

REAL ESTATE APPRAISAL

POWER DISTRICT PROPERTIES

PARCELS 1A, 1B, 2A, 2B, 4 AND 5

GAINESVILLE, ALACHUA COUNTY, FLORIDA 32601

Emerson

Appraisal

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Appraisers • Consultants • Market Analysts

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May 10, 2023

Mr. Daniel Blumberg
Project Manager
CITY OF GAINESVILLE
PO Box 490, Station 48
Gainesville, FL 32627

RE: APPRAISAL OF THE POWER DISTRICT PROPERTIES, INCLUDING PARCELS 1A, 1B, 2A, 2B, 4 AND 5, LOCATED IN THE 400 TO 600 BLOCK OF SOUTHEAST 4TH AVENUE, 5TH AVENUE AND DEPOT AVENUE, GAINESVILLE, ALACHUA COUNTY, FLORIDA 32601.

Dear Mr. Blumberg:

According to your request, I have completed an appraisal of the above property, which is more fully located and described in the body of this appraisal report. This appraisal analysis is made and communicated using the "Appraisal Report" option consistent with the Uniform Standards of Professional Appraisal Practice (USPAP).

As part of the analysis, I personally viewed each property and the properties were appraised as a whole owned in fee simple interest. The analysis provides separate market value estimates for each parcel and is for the real estate only and does not include any portable equipment, fixtures, furniture and/or any business goodwill. The property consists of a mixture of vacant land and older commercial buildings situated in the Power District area in Southeast Gainesville. The analysis is made contingent upon the enclosed Special Appraisal Assumptions relating to 1) Sweetwater Branch right of way, 2) survey/title search information and 3) environmental conditions, together with the General Assumptions and Limiting Conditions and Appraisal Certification.

As a result of my investigation and data collected to support the estimates of value, in my opinion, the subject parcels have estimated market values, as summarized on the attached "Valuation Summary Table".

Information relating to the various properties, the appraisal process and other assignment criteria is presented in the enclosed appraisal report and related attachments.

If I can be of any further assistance, please feel free to contact me.

Sincerely,



William Emerson, MAI
State Certified General Real Estate Appraiser RZ248

WE/jp
Attachments

2023-037
Power District Properties

TABLE OF CONTENTS

LETTER OF TRANSMITTAL

TABLE OF CONTENTS

VALUATION SUMMARY	1
VALUATION SUMMARY TABLE	3
PARCEL MAPS (2)	4
APPRAISAL DATA AND SCOPE OF WORK	6
APPRAISAL CERTIFICATION	12
SPECIAL APPRAISAL ASSUMPTIONS	13
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS	15
AREA DATA	17
NEIGHBORHOOD DATA	17
LOCATION MAP	18
NEIGHBORHOOD MAPS (2)	19
ZONING INFORMATION	21
ZONING MAP	22
LAND USE MAP	23
PROPERTY DESCRIPTION - COMMON INFORMATION	24
PROPERTY SUMMARY TABLE	28
TAX PARCEL MAP	29
POWER DISTRICT PARCEL MAP - AERIAL	30
FLOOD MAP	31
SITE SKETCH	32
ENVIRONMENTAL ANALYSIS SUMMARY	33
TAX INFORMATION	36
TAX SUMMARY TABLE	37
HIGHEST AND BEST USE - COMMON INFORMATION	38
HIGHEST AND BEST USE AS VACANT	38
HIGHEST AND BEST USE AS IMPROVED	39
APPRAISAL PROCESS - COMMON INFORMATION	40
LAND VALUE	40
COMMERCIAL/MIXED USE LAND SALES	40
COMMERCIAL/MIXED USE LAND SALES MAP	41
INDUSTRIAL LAND SALES	43
INDUSTRIAL LAND SALES MAP	44
LAND SALES SUMMARY – PARCELS 1A, 1B, 2A, 2B AND 4	44
LAND SALES SUMMARY – PARCEL 5	46
LAND SALES TABLES (2)	48
LAND SALES ADJUSTMENT GRIDS (2)	50
LAND VALUE SUMMARY TABLE	52
MARKET SALES	53
SALES TABLE	55
SALES MAP	56
PARCEL DATA AND ANALYSIS	57
PARCEL 1A	1-1
PARCEL 1B	2-1
PARCEL 2A	3-1
PARCEL 2B	4-1
PARCEL 4	5-1
PARCEL 5	6-1

TABLE OF CONTENTS

ADDENDA	58
----------------------	-----------

Appraiser Qualifications - William Emerson, MAI
Land Sales Sheets
Gainesville and Alachua County Area Analysis
Zoning Information: "U9", "DT", "I-1" and "PS"
Power District Environmental Summary
Power District Building Needs Assessments

VALUATION SUMMARY

The subject property consists of six separate parcels of real estate that are described as the Power District Properties, which are located just southeast of the downtown business district of Gainesville, Florida. The properties are a combination of vacant land and various older building structures that were part of the former Gainesville Regional Utilities (GRU) operation and maintenance facility in downtown Gainesville.

The property is currently owned by the City of Gainesville and the city, through the Gainesville Community Reinvestment Area (GCRA), is working on a redevelopment plan for the land and has re-brand the area as the Power District. The six separate parcels of real estate are estimated to have about 74,975± square feet of building area with a total land area of about 17.21 acres.

The parcels of real estate are described as Parcels 1A, 1B, 2A, 2B, 4 and 5 and are oriented and have value conclusions, as shown on the attached "Valuation Summary Table" and "Power District Parcel Map". A brief summary of conclusions for each of the parcels is as follows with detailed information concerning the valuation process for each property included in the appraisal report.

Parcel 1A is described as Buildings C, D and E (the former water/wastewater offices), which comprise about 13,933± square feet of building area on a 3.35± acre lot. The existing buildings are in overall fair to poor condition and this property is estimated to have a highest and best use for redevelopment of the site for a new use most probably consisting of a mixed use development of commercial and/or residential uses. The parcel is estimated to have a land value as if vacant of \$2,920,000 with a contributory building and site improvement value of negative \$380,000 indicating an estimated "as is" market value of \$2,540,000.

