormwater management system. The project is located north of SE 7th Avenue (SE Deport Avenue) and west of SE 7th Street in Gainesville, Florida (Figure 1).

The locations of the final improvements have not been determined at the time of this preliminary exploration. You requested this preliminary subsurface exploration with a final geotechnical exploration to be performed once the project design has progressed.

The project will consist of a building and possibly stormwater management. We anticipate the building will be either concrete masonry unit or steel frame construction. Structural loads have not been provided but are expected to be on the order of 2 to 3 kips per foot for load bearing walls, and less than 100 kips for columns. The finished floor of the structure is anticipated to be constructed to match the existing.

The purpose of this exploration was to evaluate the suitability of the near-surface soil types for supporting the proposed building.

General Site Observations

Mr. Jason E. Gowland, P.E. with GSE visited the site on November 16, 2023 to observe the site conditions and mark the soil boring locations. The site is an existing parking area with a green area with some scattered trees adjacent to an existing building.

Review of Published Topographic Information

The site is relatively level. A topographic map prepared by Alachua County Growth Management indicates the site grades are near elevations 142 to 146 feet[1]. The topographic map indicates regional topography is relatively level to gently sloping. Closed depressional areas in the vicinity of the site appear to be stormwater basins or swales.

Review of Published Soil Information

The majority of the property is mapped as one soil series by the Alachua County Soil Survey[2]. The following soil description is from the County soil survey.

Urban land-Millhopper complex, 0 to 2 percent slopes This complex consists of Urban land intermixed with nearly level areas of Millhopper soils. The areas are irregular in shape and range from 15 to 200 acres. This complex is in the urbanized Gainesville.

About 50 to 85 percent of each delineation is Urban land. This Urban land consists of areas covered with buildings, streets, parking lots, sidewalks, and other structures. The Urban land of this map unit is generally developed on Millhopper sand or fine sand.

About 15 to 50 percent of each delineation is open areas of Millhopper soils. These open areas are vacant lots, lawns, parks, or playgrounds. These areas are either so small or so intermixed with areas of Urban land that it is impractical to map them separately. About 30 to 45 of the soils in these open areas have been modified by cutting, grading, and spreading of soil materials during urban related construction and development.

Typically, the surface later of Millhopper soils is dark grayish brown sand with about 9 inches thick. The subsurface later is yellowish brown to very pale brown sand to a depth of 58 inches. The subsoil extends to 89 inches or more. The upper 6 inches is yellowish brown, mottled loamy sand; the next 22 inches is gray, mottled sandy clay loam, and the lower 3 inches is light gray, mottled sandy loam.

Included with this complex in mapping are the other soils closely associated with Millhopper soils, such as Arredondo, Lochloosa, and Sparr soils. Small included areas of Millhopper soils that have slopes of 2 to 5 percent are in a few areas.

The Millhopper soils of this complex have a water table at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, and it is slow to moderate in the subsoil.

The soils encountered by the borings are generally consistent with the County Soil Survey mappings.

[1] Alachua County Growth Management website, http://mapgenius.alachuacounty.us/.

[2] United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey.

SPT Borings

The soil borings were performed with a drill rig employing rotary drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. Then the sampler was driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are attached.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

Soil Boring Results

A total of four (4) SPT borings were performed at the site. The locations of the SPT borings are provided on Figure 2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

Borings B-3 and B-4 encountered 1 ¾ inch to 1 ½ inches of asphalt overlying 6 ¾ inch to 6 ½ inches of limerock base; respectively. Boring B-2 encountered 7-inches of surficial limerock base material.

Below the surficial asphalt and limerock base, when encountered, the SPT borings generally encountered interbedded layers of poorly graded sand, sand with silt, and silty sand (SP, SP-SM) to depths of 9 to 14 feet below land surface (bls) overlying clayey sand and sand with clay (SC, SP-SC) to the 15 feet bls boring termination depths.

The surficial layers of sandy soils in the upper 10 feet bls are generally in a very loose to medium dense condition with N-values ranging from 4 to 25 blows per foot. The underlying sandy and clayey sand soils are generally in a medium dense to very dense condition with N-values ranging from 23 blows per foot to 94 blows for 10 inches of penetration.

The groundwater table was encountered at depths of 4 to 5.3 feet bls in the SPT borings at the time of our investigation. We anticipate the seasonal high groundwater level will be at about 3 to 3.5 feet bls.

Laboratory Test Results

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of six (6) percent soil fines passing the No. 200 sieve determinations, six (6) natural moisture content determinations, two (2) constant head hydraulic conductivity tests, and one (1) organic content test. Selected soil samples for laboratory testing were collected from depths ranging from 1 to 10 feet bls.

The laboratory tests indicate the tested soils consist of sand with silt and sand with silt and trace organics. The tested sand with silt and sand with silt and trace organics (SP-SM) contains approximately 5.6 to 9.9 percent soil fines passing the No. 200 sieve with natural moisture contents of about 8.6 to 21 percent.

The organic content test indicates the tested soil contains approximately 1.9 percent organic matter. Typically, soils with greater than 5 percent organic content are considered unsuitable for shallow foundation support.

The constant head hydraulic conductivity test results indicate the near-surface sand with silt has hydraulic conductivity values of 8.1 to 8.3 feet per day.

Evaluation and Conclusions

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. Overall, the near-surface soil types encountered by the borings are suitable for supporting the proposed structures on conventional shallow foundations.

Due to the relatively shallow groundwater table, stormwater management may utilize shallow swales or other means to treat stormwater in small basins. Once the location of the proposed basins have been determined, additional subsurface exploration should be performed to determine site specific soil parameters for SMF design. For preliminary purposes we recommend the following soil parameters.

Preliminary Soil Parameters for Stormwater Management Design

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to 15 feet bls.
2. Unsaturated vertical infiltration rate of 8 feet per day.
3. Horizontal hydraulic conductivity equal to 8 feet per day.
4. Specific yield (fillable porosity) of 25 percent.
5. Average seasonal high groundwater table depth equal to 3 feet bls.
6. Average seasonal low groundwater table depth equal to 6 feet bls.

Limitations

This report has been prepared for our client for his exclusive use, in accordance with generally accepted preliminary geotechnical exploration practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

This preliminary exploration is intended for due diligence site screening purposes only to explore and identify the characteristics of near-surface soils within the upper 15 feet. This evaluation is not intended for final site or foundation design. Additional soil tests will be necessary to provide specific recommendations for site development and foundation design.

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report. Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

Closure

GSE appreciates this opportunity to provide these engineering services to you on this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

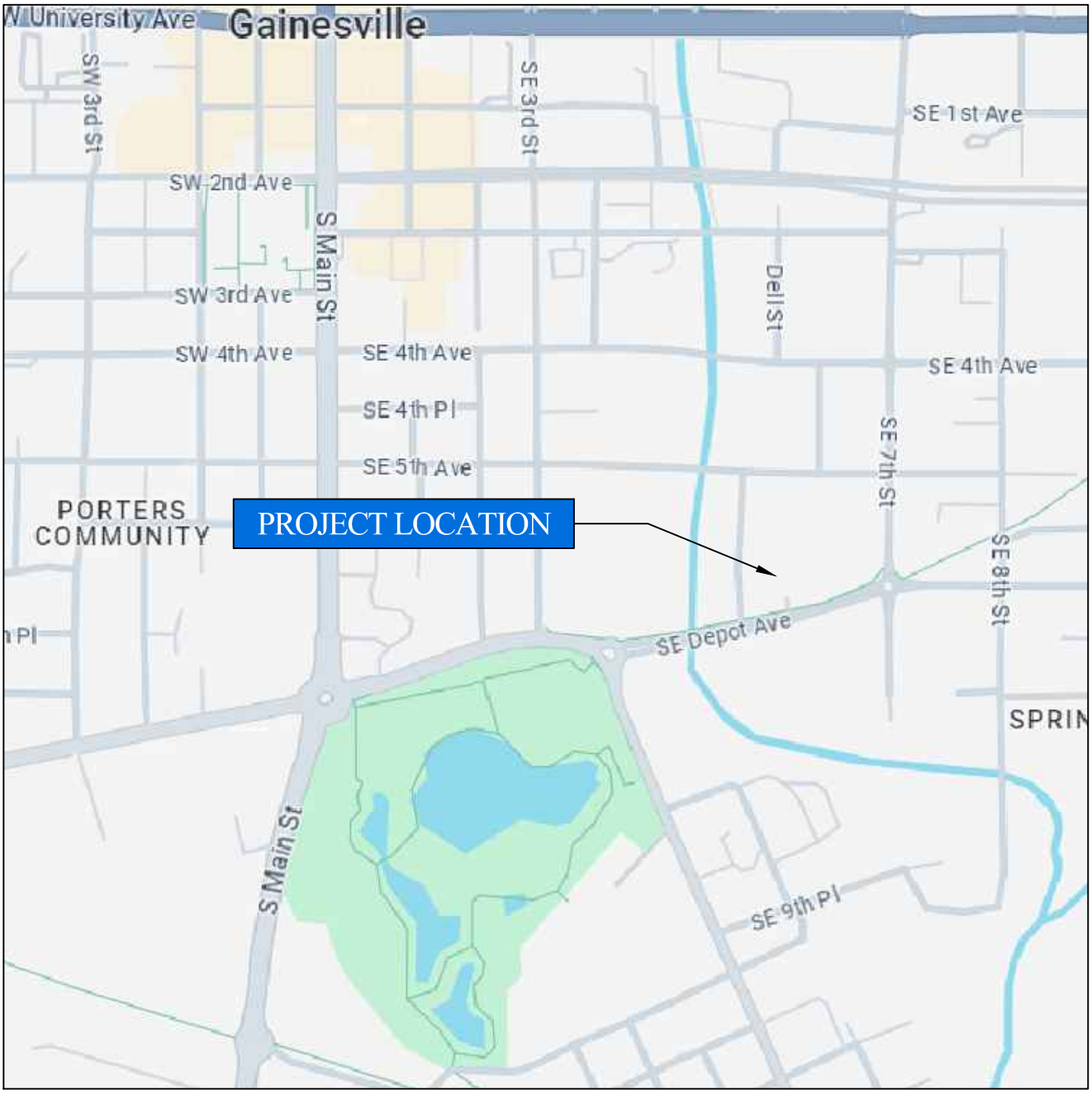
Jason E. Gowland, P.E.
Principal Engineer
Florida Registration No. 66467

KLH/JEG:tlf
Q:\Projects\16326 COG – Fire Station Headquarters and EOC\16326.docx

Attachments: Figure 1 – Site Location Map
Figure 2 – Aerial Photograph Showing Approximate Locations of Field Tests
SPT Boring Logs
Key to Soil Classification
Laboratory Test Results

Distribution: Addressee (1); David Sowell, P.E. (1); File (1)

ATTACHMENTS



NORTH

NOT TO SCALE

COG - FIRE STATION HEADQUARTERS AND EOC GAINESVILLE, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 16326	PROJECT SITE LOCATION MAP		
	DESIGNED BY: JEG CHECKED BY : JEG DRAWN BY : EEW	GSE Engineering & Consulting, Inc.	FIGURE 1

NORTH

0 40'

SCALE: 1" = 40' APPROX.

LEGEND:

SPT BORING

COG - FIRE STATION HEADQUARTERS AND EOC GAINESVILLE, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 16326	AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS		
	DESIGNED BY: JEG CHECKED BY : JEG DRAWN BY : EEW	GSE Engineering & Consulting, Inc.	FIGURE 2

GSE Engineering
5590 SW 64th St
Gainesville, FL 32608
Telephone: 3523773233

BORING NUMBER B-1

CLIENT Monarch Design Group, LLC
PROJECT NAME COG - Fire Station Headquarters and EOC
PROJECT NUMBER 16326
PROJECT LOCATION Gainesville, Alachua County, Florida
DATE STARTED 11/22/23 **COMPLETED** 11/22/23
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** 5.3 ft
LOGGED BY WDI **CHECKED BY** JEG
▽ **ESTIMATED SEASONAL HIGH** NA
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	HYDRAULIC CONDUCTIVITY, FT/DAY	▲ SPT N VALUE ▲ 20 40 60 80
0.0		(SP-SM) Gray and brown SAND with silt		AU 1					8.5	8.6		
2.5				AU 2					8.3	5.5	8.3	
			3.5									
		(SP) Loose brown SAND										
5.0		▼		SPT 3	3-3-4 (7)							
			6.5	SPT 4	4-3-2 (5)							
		(SM) Very loose to medium dense dark brown silty SAND										
7.5				SPT 5	1-2-2 (4)							
				SPT 6	2-3-5 (8)							
10.0												
12.5												
			14									
		(SC) Medium dense brown and gray clayey SAND		SPT 7	7-11-12 (23)							
15.0			15									
		Bottom of borehole at 15.0 feet.										

SPT BORINGS W/ KH - GINT STD US.GDT - 12/18/23 09:02 - Q:\PROJECTS\16326 COG – FIRE STATION HEADQUARTERS AND EOC\16326 BORINGS\16326 BORINGS.GPJ

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5590 SW 64th St
Gainesville, FL 32608
Telephone: 3523773233

BORING NUMBER B-2

CLIENT Monarch Design Group, LLC
PROJECT NAME COG - Fire Station Headquarters and EOC
PROJECT NUMBER 16326
PROJECT LOCATION Gainesville, Alachua County, Florida
DATE STARTED 11/22/23 **COMPLETED** 11/22/23
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** 4.0 ft
LOGGED BY WDI **CHECKED BY** JEG
▽ **ESTIMATED SEASONAL HIGH** NA
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	HYDRAULIC CONDUCTIVITY, FT/DAY	▲ SPT N VALUE ▲ (20 40 60 80)
0.0		LIMESTONE (7")	0.58									
		(SP-SM) Gray and brown SAND with silt and rocks		AU 1								
2.5			3	AU 2					7.1	10	8.1	
		(SP-SM) Very loose to loose brown and tan SAND with silt		SPT 3	3-3-4 (7)				5.6	14		
5.0				SPT 4	3-1-2 (3)							
			6.5	SPT 5	3-2-3 (5)							
7.5		(SM) Very loose to dense dark brown silty SAND										
			9	SPT 6	8-16-20 (36)							
10.0		(SC) Medium dense to dense brown and gray clayey SAND										
12.5												
			14	SPT 7	6-10-14 (24)							
15.0		(SC) Medium dense brown clayey SAND with lenses of green clay	15									
		Bottom of borehole at 15.0 feet.										

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Gainesville, FL 32608
Telephone: 3523773233

BORING NUMBER B-3

CLIENT Monarch Design Group, LLC
PROJECT NAME COG - Fire Station Headquarters and EOC
PROJECT NUMBER 16326
PROJECT LOCATION Gainesville, Alachua County, Florida
DATE STARTED 11/22/23 **COMPLETED** 11/22/23
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** 5.0 ft
LOGGED BY WDI **CHECKED BY** JEG
▽ **ESTIMATED SEASONAL HIGH** NA
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	HYDRAULIC CONDUCTIVITY, FT/DAY	▲ SPT N VALUE ▲ (20 40 60 80)
0.0		ASPHALT (1.75")	0.15									
		LIMESTONE (6.75")	0.71									
		(SP-SM) Brown and gray SAND with wilt		AU 1								
2.5			3	AU 2								
		(SP) Loose pale brown SAND										
5.0		▼		SPT 3	2-3-5 (8)							
				SPT 4	4-3-6 (9)							
		(SP-SM) Loose to medium dense dark brown SAND with silt	6.5									
7.5				SPT 5	5-9-10 (19)				9.9	17		
				SPT 6	8-11-14 (25)							
10.0												
12.5			13									
		(SP-SC) Dense brown SAND with clay		SPT 7	14-22-27 (49)							
15.0			15									
		Bottom of borehole at 15.0 feet.										