Parcel 1B is a vacant 1.56± acre parcel of land that has an estimated highest and best use for redevelopment of the site for a new use most probably oriented around a mixed use commercial and/or residential development. This property is currently not improved with any significant building or site improvements and has an estimated land value of \$1,140,000 with no improvement contributory value. This indicates an "as is" market value for Parcel 1B of \$1,140,000.

Parcel 2A is Building F (operations center and warehouse), which is a larger 36,660± square foot building situated on a 1.92± acre lot. The building is in overall poor condition and has an estimated highest and best use to redevelop the site for a new use most probably consisting of a mixed-use development of commercial and/or residential uses. The parcel is estimated to have a land value as if vacant of \$1,750,000 with a contributory building and site improvement value of negative \$1,000,000, indicating an estimated "as is" market value of \$750,000.

Parcel 2B is Buildings G and H (old water distribution office and carpenters shop) situated on a 2.93± acre lot. These buildings contain about 10,557± square feet of building area and are in overall fair to poor condition. The highest and best use for this parcel is to redevelop the site for a new use most probably oriented around a mixed use development with commercial and residential uses. This property indicated a land value as if vacant of \$2,680,000 with a negative improvement contributory value of \$290,000 indicating an "as is" market value of \$2,390,000.

Parcel 4 consists of Buildings A and B (fleet garage structures), which has about 13,825± square feet of building area situated on the 1.74± acre site. The buildings are currently in overall average to fair condition and could potentially be remodeled/renovated for an alternative use. However, on an overall basis, this property is estimated to have a highest and best use for redevelopment of the site for a new use most probably consisting of a mixed-use development of commercial and/or residential uses. The parcel is estimated to have a land value as if vacant of \$1,590,000 with a contributory building and site improvement value of negative \$370,000, indicating an estimated "as is" market value of \$1,220,000.

VALUATION SUMMARY (CONT'D)

Parcel 5 consists of a vacant 5.7± acre parcel of land located south of Depot Avenue along the Sweetwater Branch Creek. This property is currently zoned "PS" (Public Services and Operations) and it is anticipated that, with the sale of the property, it would be rezoned to most probably the "I-1" (Industrial) zoning similar to the surrounding parcels. The property is encumbered with Gainesville Regional Utility power lines with the city retaining a 150 foot easement for maintenance and repair of the power lines on the southern portion of the property. With the combination of the powerline easement and creek frontage, it is estimated that about 3 acres of the 5.7 acre site is encumbered with easement area or creek right of way and has limited uses, most probably for parking, water retention and/or limited storage yard use. The remaining portion of the property containing about 2.7 acres allows for building improvements. The property is currently improved with a retaining wall around the road frontage parcel, with asphalt paving and has an estimated highest and best use to be developed for industrial and/or commercial uses consistent with the "I-1" (Industrial) district zoning. The property is currently not improved with any building improvements and has an estimated land value of \$510,000, with no contributory improvement value. This indicates an "as is" market value for Parcel 5 of \$510,000.

The analysis is made contingent upon the enclosed Special Appraisal Assumption relating to 1) Sweetwater Branch right of way, 2) survey/title search information and 3) environmental conditions, together with the General Assumptions and Limiting Conditions and Appraisal Certification.

Power District Property Valuation Summary

Parcels 1A,1B,2A,2B,4 and 5

400-600 Blk. SE 4th,5th & Depot Ave.
Gainesville, Florida 32601
(see attached parcel layout sketch)

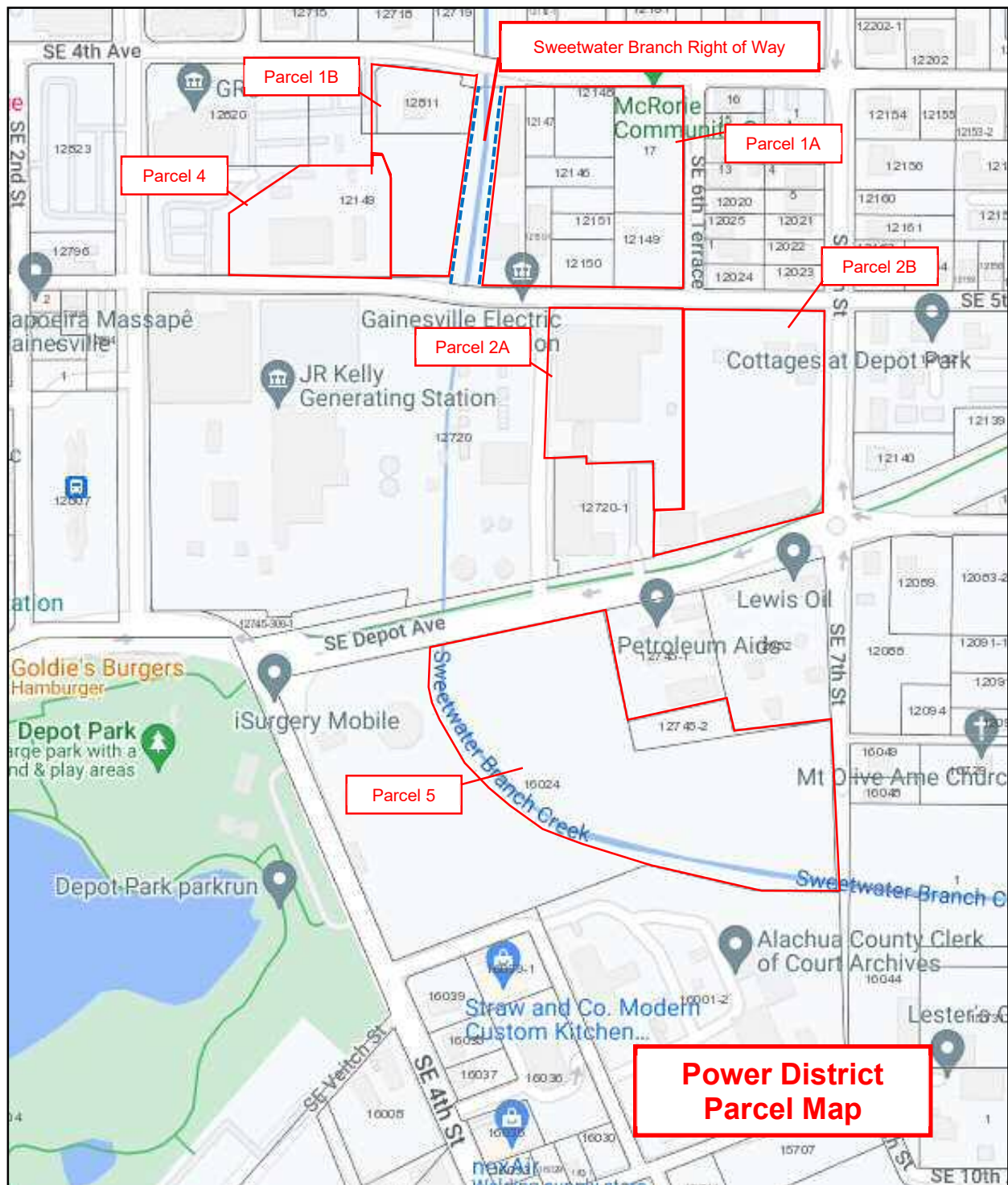
Estimated Market Value (As Is Condition - May 2, 2023)

Fee simple interest, subject to special appraisal assumptions

Parcel/Description	Estimated Highest & Best Use	Value Conclusions		
		Land Value	Contributory Improvement Value + =	Estimated Market Value
<u>1A - Buildings C,D & E</u> 3.35 Acres with 13,933 SF of Building area (Special Appraisal Assumptions 1,2 & 3)	Redevelopment of site for new use - mixed use(s); Commercial and/or Residential	\$2,920,000	-\$380,000	\$2,540,000
<u>1B - Vacant Land</u> 1.56 Acres of land (Special Appraisal Assumptions 1,2 & 3)	Redevelopment of site for new use - mixed use(s); Commercial and/or Residential	\$1,140,000	\$0	\$1,140,000
<u>2A - Building F Operations Center & WH</u> 1.92 Acres with 36,660 SF of Building area (Special Appraisal Assumptions 1 & 3)	Redevelopment of site for new use - mixed use(s); Commercial and/or Residential	\$1,750,000	-\$1,000,000	\$750,000
<u>2B -Buildings G & H</u> 2.93 Acres with 10,557 SF of Building area (Special Appraisal Assumptions 1 & 3)	Redevelopment of site for new use - mixed use(s); Commercial and/or Residential	\$2,680,000	-\$290,000	\$2,390,000
<u>4 - Buildings A & B Fleet Garage</u> 1.74 Acres with 13,825 SF of Building area (Special Appraisal Assumptions 1 & 3)	Redevelopment of site for new use - mixed use(s); Commercial and/or Residential	\$1,590,000	-\$370,000	\$1,220,000
<u>5 - Vacant Land</u> 5.7 Acres (Special Appraisal Assumptions 1,2 & 3)	Industrial Use	\$510,000	\$0	\$510,000
Total (Sum of individual values) 17.21 Acres with various buildings		\$10,590,000 +	-\$2,040,000 =	\$8,550,000

Applicable Special Appraisal Assumptions

- 1 Survey/Title Search Information
- 2 Sweetwater Branch right of way
- 3 Environmental Conditions





APPRAISAL DATA AND SCOPE OF WORK

Problem Identification:

Subject Property:

The subject property consists of six separate parcels of real estate that are described as the Power District Properties, which are located just southeast of the downtown business district of Gainesville, Florida. The properties are a combination of vacant land and various older building structures that were part of the former Gainesville Regional Utilities (GRU) operation and maintenance facility in downtown Gainesville.

The property is currently owned by the City of Gainesville and the city, through the Gainesville Community Reinvestment Area (GCRA), is working on a redevelopment plan for the land and has re-brand the area as the Power District. The overall property includes six separate parcels, two of which are vacant, with four improved with older commercial buildings that are in fair to poor condition that have reached the end of their economic life expectancy without substantial new renovation/remodeling. All six of the parcels have an estimated highest and best use for redevelopment consistent with the uses permitted by the "U9" (Urban 9), "DT" (Downtown) and "I-1" (Industrial) zoning categories.

The buildings are a combination of service garage and office buildings, as described in the report. The six separate parcels of real estate are estimated to have about 74,975± square feet of building area with a total land area of about 17.21 acres, as described in the report.

Existing Use of Real Estate as of Date of Value:

Public utility operations and maintenance facility and vacant land.

Use of Real Estate Reflected in the Appraisal:

Public utility operations and maintenance facility and vacant land.

Relevant Characteristics:

This appraisal provides a market value estimate for each of the six power district parcels owned by the City of Gainesville in Southeast Gainesville. The properties are in overall fair or poor condition having been built anywhere from the 1930s to the 1970s. The appraisal analysis provides separate market value estimates for each of the parcels on an "as is" basis as of the most recent date of viewing on May 2, 2023. The value estimates are for the real estate only and do not include any portable equipment, furniture, fixtures and/or any business goodwill. The analysis does include built-in equipment items such as functioning heating and air conditioning systems and any other built-in mechanical systems.

The original development plan for the Power District envisioned the daylighting of the Sweetwater Branch Creek between Southeast 4th Avenue and Depot Avenue. At the current time, this portion of the creek is channelized underground and, potentially, at some point in time, may be daylighted. In the current timeframe, a corridor or right of way for the creek of about 100 feet in width will be retained by the city through the two blocks and south of Depot Avenue. The appraisal analysis is conditioned upon a Special Appraisal Assumption relating to 1) Sweetwater Branch right of way. Essentially, the analysis assumes that a 100 foot right of way or corridor will be retained along either side of the creek. This creek corridor would potentially allow for future "daylighting" of the creek through the Power District.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

I have not been provided with any title search information or land surveys for the appraisal analysis. The analysis includes a Special Appraisal Assumption concerning 2) survey/title search information.