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GSE Engineering
5590 SW 64th St
Gainesville, FL 32608
Telephone: 3523773233

BORING NUMBER B-4

CLIENT Monarch Design Group, LLC
PROJECT NAME COG - Fire Station Headquarters and EOC
PROJECT NUMBER 16326
PROJECT LOCATION Gainesville, Alachua County, Florida
DATE STARTED 11/22/23 **COMPLETED** 11/22/23
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
AT TIME OF DRILLING 5.0 ft
LOGGED BY WDI **CHECKED BY** JEG
ESTIMATED SEASONAL HIGH NA
NOTES _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX, %	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	HYDRAULIC CONDUCTIVITY, FT/DAY	▲ SPT N VALUE ▲ (20 40 60 80)
0.0		(SP-SM) Very loose brown SAND with silt		AU 1								
2.5				AU 2								
5.0				SPT 3	2-1-1 (2)							
		(SP-SM) Very loose dark brown SAND with silt and trace organics	6	SPT 4	1-2-1 (3)							
7.5				SPT 5	1-1-3 (4)							
10.0				SPT 6	1-1-1 (2)				6.1	21	1.9	
12.5			13.5									
		(SC) Very dense brown and gray clayey SAND		SPT 7	22-34-50/4" 84/10"							>>
		Bottom of borehole at 14.8 feet.	14.8									

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KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	Cu ≥ 4 and 1 ≤ Cc ≤ 3		**GW**	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	Cu < 4 and/or 1 > Cc > 3		**GP**	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		**GM**	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		**GC**	Clayey GRAVEL
	Sands	Clean Sands	Cu ≥ 6 and 1 ≤ Cc ≤ 3		**SW**	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	Cu < 6 and/or 1 > Cc > 3		**SP**	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		**SP-SM**	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		**SP-SC**	SAND with clay
		Sand with fines	Fines classify as ML or MH		**SM**	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		**SC**	Clayey SAND
		Sand with fines	Fines classify as ML or MH		**SM**	Very silty SAND
		30% fines or more	Fines classify as CL or CH		**SC**	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		**CL/CH**	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		**CL/CH**	CLAY with sand
			fines ≥ 85%		**CL/CH**	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		**CL**	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		**ML**	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		**OL**	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		**CH**	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		**MH**	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		**OH**	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				**PT**	PEAT

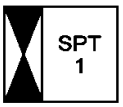
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample

Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 16326

Project Name: COG - Fire Station Headquarters and EOC

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
B-1	1-2.5	Gray and Brown SAND with Silt	8.6				8.5			SP-SM
B-2	4-5.5	Brown and Tan SAND with Silt	14				5.6			SP-SM
B-3	7-8.5	Dark Brown SAND with Silt	17				9.9			SP-SM
B-4	8.5-10	Dark Brown SAND with Silt and Trace Organics	21				6.1	1.9		SP-SM

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

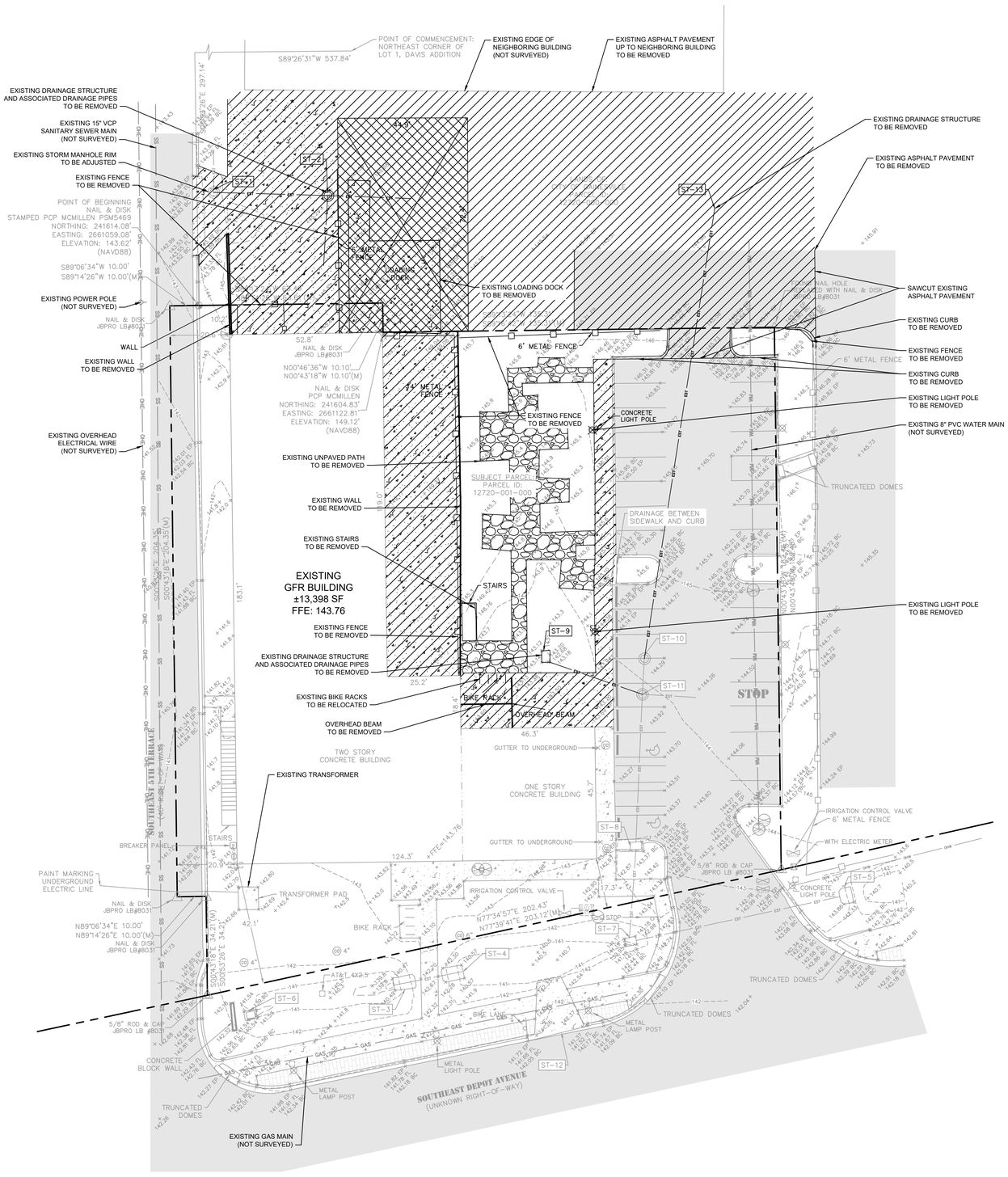
Project Number: 16326

Project Name: COG - Fire Station Headquarters and EOC

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
B-1	2.5-3	Gray and Brown SAND with Silt	6.7				5.5		8.3	SP-SM
B-2	2.5-3	Gray and Brown SAND with Silt and Rocks	10				7.1		8.1	SP-SM

Section 9

Site Plans



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DEMOLITION LEGEND

- ASPHALT/CONCRETE TO BE REMOVED
- BUILDING/STRUCTURE TO BE REMOVED
- TREE TO BE REMOVED

DEMOLITION NOTES

1. [PLACEHOLDER]
2. [PLACEHOLDER]

X. [PLACEHOLDER]

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
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800 SW 2ND AVENUE, SUITE 100, GAINESVILLE, FL 32601
PHONE: 352-374-3274
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

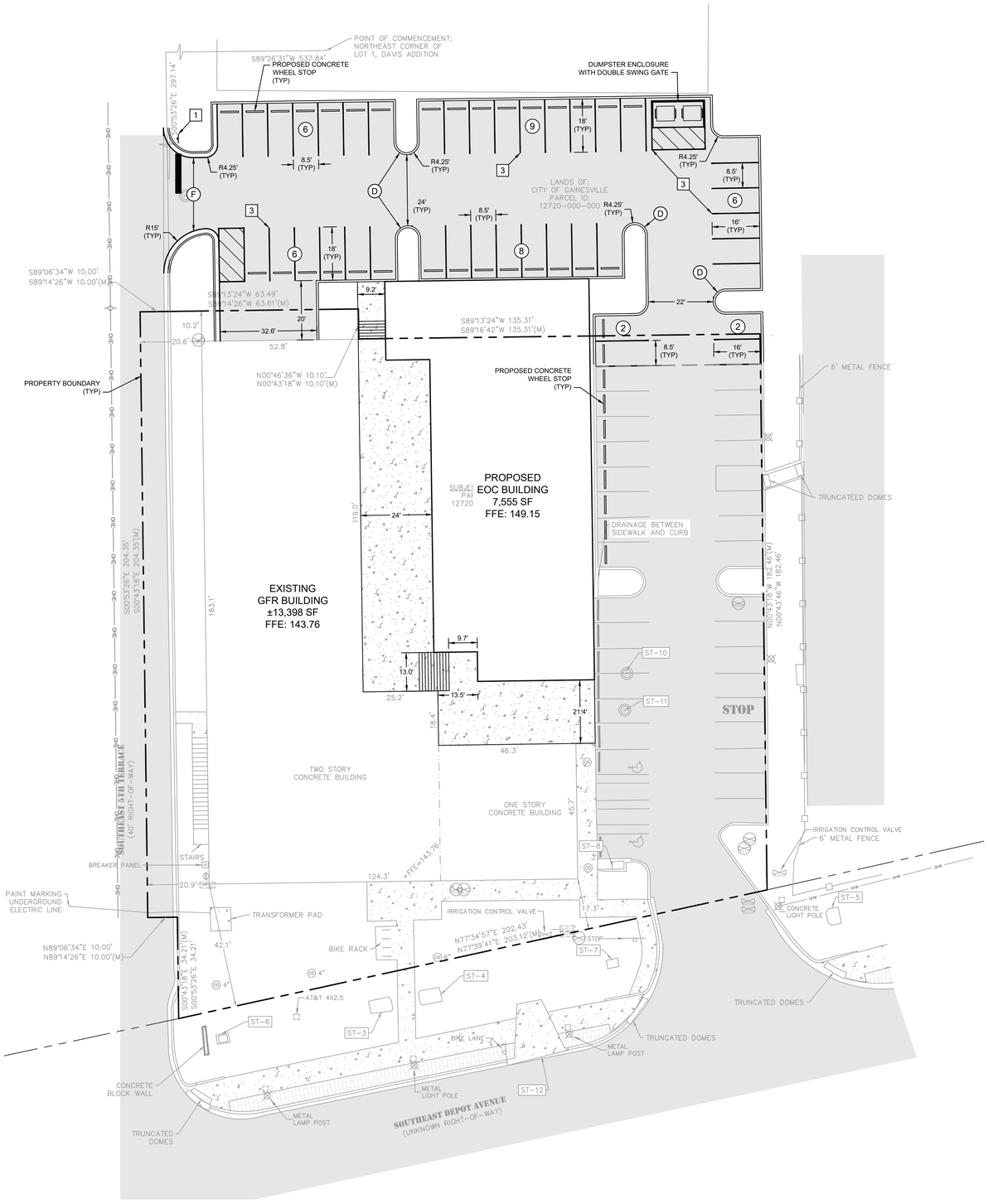
LICENSED PROFESSIONAL
DAVID C. SOWELL
FLORIDA LICENSE NUMBER
68531
DATE: ———

KHA PROJECT	242307020
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY DEMOLITION PLAN

GFR HEADQUARTERS AND EOC
PREPARED FOR
MONARCH DESIGN GROUP, LLC
CITY OF GAINESVILLE FLORIDA

SHEET NUMBER
C1.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PAVEMENT LEGEND

- ASPHALT PAVEMENT (2.5" SP-9.5, 8" BASE COURSE LIMEROCK LBR 100, 12" STABILIZED SUBGRADE LBR 40)
- HEAVY DUTY CONCRETE PAVEMENT (8" 4000 PSI CONCRETE PAVEMENT WITH 6"X6" W1.4/1.4 WWF, 12" STABILIZED SUBGRADE LBR 40)
- CONCRETE SIDEWALK (4" 3000 PSI CONCRETE)

CURB LEGEND

SEE SHEETS ____ & ____ FOR DETAILS

- (F) - TYPE 'F' CURB
- (D) - TYPE 'D' CURB
- (DC) - "DROP" CURB
- (T) - 6" CURB TRANSITION
- (TE) - THICKENED EDGE SIDEWALK
- (HC) - ACCESSIBLE CURB RAMP (PER FDOT INDEX NO. 522-002)

SIGN AND PAVEMENT MARKING LEGEND

- [1] - 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR.
- [2] - 36" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR AND STREET NAME SIGN
- [3] - 4" WHITE STRIPE
- [4] - SPECIAL EMPHASIS CROSSWALK PER FDOT INDEX 711-001
- [5] - 12" WHITE CROSSWALK STRIPE
- [6] - HANDICAP SPACES PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS (SEE SHEET ____ FOR DETAILS)

KEYNOTE LEGEND

- (1) - [PLACEHOLDER]
- (2) - [PLACEHOLDER]
- (3) - [PLACEHOLDER]
- (4) - [PLACEHOLDER]
- (5) - [PLACEHOLDER]

NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
4. REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
5. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
6. NO PLANTING SHALL BE DONE WITHIN 2 FEET OF THE BACK OF CURB OR WHEEL STOP.
7. MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
8. MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
9. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
10. MINIMUM 4' DISTANCE REQUIRED BETWEEN STOP BAR AND CROSSWALK OR BACK OF SIDEWALK AS APPLICABLE.

No.	DATE	BY
1	–	–
0	NOT FOR CONSTRUCTION	

REVISIONS

Kimley»Horn
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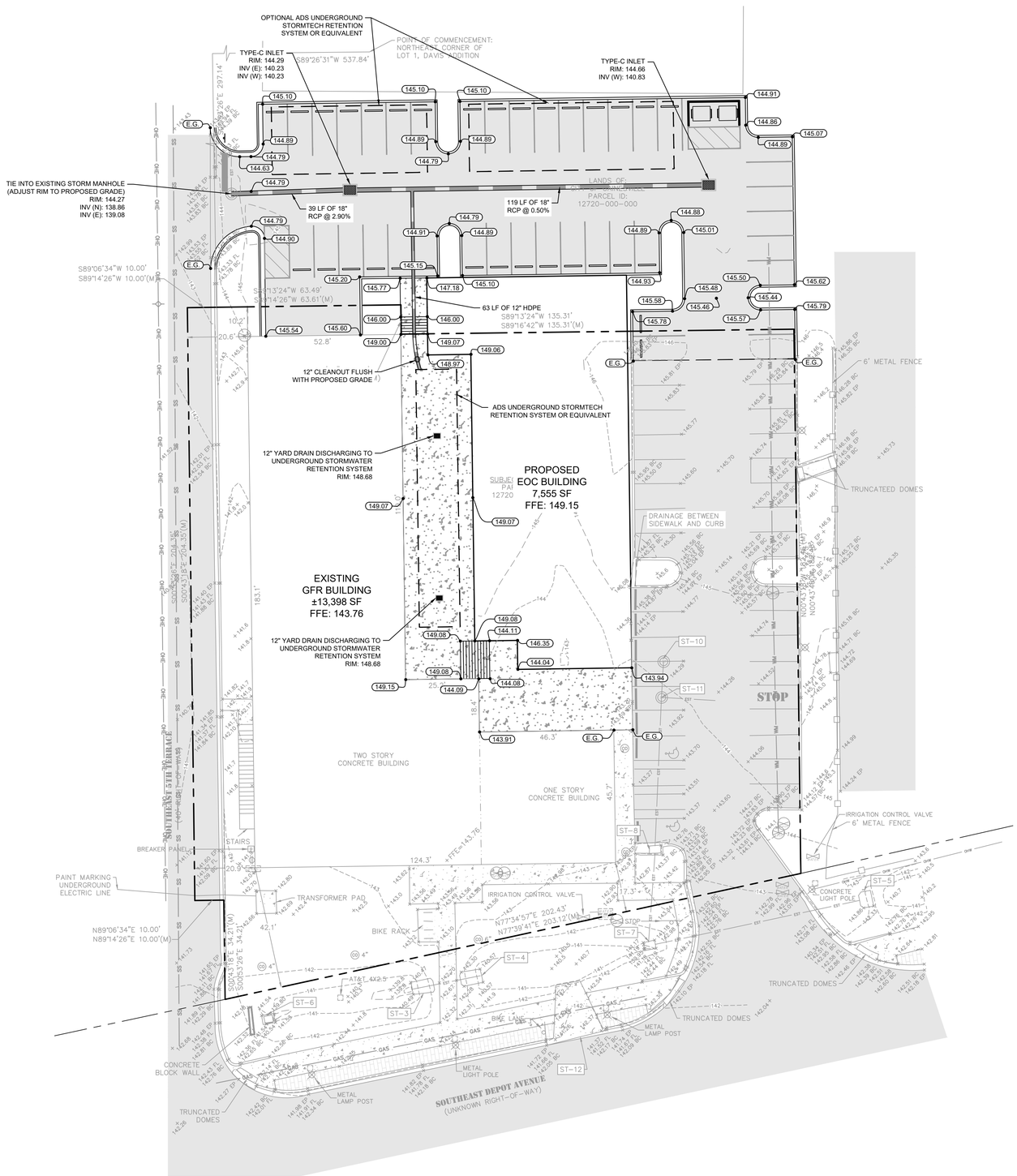
LICENSED PROFESSIONAL
DAVID C. SOWELL
FLORIDA LICENSE NUMBER
68531
DATE: ____

KHA PROJECT	242307020
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY SITE PLAN

GFR HEADQUARTERS AND EOC
PREPARED FOR
MONARCH DESIGN GROUP, LLC
CITY OF GAINESVILLE FLORIDA

SHEET NUMBER
C2.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- 100.00 - PROPOSED SPOT ELEVATION
- ST-0-0-00 - STORM DRAINAGE STRUCTURE LABEL
- PROPOSED CURB INLET
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- RDC - PROPOSED ROOF DRAIN CONNECTION (BY OTHERS)
- PROPOSED STORM PIPE
- 80 - EXISTING CONTOURS
- 80 - PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS

NOTES:

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. ALL SIDEWALK CONSTRUCTION SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
3. UNLESS SPECIFICALLY NOTED, STORM PIPE MATERIALS SHALL BE A-2000 PVC, HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RECORD DRAWINGS.
5. SEE SHEETS ___ TO ___ FOR SPECIFIC POND INFORMATION.
6. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED OR NOTED ON THE PLANS SHALL BE IMMEDIATELY STABILIZED FOLLOWING FINAL GRADING. SEE PLANS FOR NOTATION OF SOD AND SEED & MULCH LOCATIONS. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINA BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
7. RETAINING WALL DETAILS AND CALCULATION SHALL BE SUBMITTED TO THE CITY OF GAINESVILLE FOR SEPARATE APPROVAL PRIOR TO WALL CONSTRUCTION.
8. FENCING REQUIRED ON ALL WALLS GREATER THAN 2'-6" IN HEIGHT. CONTRACTOR TO COORDINATE WITH OWNER ON FENCING PRODUCT SELECTION.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
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PHONE: 352-374-3274
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