The property is located in an older industrial area of Southeast Gainesville surrounding GRU's Kelly Power Plant. This area has known environmental issues for both the buildings and land/site, which are discussed in detail in the appraisal report. The appraisal has been completed contingent upon a Special Appraisal Assumption concerning 3) environmental conditions. To the extent possible, environmental remediation is taken into consideration for the buildings. However, any cost associated to remediate the land/site is not considered for the appraisal analysis.

The market value estimate is on a fee simple basis and, to the extent possible, the appraisal provides "as is" market value estimates for each of the parcels on an "as is" basis subject to the enclosed Special Appraisal Assumptions.

Date of Report: May 10, 2023

Effective Date of Appraisal
(Date of Value): May 2, 2023

Date(s) of Viewing:

William Emerson, MAI, performed an interior viewing (Parcels 1A, 2A, 2B and 4) and exterior viewing of all six parcels on May 2, 2023.

Client:

City of Gainesville, c/o Mr. Daniel Blumberg.

Intended User(s):

City of Gainesville, the City Commission and Gainesville Regional Utilities. There are no other intended users.

Intended Use of Report:

This appraisal is being made to establish current market values for each of the subject parcels to assist the client and intended users in making a business decision. There are no other intended uses.

Property Interest Appraised:

Fee simple market value subject to Special Appraisal Assumptions, as described in the report. The appraisal is for the real estate only and does not include furniture, fixtures, equipment or business value. The appraisal provides individual market value estimates for each parcel as if sold separately.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Type and Definition of Value:

The "type" of value estimated in this report is market value. The definition of market value is as follows:

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used is from Federal Register "12", CFR Part 34 and is the typical definition of market value used for most appraisal assignments and for lending purposes.

Assignment Conditions:

This assignment is made contingent upon Special Appraisal Assumptions relating to hypothetical conditions and/or extraordinary assumptions, as described in the report. No hypothetical assumptions are made for the appraisal analysis. Extraordinary assumptions are made relating to 1) Sweetwater Branch Creek right of way, 2) survey/title search information and 3) environmental conditions. Also, the appraisal is made contingent upon the enclosed General Assumptions and Limiting Conditions and Appraisal Certification.

Appraisal Solution:

The appropriate appraisal solution considers the Cost, Income and Sales Comparison Approaches in estimating the market value for the subject parcels. The client has not made any restrictions on methods or approaches that may be used for the appraisal analysis.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Property Identification Scope:

Extent Property is Identified:

- Physical The subject property is identified from available public records and from information provided from various reports concerning the property provided to the appraiser by the City of Gainesville. These reports include an Infrastructure Analysis Report prepared by Jones, Edmunds and Associates, Engineers; a Power District Building Needs Assessment prepared by Walker Architects, Inc.; an Environmental Summary prepared by PSI Engineering and a Redevelopment Plan Update prepared by the city. In addition, various site sketches and other information have been provided by the city. I have not been provided with land surveys for each of the parcels and no current title search information was provided for the appraisal analysis. The existing building improvements were physically viewed by William Emerson, MAI, on the exterior and interior (Parcels 1A, 2A, 2B and 4) for the analysis.
- Legal Detailed legal descriptions for each of the separate parcels was not available for the appraisal analysis. The subject property consists of all or part of twelve separate Alachua County Tax Code Parcels, which also includes the adjoining power plant to the west. No title search information was provided by the client; although, site sketches were provided prepared by various engineering firms. Since current land surveys and/or title search information is not available, actual parcel size, status of any easements, encroachments and the final value conclusions could vary depending upon the results of a current detailed land survey and/or title search (see Special Appraisal Assumption 2).
- Economic The subject property consists of various parcels that make up portions of the Power District located just southeast of the downtown business district of Gainesville. The property is a combination of vacant land and commercial buildings that are in overall fair to poor condition. All six of the properties are located in the southeastern downtown business district and have been rezoned over the last 5 to 7 years to allow for more intensive commercial and/or mixed use developments through the "DT" (Downtown District) and "U9" (Urban 9 District) zoning categories. Most of the properties are in overall fair to poor condition and are not usable in their current condition without renovation and/or cleanup. The appraisal analysis, to the extent possible, provides an "as is" market value estimate for the subject parcels, as described in the report.

Extent Property Viewed:

William Emerson, MAI, performed an exterior and interior (Parcels 1A, 2A, 2B and 4) viewing of the buildings on May 2, 2023.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Type of Appraisal Analysis Applied:

The appraisal analysis identified application of the Direct Land Sales Comparison Approach to estimate the land value for all six of the power district parcels. Four of the six parcels are improved with older buildings that are all estimated to be physically or functionally obsolete with the conclusion to demolish the structures making the sites available for redevelopment. A highest and best use analysis is undertaken to determine the feasibility of remodeling/renovating the existing older structures in comparison to the "as is" market value of the vacant land. In all instances, the land value was significantly higher than the contributory value of the existing building and site improvements. The appraisal analysis is for the real estate only and does not include any equipment or personal property items, except for the built-in fixtures as described in the report. The value conclusions are for each parcel as if sold separately and are condition upon Special Appraisal Assumptions as described in the report.

Type and Extent of Data Researched:

Type of Data:

Market data was collected sufficient to support the approaches to value used in the appraisal solution above. This includes physical data relating to land, building and mechanical systems through a viewing of the property and other available information sources. Research was conducted as to the applicable tax data, zoning and land use information, flood zone data, area demographics, current market trends, income/expense data, land sales, improved sales and rentals, as appropriate for the approaches applied in the analysis. This includes sufficient information to support the approaches applied and the conclusions and opinions of the appraiser.

Time Frame:

This appraisal provides a current "as is" market value for each of the separate parcels. To the extent possible, the most recent and relevant data is included in the analysis as deemed essential to support the market value estimate for the subject property. Typically, this is a subset of available sales data in the area of the subject property that is the most applicable and/or pertinent to the valuation or solution at hand.

Geographical Scope:

The subject property consists of a mix of larger and smaller industrial/commercial buildings oriented towards vehicle service, warehouse and office use located in an older industrial district in Southeast Gainesville, Florida. The property has been re-branded as the Power District and has been rezoned to allow for more intensive commercial and other mixed uses. The appropriate geographical scope of coverage includes the subject market area in South Gainesville, as well as competing industrial and commercial districts in other areas of Alachua County and the City of Gainesville. This geographical scope of coverage is consistent with the size and magnitude of the subject parcels.

APPRAISAL DATA AND SCOPE OF WORK (CONT'D)

Level of Confirmation and/or Verification:

All sales information in this appraisal has been confirmed as a minimum from public record sources. In many cases, land sales and/or market sales have been confirmed by public record sources, a principal to the transaction, MLS data, sales agent or other verification in addition to public records information. Any rental information is confirmed by an owner, leasing agent, MLS data or other source believed to be reliable. Any data (including income, expense and lease data) provided by the client and/or property owner is assumed to be accurate as provided and no attempt was made by the appraiser to "audit" or otherwise verify accuracy of information provided. William Emerson or other associates with Emerson Appraisal Company have made a cursory viewing of land sales and comparable sales from the Gainesville/Alachua County area used in the report.

Report Format/Scope:

This communication is an "Appraisal Report" transmitted using the appraisal report criteria of USPAP. The report provides a summary of the data and analysis considered by the appraiser. This appraisal is transmitted using the "Appraisal Report" criteria of USPAP and is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file for this assignment and is incorporated by reference. Further, the information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Scope of Work Acceptability:

The above scope of work and defined research and analysis, in the opinion of the appraiser, will develop credible assignment results given the character of the property, the intended use and other aspects of scope of work defined above. Also, the appraiser(s) have the appropriate knowledge and experience to complete the appraisal assignment competently, consistent with the competency provisions of USPAP.

APPRAISAL CERTIFICATION

I certify that, to the best of my knowledge and belief:

Required USPAP Disclosures:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment, except as follows: Appraisal – 2018.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I have made a personal inspection (type of viewing described below) of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person(s) signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated, see below.)


Financial Institution Disclosures:

11. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
12. The appraisers completing this analysis have complied with USPAP appraisal standards including the competency provision.

Appraisal Institute Disclosures:

13. The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
15. As of the date of this report, William Emerson, MAI, has completed the continuing education program of the Appraisal Institute.

Property: Power District Property
Parcels 1A, 1B, 2A, 2B, 4 and 5
400 to 600 block Southeast 4th Avenue, Southeast 5th Avenue and Depot Avenue
Gainesville, Florida 32601



William Emerson, MAI

State Certified General Real Estate Appraiser RZ248

Personally Viewed Parcels 1A, 2A, 2B and 4 on the interior and all parcels on the exterior (5/2/23)

Rev. 7/20

SPECIAL APPRAISAL ASSUMPTIONS

This appraisal analysis and conclusions are contingent upon the following Assumptions and/or Conditions. The use of these hypothetical conditions and extraordinary assumptions may have affected the value conclusions and other assignment results.

Hypothetical Conditions

(That which is contrary to what exists but is supposed for purposes of analysis).

None.

Extraordinary Assumptions

(An assumption directly related to a specific assignment which, if found to be false, could alter the appraiser's opinions or conclusions).

1) **Sweetwater Branch Right of Way**

The original development plan for the Power District proposed daylighting of the Sweetwater Branch Creek between Southeast 4th Avenue and Depot Avenue. At the current time, this portion of the creek is channelized underground in concrete piping and a corridor or right of way will be retained by the city with an approximate width of about 100 feet or 50 feet along either side of the centerline of the creek through the block. In addition, the analysis has not taken into consideration any costs associated with utility relocation, particularly relating to utility pipes, which extend through this area of the site near the creek, including a 12 inch water main and a 15 inch gravity sanitary sewer line. Also, the analysis assumes that the relocation of these utility lines will not substantially impact the development potential of Parcels 1A and 1B, which will border upon the creek right of way.

2) **Survey/Title Search Information**

At time of appraisal, limited land survey information and/or title search information was provided for the valuation analysis. A detailed land survey for each separate parcel as well as title search information was not available for the various properties. As such, actual lot size, status of any easements, encroachments and the final value conclusion could vary depending upon results of a current land survey and/or title search information. The enclosed value estimates are based upon available information at time of analysis.

3) **Environmental Conditions**

The subject parcels are located in an older industrial district in Southeast Gainesville and are situated in proximity to industrial and commercial facilities with known ground water or other environmental contamination. Environmental assessment reports have been prepared for the property by various engineering firms, which alleviate or quantify many of the environmental concerns associated with the various parcels. However, there is still potential uncertainty with various portions of the property regarding future site/land remediation costs and timeline.

The value conclusions for each of the parcels is made contingent upon the accuracy of Environmental Engineering Assessment Reports provided by the client concerning the subject property. To the extent possible, the appraisal analysis is for the individual parcels on an "as is" basis and takes into consideration existing environmental hazards within the buildings to either renovate or demolish the structures on a case by case basis based upon the information provided in the Power District Building Needs Assessment Report prepared by architectural firm Walker Architects, Inc., dated May 2015.