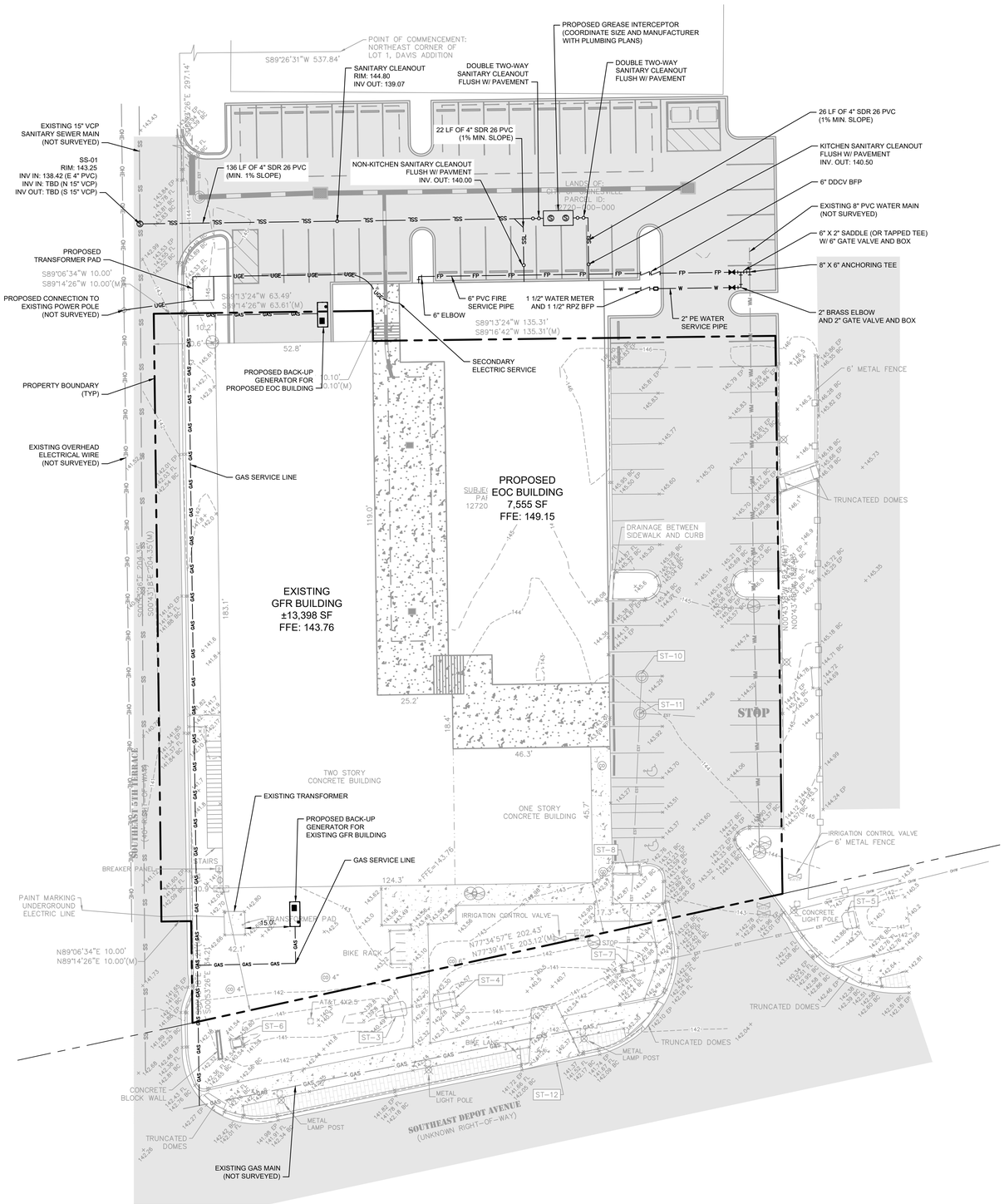
LICENSED PROFESSIONAL
DAVID C. SOWELL
FLORIDA LICENSE NUMBER
68531
DATE: ____

KHA PROJECT	242307020
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY GRADING PLAN

GFR HEADQUARTERS AND EOC
PREPARED FOR
MONARCH DESIGN GROUP, LLC
CITY OF GAINESVILLE FLORIDA

SHEET NUMBER
C3.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- SSL — PROPOSED SANITARY SEWER LATERAL
- W — PROPOSED WATERMAIN
- W — PROPOSED WATER SERVICE LINE
- UGE — PROPOSED UNDERGROUND SECONDARY ELECTRIC SERVICE
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS
- WATER METER AND REDUCED PRESSURE BACKFLOW PREVENTOR

NOTES:

1. ALL UTILITY CONSTRUCTION SHALL CONFORM WITH THE GAINESVILLE REGIONAL UTILITIES (GRU) DESIGN & CONSTRUCTION MANUAL LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL RULES AND STANDARDS CONTAINED THEREIN.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
3. FOR ALL UTILITY INFORMATION WITHIN 5' OF THE BUILDING, REFER TO ARCHITECTURAL PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONSTRUCTION AND ADJUST FINAL CONNECTION POINTS FOR SERVICE LINES, CLEANOUT LOCATIONS, ROOF DRAINS, ETC. SUCH THAT ALL BUILDINGS ARE SERVED TO THE SATISFACTION OF THE BUILDING ARCHITECT.
4. PROPOSED POTABLE WATER SYSTEM TO CONNECT TO THE EXISTING POTABLE WATER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
5. ALL POTABLE WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR18, 150 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED.
6. ALL FIRE PROTECTION WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ANSI/AWWA C-900, DR14, 200 PSI PRESSURE RATING, UNLESS OTHERWISE NOTED. PROVIDE A MINIMUM 48" COVER FROM FINISHED GRADE.
7. RESTRAIN ALL WATER MAIN JOINTS AND FITTINGS IN ACCORDANCE WITH GRU STANDARDS.
8. ALL WATER MAINS AND SERVICE LINES REQUIRE LOCATE WIRE AND DIG
9. ALL VALVE BOXES TO BE CONSTRUCTED PER GRU STANDARDS.
10. PROPOSED SANITARY SEWER SYSTEM TO CONNECT TO THE EXISTING SANITARY SEWER SYSTEM. CONTRACTOR TO LOCATE AND VERIFY TIE IN LOCATIONS PRIOR TO CONSTRUCTION.
11. ALL SANITARY SEWER MAINS SHALL BE POLYVINYL CHLORIDE (PVC), ASTM D-3034, SDR-26, UNLESS OTHERWISE NOTED.
12. UTILITY AS-BUILT DRAWINGS, MEETING GRU DESIGN & CONSTRUCTION MANUAL REQUIREMENTS, ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O. THIS INCLUDES VALVE TIE SHEETS FOR ANY VALVES LARGER THAN 2".
13. ALL EXISTING OR PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.
14. ASBUILTS, MEETING THE CITY OF GAINESVILLE DESIGN & CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O.
15. TRANSFORMER PADS NEED TO BE LEVEL
16. ALL CLEANOUTS LOCATED WITHIN VEHICULAR TRAFFIC AREAS SHALL UTILIZE A TRAFFIC LOAD BEARING COVER.

No.	DATE	BY
1	–	–
A	NOT FOR CONSTRUCTION REVISIONS	

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LICENSED PROFESSIONAL
DAVID C. SOWELL
FLORIDA LICENSE NUMBER
68531
DATE: ____

KHA PROJECT 242307020	
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

PRELIMINARY UTILITY PLAN

GFR HEADQUARTERS AND EOC
PREPARED FOR
MONARCH DESIGN GROUP, LLC
CITY OF GAINESVILLE FLORIDA

SHEET NUMBER
C4.0

Section 10

Phasing Plan

1/30/2023 12:40:33 PM Autodesk Docs://34-0002-A0 - COG - FIRE STATION HEADQUARTERS & EOC/34-0002-A0 - COG - FIRE STATION HEADQUARTERS & EOC.rvt

HQ AND EOC CONSTRUCTION PHASING PLAN

PHASE 1: RENOVATION TO EXISTING CATALYST BUILDING FOR NEW HQ (SPRING 2024 COMPLETION)

PHASE 2: CONSTRUCTION OF NEW EOC BUILDING (EAST)

PHASE 3: TEMPORARY RELOCATION OF 2ND FLOOR HQ INTO NEW EOC BUILDING AND RENOVATION TO 2ND FLOOR HQ. (ALTNERATE IF GIVEN ACCESS TO VACANT GRU SITE, TEMPORARY FACILITIES CAN BE PROVIDED AS ALTERNATE TO EOC).

PHASE 4: TEMPORARY RELOCATION OF 1ST FLOOR HQ INTO NEW EOC BUILDING AND RENOVATION TO 1ST FLOOR OF HQ.

NOTE: IF GRU ACCESS IS NOT AVAILABLE DURING CONSTRUCTION. AN ALTERNATE LAYDOWN AND STORAGE SPACE WOULD BE THE PARKING IMMEDIATELY ADJACENT TO THE NEW EOC BUILDING. PARKING FOR HQ WOULD HAVE TO BE REDIRECTED ELSEWHERE DURING EOC CONSTRUCTION.

1 A105 **PROPOSED - PLAN - PHASING**
SCALE: 1" = 30'-0"

TRUE

MONARCH DESIGN GROUP
MONARCH DESIGN GROUP, LLC
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(352) 378-4400
FAX (352) 377-5378
Ocala Office: 217 SE 1st Ave Suite 103, Ocala, FL 34471
Florida License #AR101196
Arizona License #72660
Texas License #28731

DESIGN PHASE: CONCEPTUAL

REVISIONS

COG - HEADQUARTERS AND EOC

CITY OF GAINESVILLE - PUBLIC SAFETY

606 SE Depot Ave, Gainesville, FL 32601

A105

PROPOSED - PLAN - PHASING

Project Number: 34-0002-A0
Date: 10/23/2023
Drawn By: CC
Checked By: BC

Section 11

LEED Report & WaterSense Info

Project Name: **FIRE STATION HQ**

Date: **1/22/24**

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Y	?	N			
1	**0**	**0**	**Intergrative Process**		**1**
1			Credit	**INTEGRATIVE PROCESS** To support high-performance, cost-effective, equitable project outcomes through an early analysis of the interrelationships among systems.	**1**
7	**5**	**0**	**Location and Transportation**		**16**
		X	Credit	***LEED FOR NEIGHBORHOOD DEVELOPMENT LOCATION*** *Locate the project within the boundary of a development certified under LEED for Neighborhood Development. Projects attempting this credit are not eligenle to earn points under other Location and Transportation credits.*	**16**
1			Credit	**SENSITIVE LAND PROTECTION** This credit is intended to cultivate community resilience, avoid the development of environmentally sensitive lands that provide critical ecosystem services and reduce the environmental impact from the location of a building on a site.	**1**
		X	Credit	**HIGH PRIORITY SITE** This credit is intended to build the economic and social vitality of communities, encourage project location in areas with development constraints and promote the ecological, cultural, and community health of the surrounding area while understanding the needs and goals of existing residents and businesses.	**2**
2	2		Credit	**SURROUNDING DENSITY AND DIVERSE USES** This credit is intended to conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. It is also intended to support neighborhood and local economies, promote walkability, and low or no carbon transportation, and reduce vehicle distance traveled for all. Furthermore, it is intended to improve public health by encouraging daily physical	**5**
3	2		Credit	**ACCESS TO QUALITY TRANSIT** This credit is intended to encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use, thereby reducing greenhouse gas emissions, air pollution and other environmental and public health harms associated with motor vehicle use.	**5**
		X	Credit	**BICYCLE FACILITIES** This credit is intended to promote bicycling and transportation efficiency and reduce vehicle distance traveled. It is also intended to improve public health by encouraging utilitarian and recreational physical activity.	**1**
	1		Credit	**REDUCED PARKING FOOTPRINT** This credit is intended to minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.	**1**
1			Credit	**GREEN VEHICLES** This credit is intended to reduce pollution by promoting alternatives to conventionally fueled automobiles.	**1**
5	**2**	**0**	**Sustainable Sites**		**10**
Y			Prereq	**CONSTRUCTION ACTIVITY POLLUTION PREVENTION** This credit is intended to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust that disproportionately impact frontline communities.	**Required**
1			Credit	**SITE ASSESSMENT** This credit is intended to assess site conditions, environmental justice concerns, and cultural and social factors, before design to evaluate sustainable options and inform related decisions about site design.	**1**
		X	Credit	**SITE DEVELOPMENT - PROTECT OR RESTORE HABITAT** This credit is intended to conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.	**2**
	1		Credit	**OPEN SPACE**	**1**

This credit is intended to create exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.

1	1		Credit	**RAINWATER MANAGEMENT**	3

This credit is intended to reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region to avoid contributing to flooding downstream in frontline communities.

2			Credit	**HEAT ISLAND REDUCTION**	2

This credit is intended to minimize inequitable effects on microclimates and human, especially frontline communities, and wildlife habitats by reducing heat islands.

1			Credit	**LIGHT POLLUTION REDUCTION**	1

This credit is intended to increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people.

6	**0**	**0**	**Water Efficiency**		**11**
Y			Prereq	**OUTDOOR WATER USE REDUCTION**	**Required**

This credit is intended to reduce outdoor potable water consumption and preserve no and low-cost potable water resources.

Y			Prereq	**INDOOR WATER USE REDUCTION**	**Required**

This credit is intended to reduce indoor potable water consumption and preserve no and low cost potable water resources.

Y			Prereq	**BUILDING-LEVEL WATER METERING**	**Required**

This credit is intended to conserve low cost potable water resources and support water management and identify opportunities for additional water savings by tracking water consumption.

2			Credit	**OUTDOOR WATER USE REDUCTION**	2

This credit is intended to reduce outdoor potable water consumption and preserve no and low-cost potable water resources.

4			Credit	**INDOOR WATER USE REDUCTION**	6

This credit is intended to reduce indoor potable water consumption and preserve no and low cost potable water resources.

		X	Credit	**COOLING TOWER WATER USE**	2

This credit is intended to conserve low cost potable water resources used for mechanical processes while controlling corrosion and scale in the condenser water system

		X	Credit	**WATER METERING**	1

This credit is intended to conserve low cost potable water resources and support water management and identify opportunities for additional water savings by tracking water consumption.

13	**0**	**0**	**Energy and Atmosphere**		**33**
Y			Prereq	**FUNDAMENTAL COMMISSIONING AND VERIFICATION**	**Required**

This credit is intended to support the design, construction, and eventual operation of a project that meets the owner's project requirements for energy, water, indoor environmental quality, and durability.

Y			Prereq	**MINIMUM ENERGY PERFORMANCE**	**Required**

This credit is intended to promote resilience and reduce the environmental and economic harms of excessive energy use that disproportionately impact frontline communities by achieving a minimum level of energy efficiency for the building and its systems.

Y			Prereq	**BUILDING-LEVEL ENERGY METERING**	**Required**

This credit is intended to support energy management and identify opportunities for additional energy savings by tracking building-level energy use.

Y			Prereq	**FUNDAMENTAL REFRIGERANT MANAGEMENT**	**Required**

This credit is intended to reduce ozone depletion and global warming potential and support early compliance with the Kigali Amendment to the Montreal Protocol while minimizing direct contributions to climate change.

3			Credit	**ENHANCED COMMISSIONING**	6

This credit is intended to further support the design, construction, and eventual operation of a project that meets the owner's project requirements for energy, water, indoor environmental quality, and durability.

9			Credit	**OPTIMIZE ENERGY PERFORMANCE**	18
				This credit is intended to achieve increasing levels of energy performance beyond the prerequisite standard to reduce environmental and economic harms associated with excessive energy use that disproportionately impact frontline communities.	
		X	Credit	**ADVANCED ENERGY METERING**	1
				This credit is intended to support energy management and identify opportunities for additional energy savings by tracking building-level and system-level energy use	
		X	Credit	**DEMAND RESPONSE**	2
				This credit is intended to increase participation in demand response technologies and programs that make energy generation and distribution systems more affordable and more efficient, increase grid reliability, and reduce greenhouse gas emissions.	
		X	Credit	**RENEWABLE ENERGY PRODUCTION**	5
				This credit is intended to reduce the environmental and economic harms associated with fossil fuel energy and reduce greenhouse gas emissions by increasing the supply of renewable energy projects and foster a just transition to a green economy.	
1			Credit	**ENHANCED REFRIGERANT MANAGEMENT**	1
				This credit is intended to eliminate ozone depletion and global warming potential and support early compliance with the Montreal Protocol, including the Kigali Amendment, while minimizing direct contributions to climate change.	

4	**2**	**0**	**Materials and Resources**		**13**
Y			Prereq	**STORAGE AND COLLECTION OF RECYCLABLES**	Required
				This credit is intended to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste hauled to and disposed of in landfills and incinerators through reduction, reuse and recycling service and education, and to conserve natural resources for future generations.	
Y			Prereq	**CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**	Required
				This credit is intended to reduce construction and demolition waste disposed of in landfills and incineration facilities through waste prevention and by reusing, recovering, and recycling materials, and conserving resources for future generations. Furthermore, it is intended to delay the need for new landfill facilities that are often located in frontline communities and create green jobs and materials markets for building construction services	
		X	Credit	**BUILIDNG LIFE-CYCLE IMPACT REDUCTION**	5
				This credit is intended to encourage adaptive reuse and optimize the environmental performance of products and materials.	
1	1		Credit	**BUILDING PRODUCT DISCLOSURE AND OPTIMIZATION - ENVIRONMENTAL PRODUCT**	2
				To encourage the use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts. To reward project teams for selecting products from manufacturers who have verified improved environmental life-cycle impacts.	
		X	Credit	**BUILDING PRODUCT DISCLOSURE AND OPTIMIZATION - SOURCING OF RAW MATERIALS**	2
				To encourage the use of products and materials for which life cycle information is available and that have environmentally, economically, and socially preferable life cycle impacts. To reward project teams for selecting products verified to have been extracted or sourced in a responsible manner.	
1	1		Credit	**BUILDING PRODUCT DISCLOSURE AND OPTIMIZATION - MATERIAL INGREDIENTS**	2
				To encourage the use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts. To reward project teams for selecting products for which the chemical ingredients in the product are inventoried using an accepted methodology and for selecting products verified to minimize the use and generation of harmful substances. To reward raw material manufacturers who produce products verified to have improved life-cycle impacts.	

2			Credit	**CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**	2
				This credit is intended to reduce construction and demolition waste disposed of in landfills and incineration facilities through waste prevention and by reusing, recovering, and recycling materials, and conserving resources for future generations. Furthermore, it is intended to delay the need for new landfill facilities that are often located in frontline communities and create green jobs and materials markets for building construction services.	
7	**0**	**0**	**Indoor Environmental Quality**		**16**
Y			Prereq	**MINIMUM INDOOR AIR QUALITY PERFORMANCE**	**Required**
				This credit is intended to contribute to the comfort and well-being of all building occupants by establishing minimum standards for indoor air quality (IAQ).	
Y			Prereq	**ENVIRONMENTAL TOBACCO SMOKE CONTROL**	**Required**
				This credit is intended to prevent or minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke.	
		X	Credit	**ENHANCED INDOOR AIR QUALITY STRATEGIES**	2
				This credit is intended to promote occupants' comfort, well-being, and productivity by improving indoor air quality.	
2			Credit	**LOW-EMITTING MATERIALS**	3
				This credit is intended to reduce concentrations of chemical contaminants that can damage air quality and the environment, and to protect the health, productivity, and comfort of installers and building occupants.	
1			Credit	**CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT PLAN**	1
				This credit is intended to promote the well-being of construction workers and building occupants by minimizing indoor air quality problems associated with construction and renovation.	
		X	Credit	**INDOOR AIR QUALITY ASSESSMENT**	2
				This credit is intended to establish better quality indoor air in the building after construction and during occupancy to protect human health, productivity, and wellbeing.	
1			Credit	**THERMAL COMFORT**	1
				This credit is intended to promote occupants' productivity, comfort, and well-being by providing quality thermal comfort.	
2			Credit	**INTERIOR LIGHTING**	2
				This credit is intended to promote occupants' productivity, comfort, and well-being by providing high-quality lighting.	
		X	Credit	**DAYLIGHT**	3
				This credit is intended to connect building occupants with the outdoors, reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.	
		X	Credit	**QUALITY VIEWS**	1
				This credit is intended to give building occupants a connection to the natural outdoor environment by providing quality views.	
1			Credit	**ACOUSTIC PERFORMANCE**	1
				This credit is intended to provide workspaces and classrooms that promote occupants' well-being, productivity, and communications through effective acoustic design.	
5	**0**	**0**	**Innovation**		**6**
4			Credit	**INNOVATION**	5
				This credit is intended to encourage projects to achieve exceptional or innovative performance to benefit human and environmental health and equity. It is also intended to foster LEED expertise throughout building design, construction, and operation and collaboration toward project priorities.	
1			Credit	**LEED ACCREDITED PROFESSIONAL**	1
				This credit is intended to encourage the team integration required by a LEED project and to streamline the application and certification process.	
3	**1**	**0**	**Regional Priority**		**4**
3	1		Credit	**REGIONAL PRIORITY: SPECIFIC CREDIT**	4
				These credits are intended to provide an incentive for the achievement of credits that address geographically specific environmental, social equity, and public health priorities.	