SPECIAL APPRAISAL ASSUMPTIONS

Extraordinary Assumptions (Cont'd)

Any potential user of this appraisal report should be aware that there could potentially be additional environmental issues concerning the various parcels. The appraisal analysis is based upon the available Environmental Assessment Reports and generally assumes that there will not be any significant additional cost to each of the parcels for potential site/land remediation costs. A significant cost is defined by the appraiser as a loss in value of more than 2 percent of value conclusion for each parcel.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been made with the following assumptions and limiting conditions:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in the report and letter of transmittal. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the economic period and purchasing power of the American dollar existing on the date of value.
2. The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of the report and/or letter of transmittal accompanying this report. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions. The appraiser is not obligated to predict future political, economic or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either express or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was obtained from County Public Records and/or the client and is considered reliable. Title is assumed to be good and marketable, unless otherwise stated, and free and clear of all liens, encumbrances, easements and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent property management, and available for its highest and best use.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, ground water or structures that render the subject property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
6. Unless otherwise stated, the subject property is appraised assuming it to be in full compliance with all applicable zoning and use regulations and restrictions, unless a non-conformity has been described in the appraisal report.
7. It is assumed that all required licenses, permits, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
8. No engineering surveys or studies have been made by the appraiser. All engineering studies or information provided by other sources is assumed to be correct. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless expressly noted in the report.
9. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
10. Maps, drawings and other illustrative material in this report are included only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.
11. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

12. The physical condition of the improvements is based upon visual viewing. No liability is assumed for the soundness of the structure, if any, since no engineering tests were made of the building.
13. The distribution, if any, of the total valuation in this report between land, improvements, equipment or any business value or goodwill applies only under the stated program of utilization. The separate values allocated for land, buildings and other components must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated intended use.
15. The appraiser's duties, pursuant to his/her employment to make the appraisal, are complete upon delivery and acceptance of the appraisal report.
16. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
17. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the previous written consent of the appraiser and/or of the client; nor shall it be conveyed by any including the client to the public through advertising, public relations, news, sales or media, without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser, or a firm with which he is connected, or any reference to any professional society or institute or any initialed designations conferred upon with the appraiser.
18. The intended use of this appraisal report and the intended user(s) are described in the scope of work section of the appraisal. This appraisal may not be appropriate for other use(s) or user(s).
19. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous and/or other harmful and/or dangerous characteristics. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property or in proximity that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.
20. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity of the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser(s) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Rev. 7/20

AREA DATA

Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles southwest of Jacksonville, 100 miles northeast of Tampa/St. Petersburg and 143 miles southeast of Tallahassee, the state capitol. Gainesville is located in approximately the center of Alachua County and is the largest city and county seat and home to the University of Florida, Santa Fe College and UF Health Regional Medical Center. Alachua County has a 2020 Census population of about 278,468 people and is the natural retail center for an eight county area in North Central Florida along the I-75 corridor. The 2025 estimate is 283,035 persons. The continuous support of the University of Florida, UF Health Regional Medical Center, Santa Fe College and numerous other state funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville/Alachua County area with over 47 percent of the local employment in the governmental sector. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy. For a more detailed description of the Alachua County area, including demographics, see the "Alachua County Area Analysis Information" in the addenda of the appraisal report.

NEIGHBORHOOD DATA

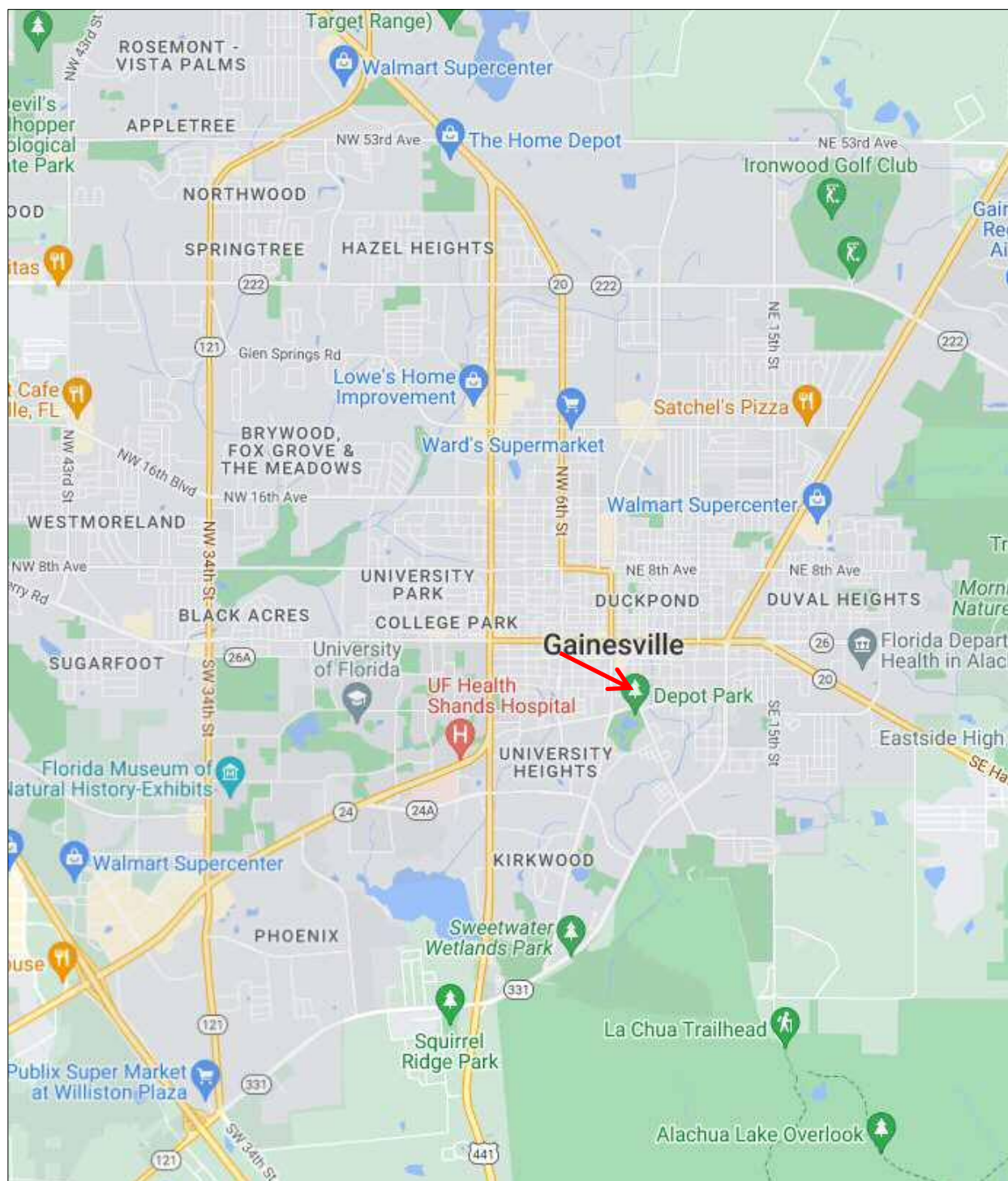
The subject Power District Parcels are located along Southeast 4th Avenue, Southeast 5th Avenue and Depot Avenue east of Southeast 7th Street bordering upon the existing Kelly Power Plant and Gainesville Regional Utilities Office. This location is in the 400 to 600 block of Southeast 4th Avenue, Southeast 5th Avenue and Depot Avenue, which is in the South Main Street industrial/commercial area just south of the downtown business district of Gainesville.

The larger neighborhood is described as the South Main Street Industrial and Commercial District with the subject property being located in the northeastern area of the neighborhood in the area that has been described as the Power District incorporating much of the area around the subject property as well as Depot Park to the southeast.

See attached "Location Map" and "Neighborhood Maps".

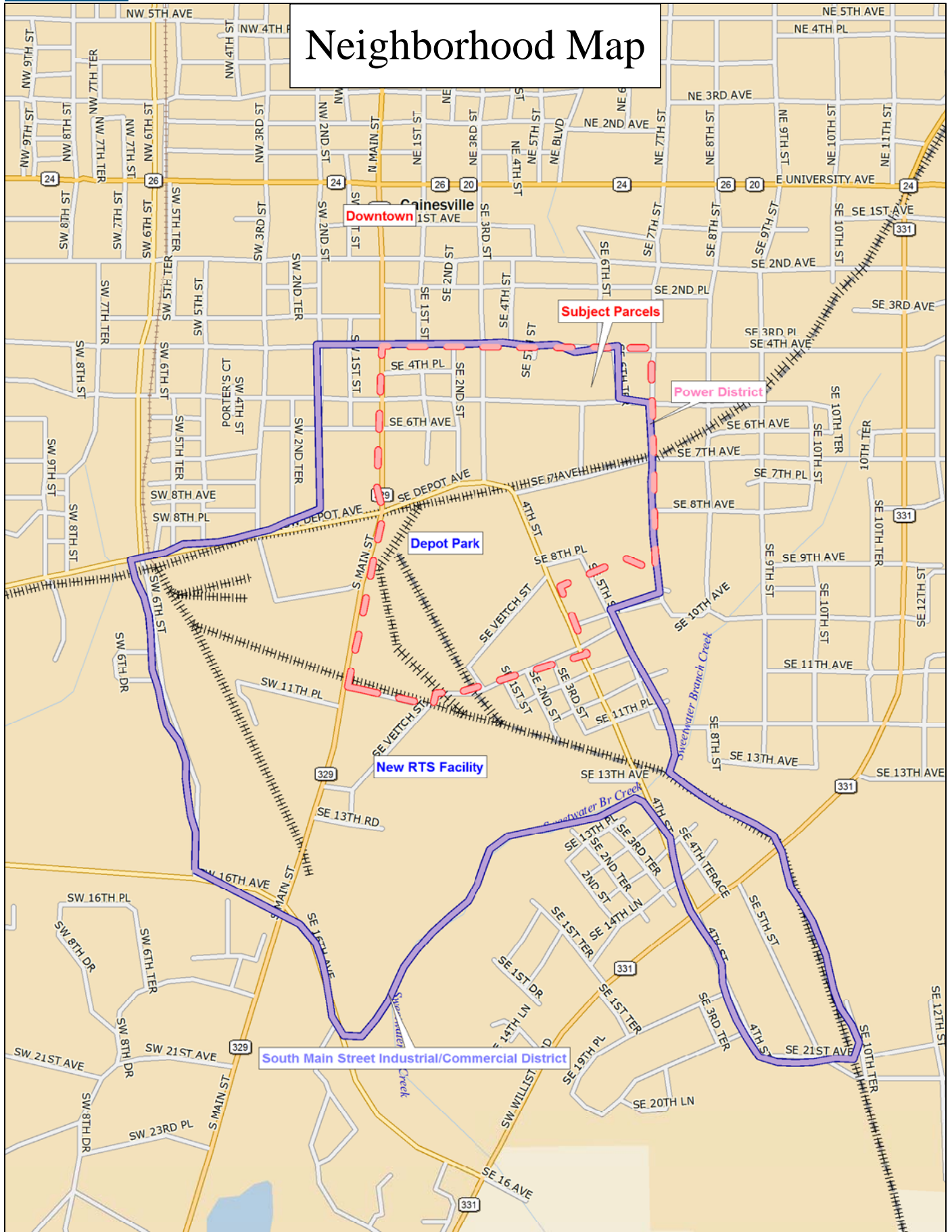
The subject neighborhood consists of the South Main Street industrial and commercial area. This area district extends southward from Southeast 4th Avenue to Southeast 16th Avenue. Southeast 4th Street and Southwest 6th Street serve as the general east and west boundaries for the area. Within this neighborhood, major north/south access is provided by South Main Street and Southeast Williston Road (State Road 331). Major east/west access is provided by Depot Avenue and South 16th Avenue. Secondary access is provided by numerous feeder roads within the neighborhood including Southeast 4th Street, Southeast Veitch Street and Southeast 13th Lane. In addition, the neighborhood is serviced by the public bus transportation system. All city utilities including water, sewer and electricity are available in the area and appear to be of adequate capacity to support continued development.