51	10	0	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

INTENT IS FOR PROJECT TO BE LEED **SILVER.**
POTENTIAL FOR **GOLD** IF '?' POINTS ARE ACTIVELY PURSUED

Project Name: EOC (Not Including HQ)

Updated Date: **1/22/24**

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Y	?	N			
1	**0**	**0**	**Intergrative Process**		**1**
1			Credit	**INTEGRATIVE PROCESS** To support high-performance, cost-effective, equitable project outcomes through an early analysis of the interrelationships among systems.	**1**
7	**5**	**0**	**Location and Transportation**		**16**
		X	Credit	***LEED FOR NEIGHBORHOOD DEVELOPMENT LOCATION*** *Locate the project within the boundary of a development certified under LEED for Neighborhood Development. Projects attempting this credit are not eligenle to earn points under other Location and Transportation credits.*	**16**
1			Credit	**SENSITIVE LAND PROTECTION** This credit is intended to cultivate community resilience, avoid the development of environmentally sensitive lands that provide critical ecosystem services and reduce the environmental impact from the location of a building on a site.	**1**
		X	Credit	**HIGH PRIORITY SITE** This credit is intended to build the economic and social vitality of communities, encourage project location in areas with development constraints and promote the ecological, cultural, and community health of the surrounding area while understanding the needs and goals of existing residents and businesses.	**2**
2	2		Credit	**SURROUNDING DENSITY AND DIVERSE USES** This credit is intended to conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. It is also intended to support neighborhood and local economies, promote walkability, and low or no carbon transportation, and reduce vehicle distance traveled for all. Furthermore, it is intended to improve public health by encouraging daily physical	**5**
3	2		Credit	**ACCESS TO QUALITY TRANSIT** This credit is intended to encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use, thereby reducing greenhouse gas emissions, air pollution and other environmental and public health harms associated with motor vehicle use.	**5**
		X	Credit	**BICYCLE FACILITIES** This credit is intended to promote bicycling and transportation efficiency and reduce vehicle distance traveled. It is also intended to improve public health by encouraging utilitarian and recreational physical activity.	**1**
	1		Credit	**REDUCED PARKING FOOTPRINT** This credit is intended to minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.	**1**
1			Credit	**GREEN VEHICLES** This credit is intended to reduce pollution by promoting alternatives to conventionally fueled automobiles.	**1**
5	**2**	**0**	**Sustainable Sites**		**10**
Y			Prereq	**CONSTRUCTION ACTIVITY POLLUTION PREVENTION** This credit is intended to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust that disproportionately impact frontline communities.	**Required**
1			Credit	**SITE ASSESSMENT** This credit is intended to assess site conditions, environmental justice concerns, and cultural and social factors, before design to evaluate sustainable options and inform related decisions about site design.	**1**
		X	Credit	**SITE DEVELOPMENT - PROTECT OR RESTORE HABITAT** This credit is intended to conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.	**2**
	1		Credit	**OPEN SPACE**	**1**

This credit is intended to create exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.

1	1		Credit	**RAINWATER MANAGEMENT**	3

This credit is intended to reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region to avoid contributing to flooding downstream in frontline communities.

2			Credit	**HEAT ISLAND REDUCTION**	2

This credit is intended to minimize inequitable effects on microclimates and human, especially frontline communities, and wildlife habitats by reducing heat islands.

1			Credit	**LIGHT POLLUTION REDUCTION**	1

This credit is intended to increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people.

7	**0**	**0**	**Water Efficiency**		**11**
Y			Prereq	**OUTDOOR WATER USE REDUCTION**	**Required**

This credit is intended to reduce outdoor potable water consumption and preserve no and low-cost potable water resources.

Y			Prereq	**INDOOR WATER USE REDUCTION**	**Required**

This credit is intended to reduce indoor potable water consumption and preserve no and low cost potable water resources.

Y			Prereq	**BUILDING-LEVEL WATER METERING**	**Required**

This credit is intended to conserve low cost potable water resources and support water management and identify opportunities for additional water savings by tracking water consumption.

2			Credit	**OUTDOOR WATER USE REDUCTION**	2

This credit is intended to reduce outdoor potable water consumption and preserve no and low-cost potable water resources.

4			Credit	**INDOOR WATER USE REDUCTION**	6

This credit is intended to reduce indoor potable water consumption and preserve no and low cost potable water resources.

		X	Credit	**COOLING TOWER WATER USE**	2

This credit is intended to conserve low cost potable water resources used for mechanical processes while controlling corrosion and scale in the condenser water system

1			Credit	**WATER METERING**	1

This credit is intended to conserve low cost potable water resources and support water management and identify opportunities for additional water savings by tracking water consumption.

12	**0**	**0**	**Energy and Atmosphere**		**33**
Y			Prereq	**FUNDAMENTAL COMMISSIONING AND VERIFICATION**	**Required**

This credit is intended to support the design, construction, and eventual operation of a project that meets the owner's project requirements for energy, water, indoor environmental quality, and durability.

Y			Prereq	**MINIMUM ENERGY PERFORMANCE**	**Required**

This credit is intended to promote resilience and reduce the environmental and economic harms of excessive energy use that disproportionately impact frontline communities by achieving a minimum level of energy efficiency for the building and its systems.

Y			Prereq	**BUILDING-LEVEL ENERGY METERING**	**Required**

This credit is intended to support energy management and identify opportunities for additional energy savings by tracking building-level energy use.

Y			Prereq	**FUNDAMENTAL REFRIGERANT MANAGEMENT**	**Required**

This credit is intended to reduce ozone depletion and global warming potential and support early compliance with the Kigali Amendment to the Montreal Protocol while minimizing direct contributions to climate change.

2			Credit	**ENHANCED COMMISSIONING**	6

This credit is intended to further support the design, construction, and eventual operation of a project that meets the owner's project requirements for energy, water, indoor environmental quality, and durability.

9			Credit	**OPTIMIZE ENERGY PERFORMANCE**	18

This credit is intended to achieve increasing levels of energy performance beyond the prerequisite standard to reduce environmental and economic harms associated with excessive energy use that disproportionately impact frontline communities.

		X	Credit	**ADVANCED ENERGY METERING**	1

This credit is intended to support energy management and identify opportunities for additional energy savings by tracking building-level and system-level energy use

		X	Credit	**DEMAND RESPONSE**	2

This credit is intended to increase participation in demand response technologies and programs that make energy generation and distribution systems more affordable and more efficient, increase grid reliability, and reduce greenhouse gas emissions.

		X	Credit	**RENEWABLE ENERGY PRODUCTION**	5

This credit is intended to reduce the environmental and economic harms associated with fossil fuel energy and reduce greenhouse gas emissions by increasing the supply of renewable energy projects and foster a just transition to a green economy.

1			Credit	**ENHANCED REFRIGERANT MANAGEMENT**	1

This credit is intended to eliminate ozone depletion and global warming potential and support early compliance with the Montreal Protocol, including the Kigali Amendment, while minimizing direct contributions to climate change.

4	**2**	**0**	**Materials and Resources**	**13**
Y			Prereq **STORAGE AND COLLECTION OF RECYCLABLES**	**Required**

This credit is intended to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste hauled to and disposed of in landfills and incinerators through reduction, reuse and recycling service and education, and to conserve natural resources for future generations.

Y			Prereq	**CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**	**Required**

This credit is intended to reduce construction and demolition waste disposed of in landfills and incineration facilities through waste prevention and by reusing, recovering, and recycling materials, and conserving resources for future generations. Furthermore, it is intended to delay the need for new landfill facilities that are often located in frontline communities and create green jobs and materials markets for building construction services

		X	Credit	**BUILIDNG LIFE-CYCLE IMPACT REDUCTION**	5

This credit is intended to encourage adaptive reuse and optimize the environmental performance of products and materials.

1	1		Credit	**BUILDING PRODUCT DISCLOSURE AND OPTIMIZATION - ENVIRONMENTAL PRODUCT**	2

To encourage the use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts. To reward project teams for selecting products from manufacturers who have verified improved environmental life-cycle impacts.

		X	Credit	**BUILDING PRODUCT DISCLOSURE AND OPTIMIZATION - SOURCING OF RAW MATERIALS**	2

To encourage the use of products and materials for which life cycle information is available and that have environmentally, economically, and socially preferable life cycle impacts. To reward project teams for selecting products verified to have been extracted or sourced in a responsible manner.

1	1		Credit	**BUILDING PRODUCT DISCLOSURE AND OPTIMIZATION - MATERIAL INGREDIENTS**	2

To encourage the use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts. To reward project teams for selecting products for which the chemical ingredients in the product are inventoried using an accepted methodology and for selecting products verified to minimize the use and generation of harmful substances. To reward raw material manufacturers who produce products verified to have improved life-cycle impacts.

2			Credit	**CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT**	2
				This credit is intended to reduce construction and demolition waste disposed of in landfills and incineration facilities through waste prevention and by reusing, recovering, and recycling materials, and conserving resources for future generations. Furthermore, it is intended to delay the need for new landfill facilities that are often located in frontline communities and create green jobs and materials markets for building construction services.	
7	**0**	**0**	**Indoor Environmental Quality**		**16**
Y			Prereq	**MINIMUM INDOOR AIR QUALITY PERFORMANCE**	**Required**
				This credit is intended to contribute to the comfort and well-being of all building occupants by establishing minimum standards for indoor air quality (IAQ).	
Y			Prereq	**ENVIRONMENTAL TOBACCO SMOKE CONTROL**	**Required**
				This credit is intended to prevent or minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke.	
		X	Credit	**ENHANCED INDOOR AIR QUALITY STRATEGIES**	2
				This credit is intended to promote occupants' comfort, well-being, and productivity by improving indoor air quality.	
2			Credit	**LOW-EMITTING MATERIALS**	3
				This credit is intended to reduce concentrations of chemical contaminants that can damage air quality and the environment, and to protect the health, productivity, and comfort of installers and building occupants.	
1			Credit	**CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT PLAN**	1
				This credit is intended to promote the well-being of construction workers and building occupants by minimizing indoor air quality problems associated with construction and renovation.	
		X	Credit	**INDOOR AIR QUALITY ASSESSMENT**	2
				This credit is intended to establish better quality indoor air in the building after construction and during occupancy to protect human health, productivity, and wellbeing.	
1			Credit	**THERMAL COMFORT**	1
				This credit is intended to promote occupants' productivity, comfort, and well-being by providing quality thermal comfort.	
2			Credit	**INTERIOR LIGHTING**	2
				This credit is intended to promote occupants' productivity, comfort, and well-being by providing high-quality lighting.	
		X	Credit	**DAYLIGHT**	3
				This credit is intended to connect building occupants with the outdoors, reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.	
		X	Credit	**QUALITY VIEWS**	1
				This credit is intended to give building occupants a connection to the natural outdoor environment by providing quality views.	
1			Credit	**ACOUSTIC PERFORMANCE**	1
				This credit is intended to provide workspaces and classrooms that promote occupants' well-being, productivity, and communications through effective acoustic design.	
5	**0**	**0**	**Innovation**		**6**
4			Credit	**INNOVATION**	5
				This credit is intended to encourage projects to achieve exceptional or innovative performance to benefit human and environmental health and equity. It is also intended to foster LEED expertise throughout building design, construction, and operation and collaboration toward project priorities.	
1			Credit	**LEED ACCREDITED PROFESSIONAL**	1
				This credit is intended to encourage the team integration required by a LEED project and to streamline the application and certification process.	
3	**1**	**0**	**Regional Priority**		**4**
3	1		Credit	**REGIONAL PRIORITY: SPECIFIC CREDIT**	4
				These credits are intended to provide an incentive for the achievement of credits that address geographically specific environmental, social equity, and public health priorities.	

51	10	0	**TOTALS**	Possible Points:	**110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

INTENT IS FOR PROJECT TO BE LEED **SILVER.**
POTENTIAL FOR **GOLD** IF '?' POINTS ARE ACTIVELY PURSUED

WaterSense Information

The City of Gainesville has indicated that they wish the Architectural and Engineering Team to design the project so that it is in compliance with WaterSense Standards. The team has reviewed the WaterSense requirements and provided detailed information within the Mechanical, Electrical and Plumbing Narrative within this Development Report. Please refer to that section.

Section 12

Opinion of Probable Cost

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AL - 54552
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January 21, 2024 ***/ REVISED 03/01/2024***

City of Gainesville Public Safety Facilities |
Project: ***Fire Station Headquarters and EOC***

ECONOMIC MODEL COST INFORMATION

Based on Development Report #2 from Monarch Design Group and DLR Group dated 12/22/2023.

Dear Brian,

It is our pleasure to present the following cost information for the **Fire Station Headquarters and EOC** project from the Economic Model created by Ajax based on the Development Report #2 as prepared by Monarch Design Group and DLR Group dated 12/22/2023.

The Economic Model is not an estimate of construction costs but rather a comparison of similar type projects as compared to the program of these projects. We have updated those historical project costs to today's dollars to best represent their costs. While we attempt to adjust unit costs accordingly, Economic Models cannot take into account specific project elements that may differ between the project examples and these projects, especially considering these projects are not yet defined to that level. That level of detail will be better addressed in the forthcoming Schematic Estimate upon receipt of that deliverable. Since the projects are not slated to begin until roughly the summer of 2025, we have included escalation costs in the model.

Attached, you will find the following:

1. Cost Summary – Fire Station Headquarters
2. Economic Cost Model – Fire Station Headquarters
3. Cost Summary – EOC
4. Economic Cost Model – EOC

We hope this provides the information we understand to be needed at this stage. If you have any questions or concerns, please do not hesitate to contact me (352.258.3872 / james.marini@ajaxbuilding.com).

Sincerely,

James Marini
Operations Manager

CC: Bill Byrne, Appie Wells, Barnett Chenault, Chris Getz

COST SUMMARY

City of Gainesville
Public Safety Facilities

PROJECT:	Fire Station Headquarters			Date:	3/1/2024
Square footage	14,025 (Renovations)	SQFT is an estimate at this time			
Preconstruction & Design		Cost			
Design Fees (Monarch / DLR)		$ 893,501		*A/E Fees*	
CM Preconstruction Fees		$ 53,938		*Includes pre-design fees already contracted*	
Tree Mitigation Fees		$ -		*N/A*	
LEED Certification Fees		$ 5,864			
Permitting		$ 11,000		*Portion of GRU costs. Building permitting included in construction*	
SUBTOTAL		$ 964,303		*NOT included in subtotals below*	
Construction		Cost	Cost/SF		
Construction costs		$ 3,020,820	$ 215.39	*See Economic Cost Model for details*	
SUBTOTAL		$ 3,020,820	$ 215.39		
Owner Procured		Cost	Cost/SF		
Art-In-State-Buildings		$ 30,208	$ 2.15	*Required by statute*	
Commissioning		$ 10,535	$ 0.75	*Required for LEED*	
Owner FF&E		$ 100,000	$ 7.13	*Based on feedback from the design team*	
SUBTOTAL		$ 140,743	$ 10.04		
TOTAL ANTICIPATED PROJECT COST		$ 4,125,866	$ 294.18		

City of Gainesville Public Safety Facilities - Fire Station Headquarters

Gross SQFT = 14,025

SQFT is an estimate at this time

ECONOMIC COST MODEL WORKSHEET

Description	Clay County Fire Station Greencove Springs, Fl. 19,122 Sqft		Fire Station #15 Tallahassee, Fl. 7,068 Sqft		GDPS New Public Safety Atlanta, Ga. 33,623 Sqft		COST RANGE PER SQFT		AVERAGE COST / SQFT	ADJUSTED COST / SQFT	PROBABLE COST
	TOTAL	COST / SQ.FT.	TOTAL	COST / SQ.FT.	TOTAL	COST / SQ.FT.	Low	High			
General Conditions & General Requirements	978,560	51.17	395,811	56.00	1,845,607	54.89	51.17 -	56.00	54.02	9.78	137,165
Demolition	0	0.00	0	0.00	45,017	1.34	1.34 -	1.34	1.34	8.00	112,200
Concrete Work	360,456	18.85	267,920	37.91	523,917	15.58	15.58 -	37.91	24.11	0.00	0
Woods & Plastics	248,385	12.99	3,944	0.56	124,276	3.70	0.56 -	12.99	5.75	1.00	14,025
Fireproofing	0	0.00	0	0.00	35,970	1.07	1.07 -	1.07	1.07	0.50	7,013
Roofing	190,980	36.87	796,135	18.50	973,103	23.05	18.50 -	36.87	26.14	27.90	391,298
Doors, Frames, & Hardware	149,624	7.82	59,558	8.43	256,826	7.64	7.64 -	8.43	7.96	2.00	28,050
Glass, Glzg, Windows, Strfrnt, & Curt. Wall	76,724	4.01	23,258	3.29	164,830	4.90	3.29 -	4.90	4.07	0.00	0
Lath, Plaster, & Drywall	495,869	25.93	31,663	4.48	583,436	17.35	4.48 -	25.93	15.92	17.00	238,425
Tile, Terrazzo, & Marble	57,840	3.02	5,313	0.75	0	0.00	0.75 -	3.02	1.89	1.89	26,483
Acoustical Ceilings	105,539	5.52	20,307	2.87	90,480	2.69	2.69 -	5.52	3.69	3.00	42,075
Finished Flooring	183,795	9.61	11,140	1.58	251,593	7.48	1.58 -	9.61	6.22	3.00	42,075
Painting, Wall Cvrg, & Coatings	131,552	6.88	33,185	4.70	195,093	5.80	4.70 -	6.88	5.79	7.87	110,377
Specialties	141,751	7.41	12,991	1.84	126,866	3.77	1.84 -	7.41	4.34	2.00	28,050
Fire Protection Systems	99,567	5.21	29,551	4.18	189,289	5.63	4.18 -	5.63	5.01	0.00	0
Plumbing Work	396,355	20.73	141,399	20.01	652,797	19.42	19.42 -	20.73	20.05	18.45	258,761
HVAC Work	738,647	38.63	228,110	32.27	1,111,268	33.05	32.27 -	38.63	34.65	25.00	350,625
Electrical Work	991,692	51.86	317,047	44.86	1,663,523	49.48	44.86 -	51.86	48.73	44.00	617,100
Site Improvements	125,111	6.54	53,684	7.60	332,805	9.90	6.54 -	9.90	8.01	0.00	0
Landscaping & Irrigation	0	0.00	42,584	6.02	0	0.00	6.02 -	6.02	6.02	0.00	0
Escalation	0	0.00	0	0.00	0	0.00	0.00 -	0.00	0.00	17.00	238,425
Contingency	976,212	51.05	0	0.00	293,413	8.73	8.73 -	51.05	29.89	10.00	140,250
Fee, Bonds & Insurance	799,671	41.82	404,706	57.26	521,141	15.50	15.50 -	57.26	38.19	17.00	238,425
CONSTRUCTION COST / COST per SQFT	7,248,330	405.94	2,878,305	313.09	9,981,249	290.96	252.70 -	458.96	$352.88	$215.39	3,020,820

COST SUMMARY

City of Gainesville
Public Safety Facilities

PROJECT:	Emergency Operations Center (EOC)			Date:	1/30/2024
Square footage	9,246				
Preconstruction & Design		Cost			
Design Fees (Monarch / DLR)		$ 1,089,706		*A/E Fees*	
CM Preconstruction Fees		$ 70,501		*Includes pre-design fees already contracted*	
Tree Mitigation Fees		$ -		*N/A*	
LEED Certification Fees		$ 5,864			
Geotechnical		$ 8,455			
Permitting		$ 15,400		*Portion of GRU costs. Building permitting included in construction*	
SUBTOTAL		$ 1,189,926		*NOT included in subtotals below*	
Construction		Cost	Cost/SF		
Construction costs		$ 6,186,584	$ 669.11	*See Economic Cost Model for details*	
SUBTOTAL		$ 6,186,584	$ 669.11		
Owner Procured		Cost	Cost/SF		
Art-In-State-Buildings		$ 100,000	$ 10.82	*Required by statute*	
Commissioning		$ 11,077	$ 1.20	*Required for LEED*	
Owner FF&E		$ 600,990	$ 65.00	*Based on feedback from the design team*	
SUBTOTAL		$ 712,067	$ 77.01		
TOTAL ANTICIPATED PROJECT COST		$ 8,088,577	$ 874.82		

Ajax

City of Gainesville Public Safety Facilities - Emergency Operations Center (EOC)

Gross SQFT = 9,246

ECONOMIC COST MODEL WORKSHEET

Description	Union County E.O.C. Lake Butler, Fl. 5,180 Sqft		Volusia County E.O.C. Daytona Beach, Fl. 43,040 Sqft		Sarasota Public Safety Sarasota, Fl. 42,224 Sqft		COST RANGE PER SQFT		AVERAGE COST / SQFT	ADJUSTED COST / SQFT	PROBABLE COST
	TOTAL	COST / SQ.FT.	TOTAL	COST / SQ.FT.	TOTAL	COST / SQ.FT.	Low	High			
General Conditions & General Requirements	222,482	42.95	1,836,946	42.68	1,693,391	40.10	40.10 -	42.95	41.91	42.95	397,116
Concrete Work	167,313	32.30	1,674,965	38.92	1,904,787	45.11	32.30 -	45.11	38.78	38.78	358,522
Masonry Work	151,217	29.19	0	0.00	0	0.00	29.19 -	29.19	29.19	29.19	269,914
Structural Stl, Joists & Deck, and Misc. Metals	109,081	21.06	785,134	18.24	1,152,468	27.29	18.24 -	27.29	22.20	22.20	205,243
Woods & Plastics	7,338	1.42	104,601	2.43	171,612	4.06	1.42 -	4.06	2.64	2.64	24,382
Roofing & Sheet Metal	190,980	36.87	796,135	18.50	973,103	23.05	18.50 -	36.87	26.14	26.14	241,667
Metal Roof & Siding	0	0.00	142,700	3.32	0	0.00	3.32 -	3.32	3.32	3.32	30,655
Doors, Frames, & Hardware	55,804	10.77	367,243	8.53	349,229	8.27	8.27 -	10.77	9.19	9.19	84,991
Special Doors	0	0.00	15,857	0.37	17,282	0.41	0.37 -	0.41	0.39	0.39	3,595
Glass, Glzg, Windows, Strfrnt, & Curt. Wall	40,031	7.73	261,911	6.09	425,626	10.08	6.09 -	10.08	7.96	7.96	73,640
Lath, Plaster, & Drywall	308,176	59.49	1,019,507	23.69	906,967	21.48	21.48 -	59.49	34.89	34.89	322,564
Tile, Terrazzo, & Marble	0	0.00	153,913	3.58	185,667	4.40	3.58 -	4.40	3.99	3.99	36,860
Acoustical Ceilings	0	0.00	170,638	3.96	199,993	4.74	3.96 -	4.74	4.35	4.35	40,225
Finished Flooring	43,493	8.40	297,664	6.92	316,704	7.50	6.92 -	8.40	7.60	7.60	70,309
Painting, Wall Cvrg, & Coatings	55,428	10.70	497,434	11.56	279,872	6.63	6.63 -	11.56	9.63	9.63	89,027
Specialties	9,342	1.80	606,117	14.08	229,186	5.43	1.80 -	14.08	7.10	7.10	65,690
Equipment	0	0.00	179,272	4.17	215,064	5.09	4.17 -	5.09	4.63	4.63	42,803
Fire Protection Systems	63,197	12.20	588,882	13.68	483,998	11.46	11.46 -	13.68	12.45	12.45	115,097
Plumbing Work	101,680	19.63	906,793	21.07	866,611	20.52	19.63 -	21.07	20.41	20.41	188,711
HVAC Work	325,262	62.79	2,566,800	59.64	2,255,340	53.41	53.41 -	62.79	58.61	59.90	553,848
Electrical Work	822,000	158.69	6,224,534	144.62	4,547,479	107.70	107.70 -	158.69	137.00	137.00	1,266,727
Site Work & Utilities	413,256	79.78	1,361,404	31.63	1,282,533	30.37	30.37 -	79.78	47.26	47.26	436,981
Site Improvements	0	0.00	0	0.00	154,380	3.66	3.66 -	3.66	3.66	3.66	33,805
Landscaping & Irrigation	0	0.00	0	0.00	115,654	2.74	2.74 -	2.74	2.74	2.74	25,325
Escalation	0	0.00	0	0.00	0	0.00	0.00 -	0.00	0.00	54.81	506,773
Contingency	138,692	26.77	607,707	14.12	1,145,792	27.14	14.12 -	27.14	22.68	22.68	209,669
Fee, Bonds & Insurance	263,639	50.90	1,866,608	43.37	2,094,659	49.61	43.37 -	50.90	47.96	53.26	492,442
CONSTRUCTION COST / COST per SQFT	3,488,411	673.44	23,032,765	535.15	21,967,395	520.26	492.79 -	738.25	$606.67	$669.11	6,186,584

Section 13

Permitting Fees

Kimley»Horn

PERMITTING FEES FOR GFR HQ & EOC		
ITEM #	**DESCRIPTION**	**QUANTITY**
1	GRU - PLAN REVIEW FEE	$ 2,630.00
2	GRU - WATER & WASTEWATER CONNECTION FEE	$ 17,373.00
3	GRU - WATER MAIN TAPPING FEE	$ 5,990.00
4	CITY OF GAINESVILLE - TRANSPORTATION MOBILITY PROGRAM AREA - ZONE A	$ -
5	CITY OF GAINESVILLE - RAPID/MINOR PLAN REVIEW FEE	$ 2,010.25
6	FDEP 10/2 SELF-CERTIFICATION	$ -
7	TREE MITIGATION FEE	$ -
	TOTAL:	**$ 28,003.25**

Section 14

Grant Opportunities

Grant Funding Opportunities

Recommendations & Summary

Kimley-Horn & Associates, Inc. ("Kimley-Horn") prepared a comprehensive funding opportunity list for five (5) projects being proposed by the City of Gainesville that are currently in the planning and design phase. Herein, Kimley-Horn's top recommendations for Project #2 (Fire Station Headquarters and Emergency Operations Center) are summarized.

Appropriations

This project is eligible for funding through an appropriation request submitted to the appropriate House Representative or Senator at the Federal or State level.

Appropriations Project

Members of the Florida House of Representatives can request funds be appropriated as part of the budget on behalf of a local government or private entity. Recently funded projects include regional transit authority operations, fire stations and fire headquarters, an emergency operations center, and emergency medical services facilities. Gainesville is divided among three districts: Representative Robert Brannan III (District 10), Representative Yvonne Hayes Hinson (District 21), and Representative Charles Clemons (District 22). Requests should be submitted to the appropriate district based on project location.

Local Funding Initiative Request

Members of the Florida Senate can request funds be appropriated through the Local Funding Initiatives program for projects that will enhance local communities. These initiatives can be in health and human services, environmental and natural resources, civil justice, transportation, general government, and economic development. Jennifer Bradley and Keith Perry are the State Senators for Gainesville.

Congressionally Directed Spending (CDS)

U.S. Senators can request funds be appropriated through the CDS program for projects that promote economic development, education, health care initiatives, and other worthy investments in communities across the country.

The FY2024 deadlines for senators to submit CDS requests were in March and April of 2023. FY2025 can be anticipated to be in March and April of 2024, depending on the department being applied to. Marco Rubio and Rick Scott serve as the U.S. Senators for Gainesville.

Community Project Funding (CPF) Requests

U.S. House Representatives can request funds be appropriated through the CPF program for projects that will make a real difference in the lives of their constituents. Each member is allowed to submit no more than 10 Community Project Funding requests per year. Kat Cammack is the U.S. House Representative for Gainesville. The request period for FY2024 has closed, but her website can be monitored for the opening of FY2025 requests.

Fire Station Headquarters and Emergency Operations Center (EOC)

Emergency Operations Center (EOC) Grant Program

Deadline: 4/28/2024 (House), 5/18/2024 (Senate) (annually available)

This funding opportunity, administered through the Federal Emergency Management Agency (FEMA), is intended to improve emergency management and preparedness capabilities by supporting flexible, sustainable, secure, strategically located, and fully interoperable EOCs with a focus on addressing identified deficiencies and needs. Funds may be used for construction, which is defined as building a new facility or any changes to the footprint of an existing facility. Projects *must* be submitted and approved legislatively *prior* to the release of the Notice of Funding Opportunity (NOFO). When the NOFO is released, only local governments who have projects listed in the NOFO's appendix are eligible to receive funding. This is a form of congressionally directed spending, also known as an appropriation. Each representative is limited in the number of appropriation requests they can submit during session.

Application Requirements: Applicants must complete a short form (typically) available through their representative's website to request funding. The application requests point of contact information, identification of the appropriate sub-committee for the request (Department of Homeland Security, in this case), and a brief description of the type of request, as well as a funding amount. The deadlines provided above are dates by which representatives must provide their recommendations in the House and Senate – application due dates vary by representative and should be submitted as early as possible.

Emergency Medical Services (EMS) Grants – Matching Grants

Deadline: 2/16/2024 (annually available)

The Florida Department of Health ("Florida Health") provides funding to local agencies, municipalities, and emergency medical services organizations to improve emergency medical services locally and provide community education. This opportunity is suited to the construction of a new emergency operations center. However, despite there being no set maximum award, Florida Health confirmed that a potential grant award would likely not be enough to fund the construction of the entire building but could contribute to part of the construction. The grant does require a minimum required match of 25%.

Application Requirements: The application for this program has a maximum page limit of thirteen (13) double-spaced pages and requires a schedule and budget.

Additional Opportunities

The City of Gainesville expressed an interest in the inclusion of public art on the project site. If the City wishes to pursue this, Kimley-Horn's top recommendation for funding is the Our Town Program funded through the National Endowment of the Arts. The program would require the City to partner with a cultural organization.

If the City would like to fund the stormwater improvement portion of the construction project, Kimley-Horn recommends pursuing 319(h) Grants or State Water-Quality Assistance Grants, funded through the Environmental Protection Agency and the Florida Department of Environmental Protection respectively. The City is located within a Basin Management Action Plan, which increases their chances of funding for the implementation of best management practices.

In the future if the City would like to add a generator to the project location, Kimley-Horn's top recommendation is to add the generator to the Local Mitigation Strategy and submit applications to future hazard mitigation grant programs, as available.

The team highly recommends the City of Gainesville pursue the following funding opportunities for the Fire Station Headquarters & EOC Project:

1. Legislative Appropriations
    a. Emergency Operations Center Grant Program requires an appropriations request under the Department of Homeland Security.
2. Emergency Medical Services Grant

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
Fire Station Headquarters									
1	**Firehouse Subs Public Safety Grant**	Firehouse Subs	$50,000 (avg: $15k-35k)	None	1/11/2024 4/4/2024 7/11/2024 10/10/2024	Rolling	TBD	**Purpose:** To provide lifesaving equipment and resources to fire, police, and public safety organizations. **Apply early! Maximum of 600 applicants will be taken per quarter**	Any lifesaving equipment necessary for the organization.
2	**Assistance to Firefighters Grant (AFG)**	Federal Emergency Management Agency (FEMA)	$324M total for Program 2,000 awards (2022 max: $3.45M)	15%	1/29/24	3/8/24	24 months	**New NOFO in Spring 2024** **Purpose:** The AFG Program provides financial assistance directly to eligible fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTAs) for critical training and equipment. The objectives of the AFG Program are to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience.	**Three Program Activities:** - Operations and Safety - Fire apparatuses - Personal protective equipment - Vehicle Acquisition - Regional Projects - Modify department facilities - Implement wellness and fitness priorities
3	**Florida Firefighter Assistance Grant**	State Fire Marshall	$1M available through program	TBD	*7/10/24*	*7/28/24*	TBD	**Purpose:** To improve the emergency response capability of volunteer fire departments and combination fire departments and provide financial assistance to improve firefighter safety and enable such fire departments to provide firefighting, emergency medical, and rescue services to their communities.	**Eligible Projects:** - Instructor reimbursement for Skills Sign-offs, PPE, SCBA's - Purchase of Fire Apparatus - Safety Related Tools and Equipment - Wildland Firefighting Protective Equipment

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
					EOC				
4	**Emergency Medical Services Grants** **County Grants**	Florida Department of Health	$39,000 available to Alachua County	N/A	10/01/23	1/31/24	12 months	**Purpose:** To improve and expand prehospital emergency medical services in the state. This grant program provides emergency medical services providers, first responder organizations, and other emergency medical service related organizations with funds for projects to acquire, repair, improve, or upgrade emergency medical services systems, or equipment. Counties must request their emergency medical services grant funds each year. They do so by submitting to the state a 2-page application form, the request for Grant Fund Distribution, and a resolution described in Item #4 of the application form.	**Eligible Projects:** - Construction of EOC - Acquisition, repair, improvement, and upgrade of emergency medical services systems - Equipment
5	**Emergency Medical Services Grants** **Matching Grants**	Florida Department of Health	N/A	25%	10/01/23	2/16/24	12 months	**Purpose:** Forty (40) percent of the monies are available to local agencies, municipalities, emergency medical services organizations, and youth athletic organizations for the purpose of conducting research, increasing existing levels of emergency medical services, evaluation, community education, injury-prevention programs, and training in cardiopulmonary resuscitation and other lifesaving and first aid techniques.	**Eligible Projects:** - Construction of EOC - Acquisition, repair, improvement, and upgrade of emergency medical services systems - Equipment

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
6	**Emergency Operations Center Grant Program**	FEMA	$89M available for entire Program	25%	*03/01/23*	4/14/24	36 months	**Purpose:** The fiscal year (FY) 2023 Emergency Operations Center (EOC) Grant Program is intended to improve emergency management and preparedness capabilities by supporting flexible, sustainable, secure, strategically located, and fully interoperable EOCs with a focus on addressing identified deficiencies and needs. **Must contact local congressman in order to apply for this funding.**	Only State Administrative Agencies (SAA) (on behalf of state and local units of government) with identified projects in Appendix A of the FY 2023 EOCGP Notice of Funding Opportunity (NOFO) are eligible to apply. **Eligible Projects:** - Equipping, upgrading, or constructing Emergency Operations Centers

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
				Generators					
7	**Hazard Mitigation Grants Program (HMGP)**	Federal Emergency Management Agency (FEMA) via Florida Division of Emergency Management (FDEM)	Varies	25%	Following a presidentially declared disaster	Varies	36 months	****Project must be included on County local Mitigation Strategy (LMS)**** **Purpose:** Provides funding to states to perform long-term hazard reduction after a major disaster. The goal is to reduce the loss of life and property due to natural disasters. ****Local governments must apply as sub applicants under the state****	A generator that is a stand-alone project can be considered for regular HMGP funding if the generator protects a critical facility. Critical facilities may include police and fire stations, hospitals, and water and sewer treatment facilities. A generator that is a component of a larger project (e.g. elevation of a lift station) is also eligible for regular HMGP funding and the use of aggregation is permitted.
8	**Pre-Disaster Mitigation (PDM) Grant Program**	Federal Emergency Management Agency (FEMA) via Florida Division of Emergency Management (FDEM)	N/A Past awards have ranged form $200k to $10M	25%	*3/1/2024*	*4/14/24 5:00 PM ET*	36 months	**Opens federally every year, but FL hasn't administered since 2019** **Purpose:** To plan for and implement sustainable cost-effective measures designed to reduce the risk to individuals and property from future natural hazards, while also reducing reliance on federal funding from future natural disasters - Must qualify for a categorical exclusion under NEPA - Must be compliant with applicable floodplain management and protection of wetland regulations - Must not require consultation under any other environmental or historic preservation law or regulation ****Local governments must apply as sub applicants under the state****	**Eligible Projects:** - Project Scoping: process for sub applicants to develop effective mitigation alternatives. Includes identification and evaluation of technical feasibility, cost review, and cost effectiveness, as well as environmental and cultural resource considerations - Hazard Mitigation Projects (construction): cost-effective projects designed to increase resilience and public safety; reduce injuries and loss of life; and reduce damage and destruction to property, critical services, facilities, and infrastructure from a multitude of natural hazards and the effects of climate change - Includes management costs

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
Stormwater Improvements									
9	**Federal Clean Water Act Section 319(h) Grants (319(h) Grants)**	Environmental Protection Agency	$5M for total program	319(h): 40%	May be submitted anytime throughout the year. Dept. review periods are expected to occur in September/October and March/April of each year.		36 months	**Purpose:** To maintain and improve water quality ***Funds primarily go toward communities in an established BMAP***	**Eligible Projects:** - Septic to sewer conversion - Green stormwater infrastructure / low impact development for stormwater - Stormwater improvements
10	**State Water-Quality Assistance Grants**	Florida Department of Environmental Protection (FDEP)	$6M for total program	0% Credit for match	May be submitted anytime throughout the year. Dept. review periods are expected to occur in September/October and March/April of each year.		36 months	**Purpose:** To maintain and improve water quality ***Funds primarily go toward communities in an established BMAP***	**Eligible Projects:** - Green stormwater infrastructure / low impact development for stormwater

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
					Art				
11	**Our Town Program**	National Endowment of the Arts	$150,000	50%	July	*8/3/23*	24 months	**Purpose:** To encourage applications for projects that integrate arts, culture and design into strategies for strengthening communities. Arts, culture, and design may uniquely: - Bring new attention to or elevate key community assets and issues, voices of residents, local history, or cultural infrastructure. - Inject new or additional energy, resources, activity, people, or enthusiasm into a place, community issue, or local economy. - Envision new possibilities for a community or place - Connect communities, people, places, and economic opportunity via physical spaces or new relationships. Requires partnership with local government and cultural organization.	Public art (art that is conceived for a particular place or community) Public space design (designing elements of public infrastructure or spaces where people congregate, e.g. parks)
12	**Grants for Arts Projects**	National Endowment of The Arts	$100,000	50%	Jan/Feb June/July	Cycle 1 2/9/24 Grants.gov 2/21/24 Applicant Portal Cycle 2 7/6/24 Grants.gov 7/18/24 Applicant Portal	24 months	**Purpose:** Through project-based funding, the program supports public engagement with, and access to, various forms of art across the nation, the creation of art, learning in the arts at all stages of life, and the integration of the arts into the fabric of community life. Projects are funded in specific disciplines: Artist Communities, Arts Education, Dance, Design, Folk & Traditional Arts, Literary Arts, Local Arts Agencies, Media Arts, Museums, Music, Musical Theater, Opera, Presenting & Multidisciplinary Arts, Theater, and Visual Arts.	Under the Visual Arts Discipline (open now), project types include commissions or public art and innovative uses of technology among others. Under the Design Discipline, the NEA supports design projects that have a public benefit. Projects that have public benefit include: - Commissions and production of new work, particularly that hire / provide direct fees to artists - Design and community planning for public spaces or landscapes - Artistically excellent design projects that foster positive social impact and employ inclusive design concepts.

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
13	**Specific Cultural Projects**	Florida Division of Arts & Culture	$25,000	50% (25% can be in-kind)	*1/1/2024*	6/1/24 5:00 PM ET	12 months	**Purpose:** To fund a single cultural project, program, exhibition, or series. The grant activities must support the mission of the organization or artist and further the state's cultural objectives. Non-profits and public entities are eligible to apply.	Arts in Education - Artist Residency - Arts Partnership Discipline-based - Projects include dance, literature, media arts, music, traditional arts and visual arts Underserved Cultural Community Development - Assists with the development of underserved cultural organizations

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
Grants For Potentially Any Project									
14	**Appropriations Project**	State House of Representatives	N/A	0%	Rolling	Spring	N/A	**NOT A GRANT. MUST BE SUBMITTED BY MEMBER OF THE HOUSE OF REPRESENTATIVES** Fund a specific item/project for: 1. A local government, private entity, or privately operated program. 2. A specific Transportation facility not part of DOT's 5-year work program 3. An education fixed capital outlay project 4. A specified program, research initiative, center, or similar entity at a state college or university 5. A local water project **Eligible Applicant(s):** Local government	**Previously Funded Projects:** - Regional transit authority operations - Fire regional training facility - Clinic mental health wing - Construction of Emergency Operations Center - Officer training simulator
15	**Local Funding Initiative Request**	State Senate	N/A	0%	Rolling	Winter	N/A	**NOT A GRANT. MUST BE SUBMITTED / SPONSORED BY MEMBER OF THE SENATE** Fund a specific item/project for: 1. A local government, private entity, or privately operated program. 2. A specific Transportation facility not part of DOT's 5-year work program 3. An education fixed capital outlay project 4. A specified program, research initiative, center, or similar entity at a state college or university 5. A local water project **Eligible Applicant(s):** Local government	**Previously Funded Projects:** - Regional transit authority operations - Fire regional training facility - Clinic mental health wing - Construction of Emergency Operations Center - Officer training simulator
16	**Community Project Funding (CPF) Requests**	Congress - House of Representatives	N/A	0%	Rolling	Spring	N/A	**NOT A GRANT. MUST BE SUBMITTED FOR CONSIDERATION BY DISTRICT CONGRESSIONAL HOUSE MEMBER** Community Project Funding (CPF) will allow Congress to fund projects that will make a real difference in the lives of our constituents, particularly now as so many people and communities are hurting. There are limitations on the number of requests each member of congress may submit each fiscal year. **Eligible Applicant(s):** Local government	**Previously Funded Projects:** - Regional transit authority operations - Fire regional training facility - Clinic mental health wing - Construction of Emergency Operations Center - Officer training simulator

#	Grant Name	Agency	Funding Max	Required Match	Date Open	Date Due	Grant Period	Priorities	Types of Projects
17	**Congressionally Directed Spending Requests**	U.S. Senate	N/A	0%	Rolling	Spring	N/A	**NOT A GRANT. MUST BE SUBMITTED FOR CONSIDERATION BY DISTRICT CONGRESSIONAL SENATE MEMBER.** Congressionally Directed Spending (CDS) Requests allow Congress to fund specific projects in specific locations. Only 1% of discretionary spending may go toward CDS Requests. **Eligible Applicant(s):** Local government	**Previously Funded Projects:** - Regional transit authority operations - Fire regional training facility - Clinic mental health wing - Construction of Emergency Operations Center - Officer training simulator

Appendix

January 9th, 2024

Meeting Minutes – 01/09/2024

Gainesville Fire and Rescue

HQ/EOC, SW Public Safety, Firestation #3

Workshop Meeting #3

Attendees	Representing	Role	Email
Barnett Chenault	MON	Project Manager/Architect	Barnett@monarcharchitecture.com
Chris Getz	DLR	Practice Leader	Cgetz@dlrgroup.com
Daniel Barrett	DLR	P.S. Planner/Designer	dbarrett@dlrgroup.com
Ashley Gottshalk	DLR	Design Manager	Agottshlak@dlrgroup.com
Brian Singleton	PW	Head of Public Works	singletonbm@cityofgainesville.org
Gary Cothren	PW	Facilities Manager	cothrengd@cityofgainesville.org
Chief Joseph Dixon	GFR	Fire Chief	dixonjw@cityofgainesville.org
Joseph Hillhouse	GFR	Deputy Fire Chief	hillhousej@cityofgainesville.org

General

- Art- 1%, up to $100,000 max. for each project.
- Locate fire hydrant at bay return area.

HQ/EOC

- 26 full size locker is good as shown in the corridor.
- Executive office area
    a. 2 offices instead of 3 workstations
    b. Glass fronts to offices, since no exterior windows.
    c. Relocate Staff Assistant desk to front door area.
- Connection to EOC will be more aligned with the door from the existing building across the raised platform level.
- Dining area open to circulation to allow for more usable space.
- Kitchen access from service area is good and important. (not going through meeting spaces).
- Leave space for dumpster in service area. Existing dumpster is at north end of HQ. Route from kitchen in EOC to outside for deliveries and trash removal.
- 69 parking spaces total on the plan with the purchased land to the north.
    a. Parking islands may be required that would reduce that number.
    b. Parallel parking is possible on the adjacent GRU road.
- Natural gas generator.
    a. Separate generator for existing building to the southwest of the existing catalyst building.
- Exercise area in the center plaza to make it more functional.
    a. Pull-up bars, etc.
- Level 2- Conference room remains pulled away from back office wall.
- Confirmation of land boundary for purchase to the north.
- LEED requirements. Low flow fixtures, etc.
- Construction phasing
    a. Might not have GRU property for laydown. Need to consider remote laydown or remote parking for staff.
    b. Summer 2025 is earliest potential construction start.
- The area between bldgs. could be set up for workout stations
- Ideally would remove existing retaining wall of platform on west side of EOC and replace with new wall and foundation for new bldg.

SW Public Safety

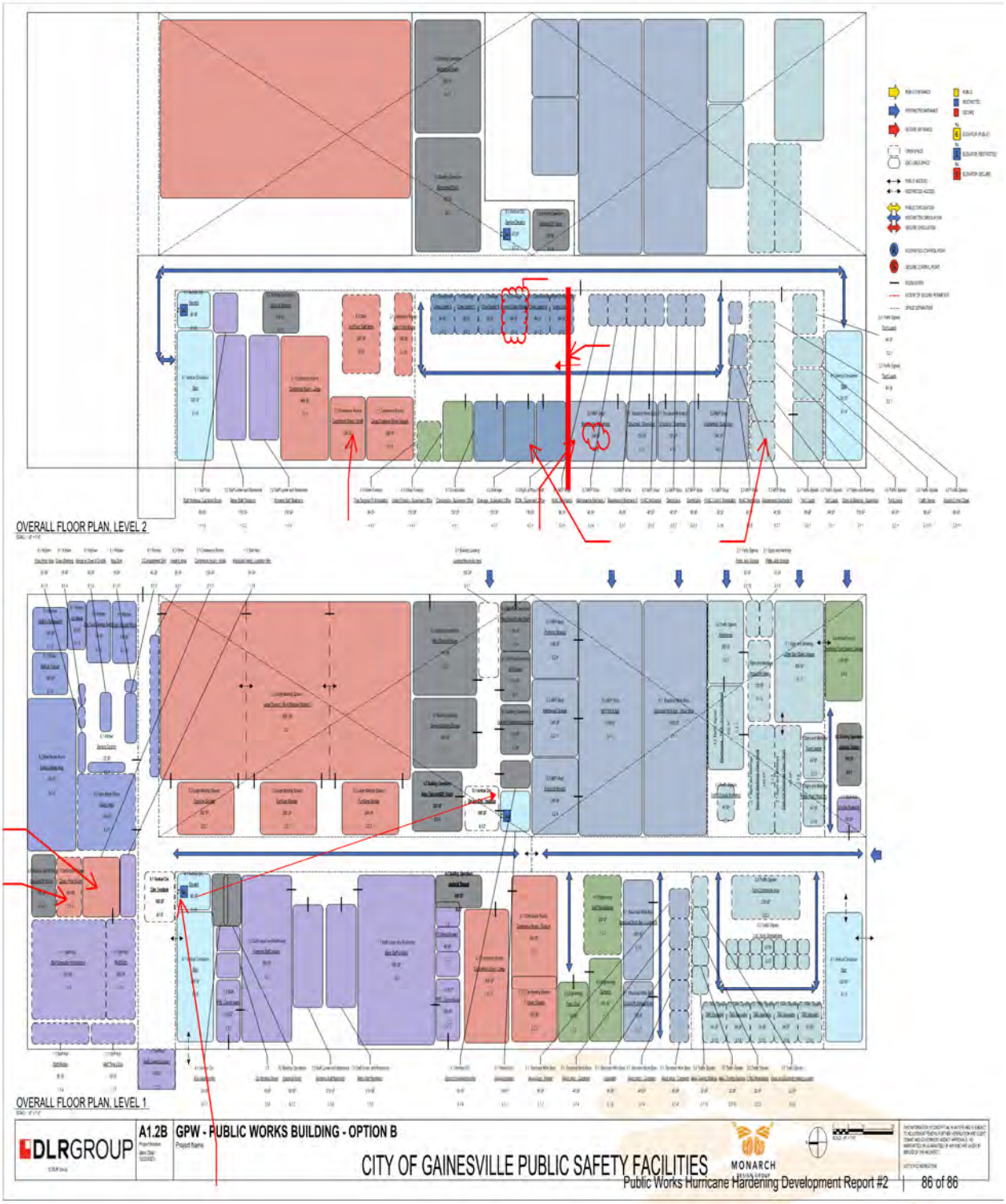
- Screened sallyport area for police needs to be separate from fire, so that fire can keep their bay doors open.
    a. Screened sallyport area to look presentable, no just slats in chain-link

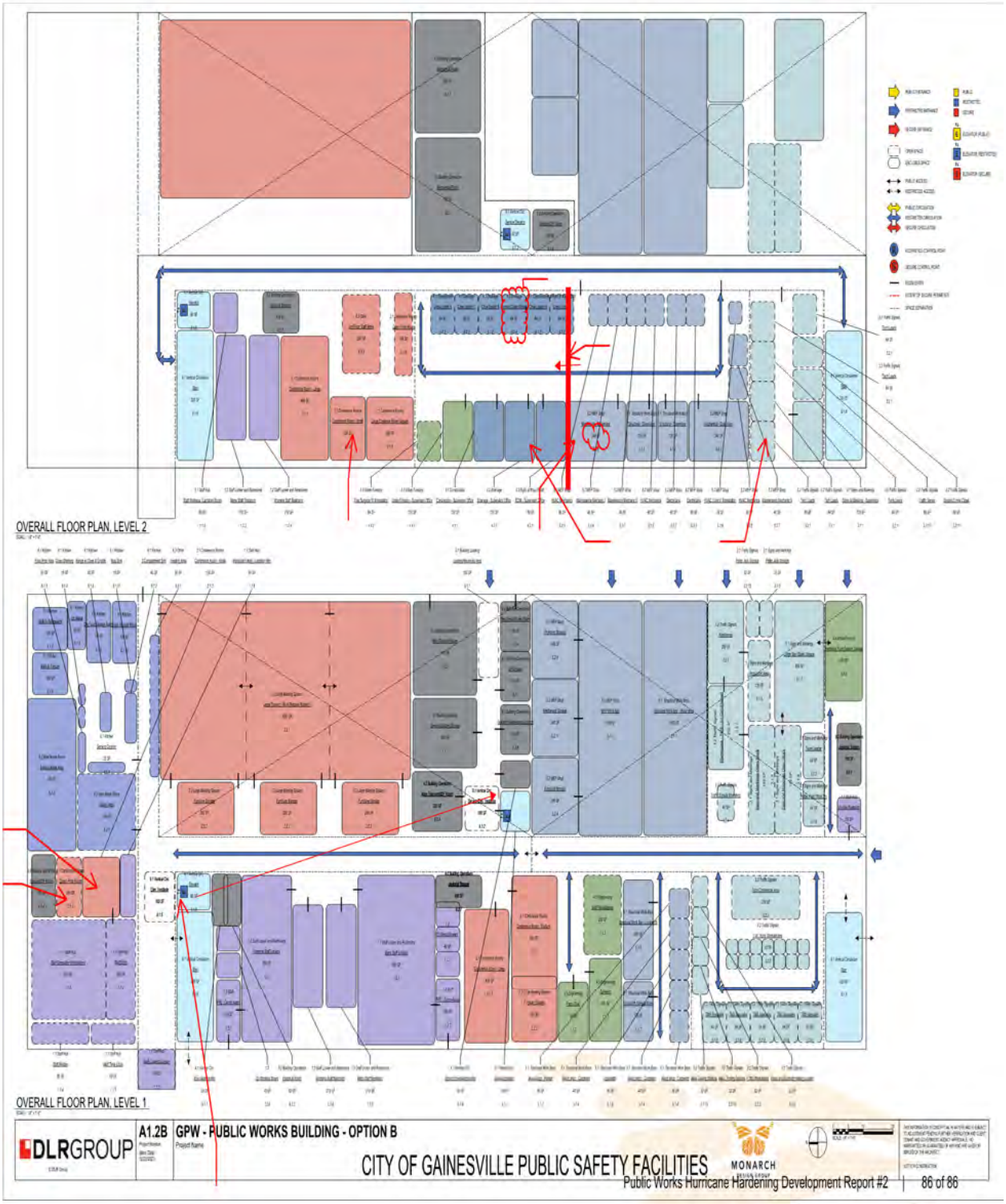
- Planning for Large apparatus for bay and apron out front.
- Bunks (11 total)
    a. 1 LT per apparatus. LT/chief can share restroom.
    b. 3 LT and 1 district chief
    c. 7 regular bunks
    d. Chief room slightly bigger than LT.
- Decon Room. Put it on the living side so it doesn't just become storage.
- IT server room
- Corridor in the center of the bunk area for faster response time to the bay.
- Dirty side is conditioned and exhausted.
- Art in public spaces $100k or 1%
- Could ice and water be closer to the kitchen?

Firestation #3

- One less apparatus bay, one less LT than the Southwest station.
- Will expand internal roadway at the east to include staff parking.
- Intersection points are fixed.
- 3 IT rooms, 1 less bunk room needed.
- Need to adjust site construction diagram.
- New hydrant location when pulling back into bay.

Note: Diagrams are below.


OVERALL FLOOR PLAN, LEVEL 2
OVERALL FLOOR PLAN, LEVEL 1
DLRGROUP
A1.2B
GPW - PUBLIC WORKS BUILDING - OPTION B
CITY OF GAINESVILLE PUBLIC SAFETY FACILITIES
MONARCH


OVERALL FLOOR PLAN, LEVEL 2
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DLRGROUP
A1.2B
GPW - PUBLIC WORKS BUILDING - OPTION B
CITY OF GAINESVILLE PUBLIC SAFETY FACILITIES
MONARCH

FIRST STEP MEETING NOTES

First Step Meeting Notes

First Step meetings with development review staff are a free service provided by the City of Gainesville to help guide a project through the development review and permitting process. These meetings are intended to be a helpful information exchange in an informal atmosphere. If you have any questions concerning the First Step meeting or the meeting notes please call (352) 334-5023 for assistance.

Project Agent or Applicant	David Sowell
Company	Kimley-Horn and Associates, Inc
Email	david.sowell@kimley-horn.com
Phone Number	(352) 415-1897
Property Owner	CITY OF GAINESVILLE
Property Address	606 SE DEPOT AVE
Parcel Number(s)	12720-001-000
Meeting Date	01/22/2024
Zoning	U9
Enterprise Zone	Yes
Historic District	Not in a Historic District

City Staff Attendees
Miranda Searing, Brittany McMullen, Matt Williams, Terry Trail, Seth Wood, Scott Wright, Jennie Ford, Chelsea Proia

Applicant Attendees
David Sowell, Delaney Markham, Barnett Chenault

Project Description
Construction of an 8000 SF emergency operations center for GFR and expansion of the parking area. The existing parcel will be expanded north in GRU owned property to add the extra parking and circulation.

Planning
U9 zoning. Not facing a roadway, no glazing requirements. Proposed new parking: would be looking at max parking allowances.

Variance section of the code lists specific items you can request a variance. Must be listed in this section. These go before the Development Review Board. There are a few requirements in the code that talk about the city manager or designee being able to make the decision. Wouldn't see a variance go to the commission.

This will either be minor/intermediate review. David stated they are holding a neighborhood workshop.

If front entry is modified - as long as it's not made more non-conforming, this is fine. No proposed work to other areas.

Public Works

Quantify the amount of impervious area that has been there since 2013 (likely all of it) this will be cumulative for stormwater.

GRU - Gainesville Regional Utilitites
Project meeting was held.

Environmental - Urban Forestry
There are vehicular use perimeter requirements - would need this buffer. A variance may be needed, would require DRB approval.

Transportation and Mobility
Zone A - no TMPA fee.

Level of Review	Minor or Intermediate depending on total impervious area

Kimley»Horn

MEETING NOTES

GFR HQ and EOC
A/E Team Notes from CoG Pre-App Meeting 1-22-2024

COG Pre-App
2024-01-22

- U9 Transect zoning
- No glazing requirements
- Verify maximum parking allowances
- Verify that neighborhood workshops need to be after 6 pm
  - Check municode
- Variance for parking buffer may need to be obtained
  - Doesn't seem like a buffer is needed though
- Doesn't seem like there are compatibility buffer requirements either
- Check variance section of the code
  - Lists items that can be requested for variances
  - These items can be handled with DRB
  - Commissions don't typically handle variances
  - Some items can be handled by administrative action with city manager
- New EOC is about 8,000 SF
- Net impervious area will be pretty close
  - Likely an intermediate
  - Could be a rapid/minor
- Going to DRB would add a public hearing into the mix
- Public Works
  - Quantify impervious from 2013
  - Verify treatment requirements
  - Help with exfiltration water table exfiltration
- Variances would need DRB approval
  - Could design around it with some exceptions to avoid the DRB
- GRU
  - Nothing
- Transportation
  - Nothing
  - Zone A - no associated TMPA fee

GRU Pre-App
2024-01-17

- Gas
  - High profile gas main south of project
  - Can likely service from south along the western road or directly west of existing building
- GruCom
  - Existing lines in the area
  - Can work with us to address any conflicts/rerouting
- Electric
  - Existing transformer south of existing building
  - Will likely need to extend primary
    - Can wrap around south end of the building
    - Or can come off electric western road north of exisitng building
    - Some parking spots might be lost
  - Generators need separation from transformers
    - Listed in EDSG and NFPA
    - 10' clear from generator to transformer
    - 5' clear from meter
- Water/Wastewater
  - A lof of water options
    - Really big 24, 24, 8
    - Probably want to tap into the 8" line
      - Already in parking lot
    - Will likely need a fire line
  - Follow up for tie sheet
  - May need to give up an existing space to place water/fire appurtenances
  - 15"/16" line west of existing building
    - Lotta flow
    - May need to bypass flow if connecting into 15"
    - Can just add manhole if that is the preferred connection point
  - Smaller 10" sewer main on the south
  - We can wye of the 6" to the south if needed
    - Might just need to show a new tap to service new building
  - Need grease interceptor
- Real Estate
  - No easements just maintain separation

SJRWMD Pre-App
2024-01-12

- 9000 sf of impervious

- 4000 sf of impervious subject to vehicular traffic
- Permit determination likely best route
    - 10-2 likely the route if its determined that a permit is required
    - Do threshold calculation to verify that permit is not needed
- Exfiltration likely the preferred route

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January 12, 2024

RE: ***Neighborhood Workshop***
GFR Headquarters and Emergency Operations Center

Dear Property Owner/Interested Individual:

Kimley-Horn and Associates, Inc. will hold a Neighborhood Workshop to discuss the future development plan application for construction of the Gainesville Fire & Rescue (GFR) Headquarters and Emergency Operations Center (EOC) on Alachua County Tax Parcel 12730-001-000 within the City of Gainesville limits.

The Neighborhood Workshop will be held virtually on Friday, February 9, 2024. Representatives will be available during the Workshop to answer any questions. This is not a public hearing and representatives from City Government are not obligated to attend.

The purpose of the Neighborhood Workshop is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. This required Neighborhood Workshop is being conducted in accordance with City of Gainesville Ordinance Number. 200722, § 3, 4-21-22. If you have questions about the pending applications or the Workshop, please feel free to contact us at 352-374-3274 or GVL.GNVPublicSafety@kimley-horn.com.

Sincerely,
KIMLEY-HORN

David Sowell., P.E.

Note: Neighborhood Workshop Flyer printed on back

Cc: File

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NEIGHBORHOOD WORKSHOP

GFR Headquarters and EOC

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Workshop Location – Virtual Workshop:
Link: https://www.microsoft.com/microsoft-teams/join-a-meeting
Meeting ID: 273 279 964 910
Passcode: a4rSUG

Audio Only
+1 984-204-1608,,852352116# US
(833) 779-7795,,852352116# US (Toll-free)
Phone Conference ID: 852 352 116#

This Neighborhood Workshop is being conducted in accordance with Ord. No. 200722, § 3, 4-21-22. The purpose of the Neighborhood Workshop is to ensure the public has an adequate opportunity to learn about application that may affect them and to work with the applicate to resolve concerns at the early stage of the review and decision-making process.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

NEIGHBORHOOD WORKSHOP

Date: Friday, February 9, 2024
Time: 5:30PM – 6:30PM
Location: Virtual via Microsoft Teams
https://www.microsoft.com/microsoft-teams/join-a-meeting
Workshop ID: 273 279 964 910
Passcode: a4rSUG

Memorandum

To: City of Gainesville

From: David Sowell, P.E.

Date: February 12, 2024

RE: ***Gainesville Fire & Rescue (GFR) Headquarters and Emergency Operations Center (EOC) – Public Participation Report***

A neighborhood workshop to discuss the future development plan application for construction of the Gainesville Fire & Rescue (GFR) Headquarters and Emergency Operations Center (EOC) was held on Friday, February 9, 2024. The workshop was held virtually via Microsoft Teams from 5:30 pm - 6:30 pm. This required Neighborhood Workshop was conducted in accordance with City of Gainesville ordinance number. 200722 § 3.

The meeting began at 5:35 pm where, David Sowell, Project Manager from Kimley-Horn, gave a brief PowerPoint presentation which included: The purpose of the meeting, the requirements for providing public notice, explanation of the project. All questions and/or comments were requested to be held until after the presentation.

7 individuals registered as having attended the meeting. Questions and comments from the public that were discussed during the meeting are included in the meeting minutes.

The meeting was advertised by posted notice, in which signs were posted on January 12, 2024, and mailed notices sent on January 12, 2024, directly to all nearby property owners within 400 feet of the planned development.

The following items are provided as an attachment to this summary:

1. Copy of the mailed notice to property owners within 400 ft
2. Copy of address labels used for property owner notification
3. Posted notice photographs.
4. Copy of Workshop PowerPoint Presentation
5. Meeting Minutes

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Kimley»Horn

January 12, 2024

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GFR Headquarters and Emergency Operations Center

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(833) 779-7795,,852352116# US (Toll-free)
Phone Conference ID: 852 352 116#

This Neighborhood Workshop is being conducted in accordance with Ord. No. 200722, § 3, 4-21-22. The purpose of the Neighborhood Workshop is to ensure the public has an adequate opportunity to learn about application that may affect them and to work with the applicate to resolve concerns at the early stage of the review and decision-making process.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

NEIGHBORHOOD WORKSHOP

Date: Friday, February 9, 2024
Time: 5:30PM – 6:30PM
Location: Virtual via Microsoft Teams
https://www.microsoft.com/microsoft-teams/join-a-meeting
Workshop ID: 273 279 964 910
Passcode: a4rSUG

Neighborhood Workshop Notice
12720-001-000 GRF HQ & EOC
City Of Gainesville
Po Box 490 MS 58
Gainesville FL 32602-0490

Neighborhood Workshop Notice
12140-000-000 GRF HQ & EOC
Ganz Alexander
605 SE 7th St
Gainesville FL 32601

Neighborhood Workshop Notice
12024-000-000 GRF HQ & EOC
Gauthier Leona
439 SEe 6th Ter
Gainesville FL 32601

Neighborhood Workshop Notice
12088-000-000 GRF HQ & EOC
Lewis Don W
4529 NW 36th Dr
Gainesville FL 32605

Neighborhood Workshop Notice
12082-000-000 GRF HQ & EOC
Lewis Gainesville Bulk Plant
Po Box 141286
Gainesville FL 32614

Neighborhood Workshop Notice
5th Avenue
Roberta Parks
616 NW 8 St
Gainesville, FL 32602

Neighborhood Workshop Notice
School Board
Suzanne Wynn
3700 NE 53 Ave
Gainesville, FL 32609

Neighborhood Workshop Notice
Carol Estates South
Becky Runnestrand
1816 NE 16 Ter
Gainesville, FL 32609

Neighborhood Workshop Notice
Debra Heights
Sarah Poll
Po Box 359004
Gainesville, FL 32635

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
Kelly Aissen
4306 SW 5 Ave
Gainesville, FL 32607

Neighborhood Workshop Notice
Gateway Park
Harold Saive
1716 NW 10 Ter
Gainesville, FL 32609

Neighborhood Workshop Notice
Grove Street
Maria Huff-Edwards
1102 NW 4 St
Gainesville, FL 32601

Neighborhood Workshop Notice
Black Acres/Black Pines
Regina Hillman
506 NW 30 Street
Gainesville, FL 32607

Neighborhood Workshop Notice
University Park
Richard Doty
2158 NW 5 Avenue
Gainesville, FL 32605

Neighborhood Workshop Notice
Bivens North Association
Penny Wheat
2530 SW 14 Dr
Gainesville, FL 32608

Neighborhood Workshop Notice
Lincoln Estates
Doris Edwards
1040 SE 20 St
Gainesville, FL 32601

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
Marcia Green
2215 NW 21 Avenue
Gainesville, FL 32605

Neighborhood Workshop Notice
Cedar Grove II
Helen Harris
1237 NE 21 St
Gainesville, FL 32641

Neighborhood Workshop Notice
Northwood At Possum Creek
Wes Wheeler
4728 NW 37 Way
Gainesville, FL 32601

Neighborhood Workshop Notice
Porters Community
Gigi Simmons
712 SW 5 Street
Gainesville, FL 32601

Neighborhood Workshop Notice
Northeast Neighbors
Sharon Bauer
1011 NE 1 Ave
Gainesville, FL 32601

Neighborhood Workshop Notice
Appletree
Chris Garcia
5451 NW 35 Dr
Gainesville, FL 32653

Neighborhood Workshop Notice
Kirkwood
Kathy Zimmerman
1127 SW 21 Ave
Gainesville, FL 32601

Neighborhood Workshop Notice
KingSWood Court
Barbara Kelleher
5350 NW 8 Ave
Gainesville, FL 32605

Neighborhood Workshop Notice
Landmark Woods
Jack Osgard
4332 NW 12 Pl
Gainesville, FL 32605

Neighborhood Workshop Notice
Ashton
Roxanne Watkins
4415 NW 58 Ave
Gainesville, FL 32653

Neighborhood Workshop Notice
Capri
John Doles
4539 NW 37 Ter
Gainesville, FL 32605

Neighborhood Workshop Notice
Creekwood
Helen Sconyers
2056 NW 55 Blvd.
Gainesville, FL 32653

Neighborhood Workshop Notice
University Of FLorida
Linda Dixon
Po Box 115050
Gainesville, FL 32611

Neighborhood Workshop Notice
Lee Nelson
Director Of Real Estate – UF
Po Box 113135
Gainesville, FL 32611-3135

Neighborhood Workshop Notice
Greater Northeast Community
Miriam Cintron
915 NE 7 Ave
Gainesville, FL 32601

Neighborhood Workshop Notice
Hibiscus Park
Carol Bishop
2616 NW 2 Ave
Gainesville, FL 32607

Neighborhood Workshop Notice
Duckpond
Melanie Barr
216 NE 5 St
Gainesville, FL 32601

Neighborhood Workshop Notice
Kirkwood
Jane Burman-Holton
701 SW 23 Pl
Gainesville, FL 32601

Neighborhood Workshop Notice
James Woodland
225 SE 14 Pl
Gainesville, FL 32601

Neighborhood Workshop Notice
Woodland Terrace
Peter Prugh
207 NW 35 St
Gainesville, FL 32605

Neighborhood Workshop Notice
Mason Manor
Joanna Leathers
2550 NW 13 Ave
Gainesville, FL 32605

Neighborhood Workshop Notice
Northwood
Susan W Williams
P.O. Box 357492
Gainesville, FL 32653

Neighborhood Workshop Notice
Oakview
Debra Bruner
914 NW 14 Ave
Gainesville, FL 32601

Neighborhood Workshop Notice
Pine Park
Delores Buffington
721 NW 20 Ave
Gainesville, FL 32609

Neighborhood Workshop Notice
Bobbie Dunnell
3118 NE 11 Ter
Gainesville, FL 32609

Neighborhood Workshop Notice
Raintree
Ronald Bern
1301 NW 23 Ter
Gainesville, FL 32605

Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn
Attn: Urban Director
4055 NW 86 Blvd
Gainesville, FL 32653

Neighborhood Workshop Notice
Southeast Evergreen Trails
Maureen Reschly
1208 SE 22 Ave
Gainesville, FL 32641

Neighborhood Workshop Notice
Stephen Foster
Robert Pearce
714 NW 36 Ave
Gainesville, FL 32609

Neighborhood Workshop Notice
MAC Mceachern
1020 SW 11 Ter
Gainesville, FL 32601

Neighborhood Workshop Notice
University Village Neighborhood Assoc.
Bruce Delaney
2706 NW 23 Terr
Gainesville, FL 32605

Neighborhood Workshop Notice
Lynnae Davis
5416 Driftway Drive
Fortworth, Tx 76135

Neighborhood Workshop Notice
Duckpond
Steve Nadeau
2821 NW 23 Dr
Gainesville, FL 32605

Neighborhood Workshop Notice
Front Porch Florida, Duval
Juanita Miles Hamilton
2419 NE 8 Ave
Gainesville, FL 32641

Neighborhood Workshop Notice
Rainbows East
Joe Thomas
5014 NW 24 Ter
Gainesville, FL 32605

Neighborhood Workshop Notice
Ridgeview
Rob Garren
1805 NW 34 Pl
Gainesville, FL 32605

Neighborhood Workshop Notice
Shadow Lawn Estates
Connie Spitznagel
3521 NW 35 Pl
Gainesville, FL 32605

Neighborhood Workshop Notice
Springhill/Mount Olive
Vivian Filer
1636 SE 14 Ave
Gainesville, FL 32641

Neighborhood Workshop Notice
Suburban Heights
Beth Graetz
4321 NW 19 Ave
Gainesville, FL 32605

Neighborhood Workshop Notice
Sugarhill
Cynthia Cooper
1441 SE 2 Ter
Gainesville, FL 32601

Neighborhood Workshop Notice
Porters
Ina Hines
320 SW 5 Ave
Gainesville, FL 32601

Neighborhood Workshop Notice
Northwest Estates
Vern Howe
3710 NW 17 Ln
Gainesville, FL 32605

Neighborhood Workshop Notice
Appletree
Judith Morrow
3616 NW 54 Lane
Gainesville, FL 32653

Neighborhood Workshop Notice
Pleasant Street
Dotty Faibisy
505 NW 3 St
Gainesville, FL 32601

Neighborhood Workshop Notice
Rainbows End
Sylvia Maggio
4612 NW 21 Dr
Gainesville, FL 32605

Neighborhood Workshop Notice
Ridgewood
Kerri Chancey
1310 NW 30 St
Gainesville, FL 32605

Neighborhood Workshop Notice
South Black Acres
Deanna Monahan
14 SW 32 St
Gainesville, FL 32607

Neighborhood Workshop Notice
Springtree
Kathy Meiss
2705 NW 47 Pl
Gainesville, FL 32605

Attachment 3

What's going on?

Neighborhood meeting to discuss a development plan application

Petition Number/ Project

N/A

Hearing Date/Time

Friday February 9 2024 @ 5:30PM-6:30 PM

WORKSHOP LOCATION – VIRTUAL WORKSHOP:

Link: https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting

WORKSHOP ID: 273 275 864 91?

PASSCODE: s4GUG

AUDIO ONLY

+1 984-204-1606,,852352116# US

(833) 779-7785,,852352116# US (Toll-free)

Phone Conference ID: 852 352 116#

NEIGHBORHOOD WORKSHOP

CITY of GAINESVILLE STATE of FLORIDA

MONARCH DESIGN GROUP

DLRGROUP


NEIGHBORHOOD
WORKSHOP


What's going on?
Neighborhood meeting to discuss a development plan application.
Petition Number/ Project
N/A
Hearing Date/Time
Friday February 9, 2024 @ 5:30PM - 6:30PM
NEIGHBORHOOD WORKSHOP


CATALYST BUILDING
NEIGHBORHOOD
WORKSHOP


What's going on?
Neighborhood meeting to discuss a development plan application
Petition Number/ Project
N/A
Hearing Date/Time
Friday February 9, 2024 @ 5:30pm-6:30 pm
NEIGHBORHOOD WORKSHOP
20

Attachment 4

The meeting will start at 5:35 PM

Your microphone and camera are disabled

Questions will be taken at the end of the presentation

The meeting will be recorded

City of Gainesville GFR Headquarters and Emergency Operations Center

Major Development Plan
Neighborhood Workshop
February 9, 2024

MONARCH DESIGN GROUP DLRGROUP

Kimley»Horn
Expect More. Experience Better.

The purpose of the neighborhood workshop:

The City of Gainesville requires a neighborhood workshop be held 3 months prior to submitting major development applications.

The purpose is to inform neighbors of the nature of the proposed action and to get feedback early in the process.

This meeting provides the applicant an opportunity to mitigate concerns prior to submitting the application.

This is not a legislative or judicial hearing. Elected officials and government staff are not obligated to participate.

Public Notification

Kimley»Horn

January 12, 2024

RE: ***Neighborhood Workshop***
GFR Headquarters and Emergency Operations Center

Dear Property Owner/Interested Individual:

Kimley-Horn and Associates, Inc. will hold a Neighborhood Workshop to discuss the future development plan application for construction of the Gainesville Fire & Rescue (GFR) Headquarters and Emergency Operations Center (EOC) on Alachua County Tax Parcel 12730-001-000 within the City of Gainesville limits.

The Neighborhood Workshop will be held virtually on Friday, February 9, 2024. Representatives will be available during the Workshop to answer any questions. This is not a public hearing and representatives from City Government are not obligated to attend.

The purpose of the Neighborhood Workshop is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. This required Neighborhood Workshop is being conducted in accordance with City of Gainesville Ordinance Number. 200722, § 3, 4-21-22. If you have questions about the pending applications or the Workshop, please feel free to contact us at 352-374-3274 or GVL.GNVPublicSafety@kimley-horn.com.

Sincerely,
KIMLEY-HORN

David Sowell., P.E.

Note: Neighborhood Workshop Flyer printed on back

Cc: File

kimley-horn.com | 800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601 | 352 374 3274

NEIGHBORHOOD WORKSHOP

GFR Headquarters and EOC

Kimley-Horn and Associates, Inc. will hold a Neighborhood Workshop to discuss the future development plan application for construction of the Gainesville Fire & Rescue (GFR) Headquarters and Emergency Operations Center (EOC) on Alachua County Tax Parcel 12730-001-000 within the City of Gainesville limits. The Workshop will be held virtually on Friday, February 9, 2024, at the following link:

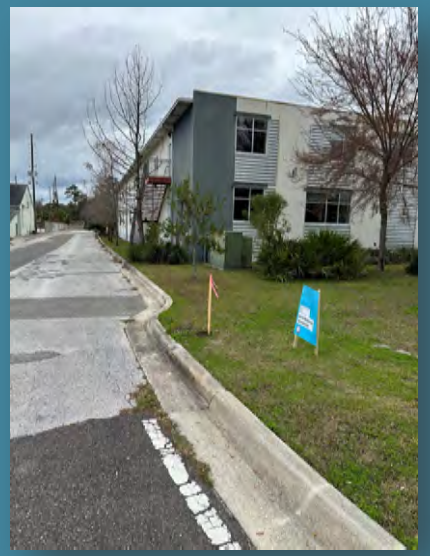
Workshop Location – Virtual Workshop:
Link: https://www.microsoft.com/microsoft-teams/join-a-meeting
Meeting ID: 273 279 964 910
Passcode: a4rSUG

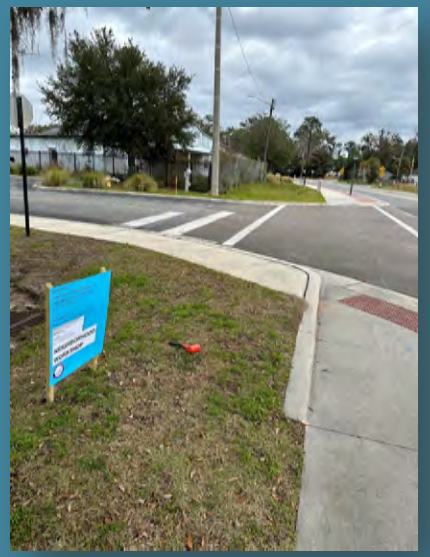
Audio Only
+1 984-204-1608,,852352116# US
(833) 779-7795,,852352116# US (Toll-free)
Phone Conference ID: 852 352 116#

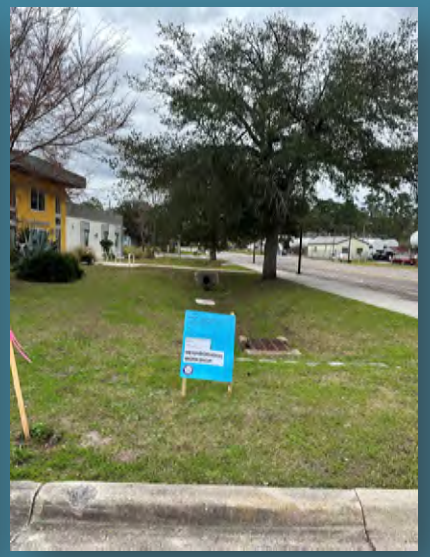
This Neighborhood Workshop is being conducted in accordance with Ord. No. 200722, § 3, 4-21-22. The purpose of the Neighborhood Workshop is to ensure the public has an adequate opportunity to learn about application that may affect them and to work with the applicate to resolve concerns at the early stage of the review and decision-making process.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

NEIGHBORHOOD WORKSHOP
Date: Friday, February 9, 2024
Time: 5:30PM – 6:30PM
Location: Virtual via Microsoft Teams
https://www.microsoft.com/microsoft-teams/join-a-meeting
Workshop ID: 273 279 964 910
Passcode: a4rSUG







Public Notification

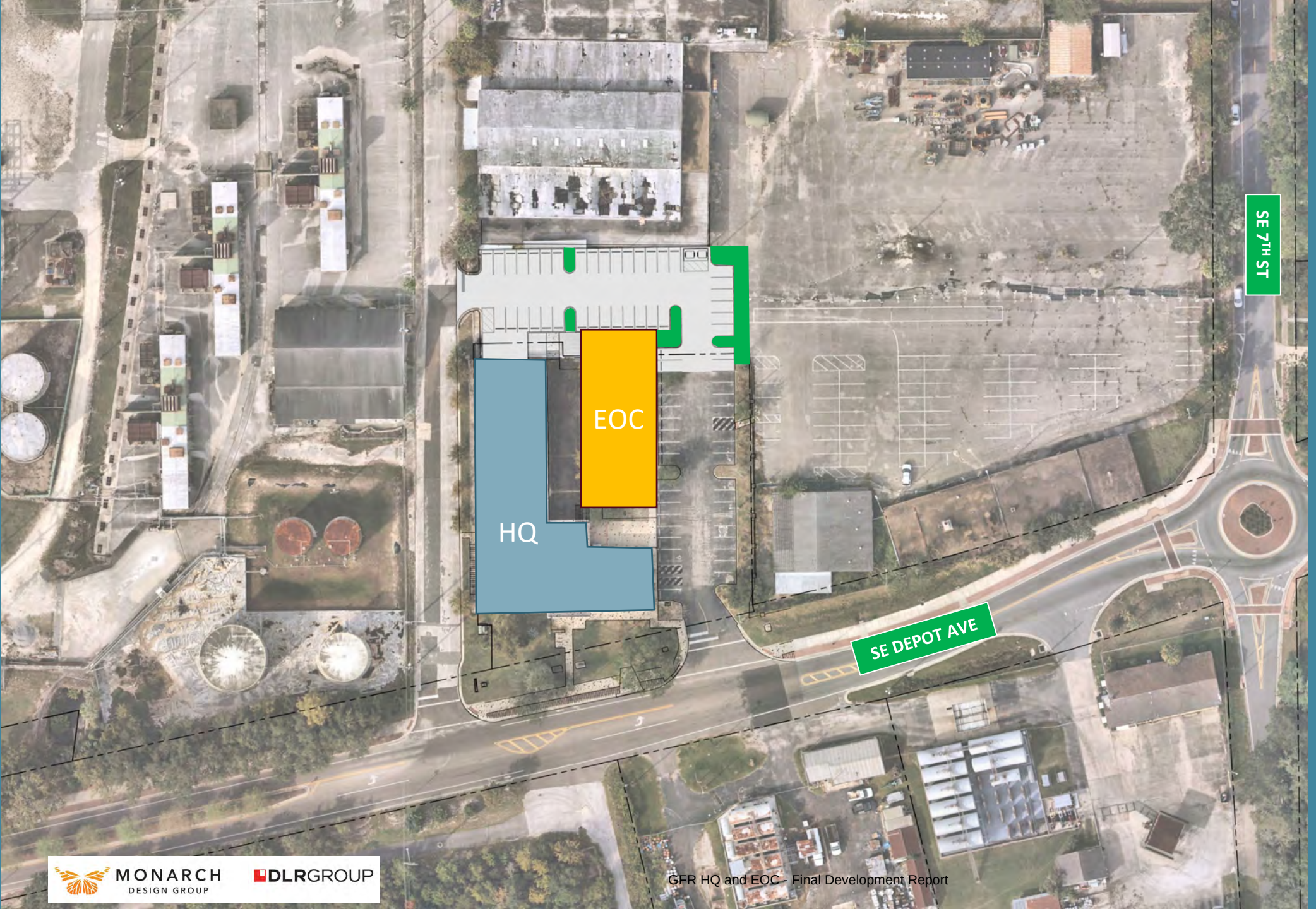
Regulations

Per § 30-3.8. – Public notice

- Notices must be mailed to all addresses within 400 ft of the parcel and to all neighborhood associations registered with the City and located within one-half mile of the parcel. Mailed notification must be postmarked within 15 days of the workshop.
- Signs must be posted along the right-of way at high traffic areas within 15 days of the workshop.

Address labels are provided by the City of Gainesville. Contact the City if you feel you were not properly notified.


SE 5TH AVE
SE 7TH ST
SE 7TH AVE
SE DEPOT AVE
KELLY POWER PLANT
SPRINGHILL NEIGHBORHOOD
DEPOT PARK



Site

- 39 additional parking spaces
- Stormwater treatment
- Dedicated utility connections for EOC
- Backup generators

EOC Building

- ±9,000 Gross Square Feet
- Hardened structure

HQ Building

- ±19,000 Gross Square Feet - Existing
- Renovation and Façade Improvements

MONARCH DESIGN GROUP DLRGROUP

CONCEPTUAL RENDERING

CONCEPTUAL RENDERING

CONCEPTUAL RENDERING

QUESTIONS

Contact Information

Address: 800 SW 2nd Avenue, Suite 100
Gainesville, FL 32601

Phone: 352-415-1897

Email: gvl.gnvpublicsafety@kimley-horn.com

NEIGHBORHOOD MEETING MINUTES
KIMLEY HORN PROJECT LIST
5:30 PM on Friday, February 9, 2024
City of Gainesville Future Development Plan Application

NAME	AGENCY	EMAIL ADDRESS
Barnett Chenault	Monarch Architecture	barnett@monarcharchitecture.com
Phillip Mann	City of Gainesville	mannpr@cityofgainesville.org
Brian Singleton	City of Gainesville	singletonbm@cityofgainesville.org
David Sowell	Kimley-Horn	david.sowell@kimley-horn.com
Delaney Markham	Kimley-Horn	delaney.markham@kimley-horn.com
Jordan Mobley	Kimley-Horn	jordan.mobley@kimley-horn.com
See attached Attendance Report for additional attendees.		

Summary

Kimley-Horn and Associates, Inc. held a virtual a Neighborhood Workshop to discuss the future development plan application for construction of the Gainesville Fire & Rescue (GFR) Headquarters and Emergency Operations Center (EOC). The purpose of the Neighborhood Workshop was to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible.

Comments within Project Limits

1. No questions were raised during this meeting.

End of Minutes.

Attachments: Attendance Report

K:\GVL_Civil\242307020-GFR HQ and EOC\Neighborhood Meeting\Meeting Minutes\2024-02-09 Neighborhood Mtg Minutes.docx

1. Summary

Meeting title	Neighborhood Workshop - Catalyst
Attended participants	7
Start time	2/09/24, 5:21:32 PM
End time	2/09/24, 5:53:07 PM
Meeting duration	31m 35s
Average attendance time	27m 24s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Mobley, Jordan	2/09/24, 5:21:38 PM	2/09/24, 5:53:04 PM	31m 26s	Jordan.Mobley@kimley-horn.com	Jordan.Mobley@kimley-horn.com	Organizer
Sowell, David	2/09/24, 5:21:52 PM	2/09/24, 5:53:03 PM	31m 10s	David.Sowell@kimley-horn.com	David.Sowell@kimley-horn.com	Organizer
Markham, Delaney	2/09/24, 5:21:56 PM	2/09/24, 5:53:05 PM	31m 9s	Delaney.Markham@kimley-horn.com	Delaney.Markham@kimley-horn.com	Organizer
Singleton, Brian M	2/09/24, 5:22:28 PM	2/09/24, 5:53:07 PM	30m 38s	SingletonBM@cityofgainesville.org	singletonbm@cityofgainesville.org	Attendee
Mann, Philip R	2/09/24, 5:25:21 PM	2/09/24, 5:53:06 PM	27m 44s	mannpr@cityofgainesville.org	mannpr@cityofgainesville.org	Attendee
Barnett Chenault	2/09/24, 5:28:21 PM	2/09/24, 5:53:07 PM	24m 45s	barnett@monarcharchitecture.com	barnett@monarcharchitecture.com	Attendee
Michael	2/09/24, 5:36:53 PM	2/09/24, 5:51:47 PM	14m 54s			Attendee

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Mobley, Jordan	2/09/24, 5:21:38 PM	2/09/24, 5:53:04 PM	31m 26s	Jordan.Mobley@kimley-horn.com	Organizer
Sowell, David	2/09/24, 5:21:52 PM	2/09/24, 5:53:03 PM	31m 10s	David.Sowell@kimley-horn.com	Organizer
Markham, Delaney	2/09/24, 5:21:56 PM	2/09/24, 5:53:05 PM	31m 9s	Delaney.Markham@kimley-horn.com	Organizer
Singleton, Brian M	2/09/24, 5:22:28 PM	2/09/24, 5:53:07 PM	30m 38s	SingletonBM@cityofgainesville.org	Attendee
Mann, Philip R	2/09/24, 5:25:21 PM	2/09/24, 5:53:06 PM	27m 44s	mannpr@cityofgainesville.org	Attendee
Barnett Chenault	2/09/24, 5:28:21 PM	2/09/24, 5:53:07 PM	24m 45s	barnett@monarcharchitecture.com	Attendee
Michael	2/09/24, 5:36:53 PM	2/09/24, 5:51:47 PM	14m 54s		Attendee

Kimley»Horn

ENGINEER'S OPINION OF PROBABLE QUANTITIES FOR GFR HQ AND EOC			
ITEM #	**DESCRIPTION**	**UNIT**	**QUANTITY**
	MISCELLANEOUS AND ROADWAY ITEMS		
1	SEDIMENT BARRIER (NOT QUANTIFIED)	LF	-
2	EMBANKMENT (NOT QUANTIFIED)	EA	-
3	INLET PROTECTION SYSTEM	EA	-
3	BURIED ELECTRICAL LINE	LF	100
4	2" PE GAS MAIN	LF	355
5	GAS MAIN TIE-IN CONNECTION (6"X2" HVTS + 2" WAY TEE)	LS	1
6	6" BASE COURSE LIMEROCK, LBR 100	SY	1,422
7	12" STABILIZED SUBGRADE LBR 40	SY	468
8	ASPHALT PAVEMENT (2" SP-9.5)	SY	1,422
9	CONCRETE CURB & GUTTER (TYPE F)	LF	92
10	CONCRETE CURB (TYPE D)	LF	577
11	CONCRETE SIDEWALK AND DRIVEWAY (4" THICK)	SY	468
12	CONCRETE WHEEL STOP	EA	32
13	4" WHITE PAINTED STRIPE (SOLID)	LF	792
14	24" WHITE THERMOPLASTIC STRIPE (STOP BAR)	LF	14
15	30" STOP SIGN AND POLE MOUNT	EA	1
16	DUMPSTER ENCLOSURE SCREENING WALL (6' TALL)	LF	35
	DRAINAGE ITEMS		
1	INLET, TYPE C, <10'	EA	2
2	12" YARD DRAIN/CLEANOUT, <10'	EA	3
3	HDPE PIPE (STORM & CROSS DRAIN) (ROUND) (12")	LF	63

Kimley»Horn

ENGINEER'S OPINION OF PROBABLE QUANTITIES FOR GFR HQ AND EOC			
ITEM #	**DESCRIPTION**	**UNIT**	**QUANTITY**
4	REINFORCED CONCRETE PIPE (STORM & CROSS DRAIN) (ROUND) (18")	LF	158
5	ADS UNDERGROUND STORMTECH RETENTION SYSTEM (SIZE TO BE DETERMINED)	EA	3
WATER DISTRIBUTION ITEMS			
1	6" PVC FIRE PROTECTION LINE	LF	114
2	2" POLYETHYLENE WATER LINE	LF	51
3	1.5" WATER METER	EA	1
4	6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY	EA	1
SANITARY SEWER ITEMS			
1	SANITARY MANHOLE (4'-8' DEPTH)	LS	-
2	SANITARY MANHOLE (12'-14' DEPTH)	LS	1
3	4" SDR 26 PVC SANITARY SEWER LATERAL	LF	181
4	4" SANITARY CLEAN-OUT	EA	3
5	DOUBLE TWO-WAY SANITARY CLEANOUT FLUSH W/ PAVEMENT	EA	2
6	GREASE INTERCEPTOR	LS	1