The South Main Street industrial area is the primary industrial district for South Gainesville. This is an older well established light industrial district that includes regular storage warehouse occupancies, distribution warehouse occupancies, light manufacturing, automotive service and repair facilities, bulk fuel storage and distribution, city utility services and other miscellaneous industrial uses. Major land uses in the neighborhood include Gainesville Regional Utilities Kelly Power Plant, Gainesville Regional Utilities Southeast Waste Water Treatment Plant, Ridgeway Roof Truss Plant, Depot Park and both the old and new Regional Transit System Maintenance and Administrative Facility. Most of the commercial and industrial land uses in the area have received average market acceptance and command average price levels and market rents in comparison with other older industrial districts of the City of Gainesville. In addition, the industrial district is located about one mile east of the University of Florida campus and the UF Health/VA Medical Center Hospital Complex, which are the major employers and activity centers for the City of Gainesville and Alachua County.



Location Map

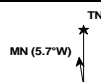
Neighborhood Map



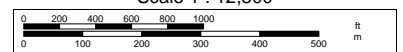
Data use subject to license.

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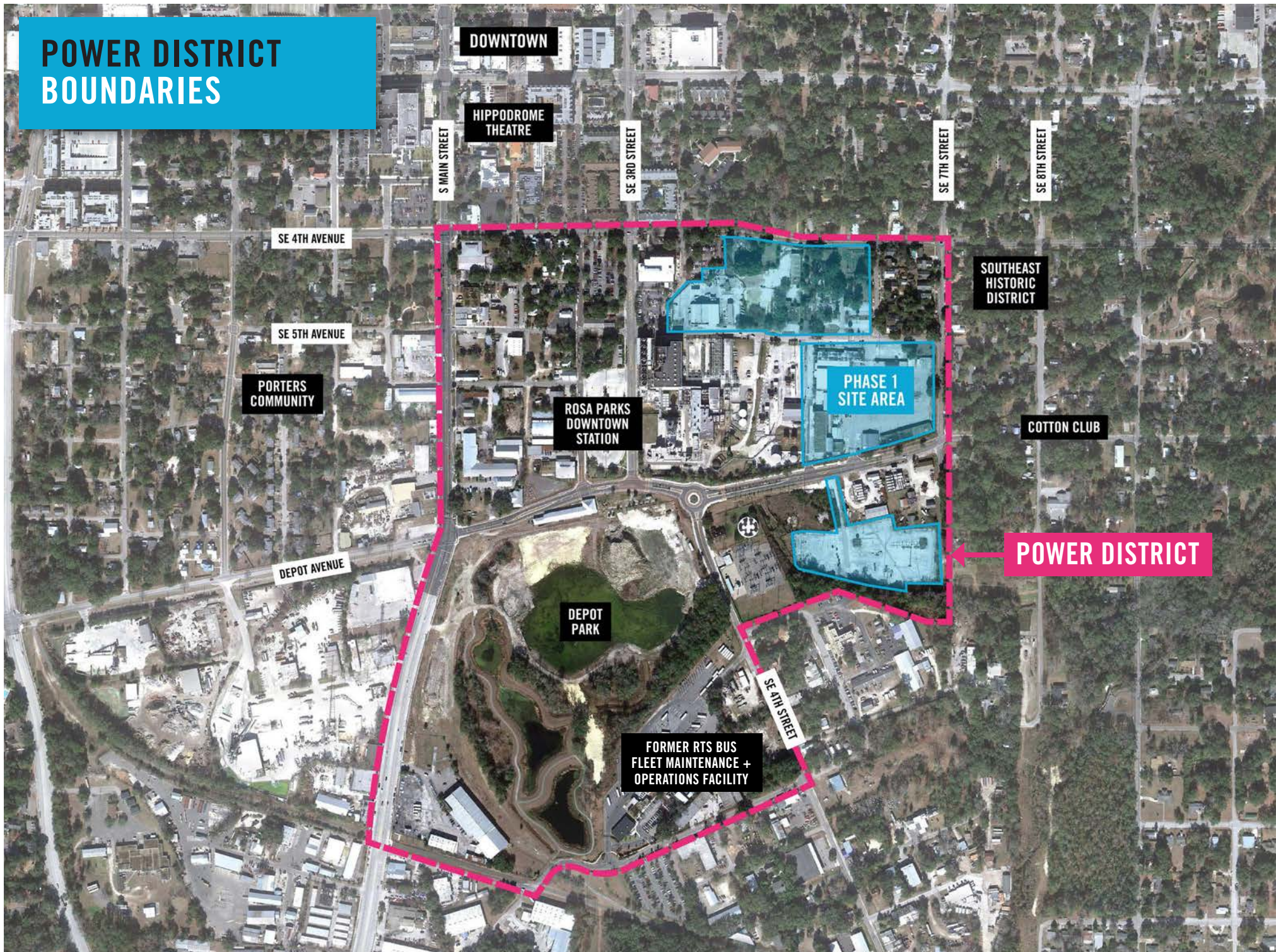


Scale 1 : 12,800



Data Zoom 14-0

POWER DISTRICT BOUNDARIES



NEIGHBORHOOD DATA (CONT'D)

In summary, the subject neighborhood is characterized as an established light industrial and commercial district situated along South Main Street, just south of the downtown area of Gainesville. This is an older industrial district in which industrial and commercial land uses have been occurring for over 100 years and the area is about 90 percent built-up.

The subject Power District parcels are located in the northeastern area of the subject neighborhood along Southeast 4th, 5th and Depot Avenue, just northeast of Depot Park, as shown by the attached "Location Map" and "Neighborhood Maps". As part of the initial phase for the Depot Park area, Southeast 7th Avenue has been substantially rebuilt with traffic circles just southwest and southeast of the subject property, which now extends westward all the way to Southwest 13th Street and eastward all the way to Waldo Road.

The northern portion of the South Main Street Industrial and Commercial area around the Power District has seen more activity over the last five to ten years. The area is now re-branded as the "Power District" and is proposed to be redeveloped over time due to the significance of the area in proximity to the downtown business district and other activity centers, including the University of Florida and UF Health/VA Hospital complex.

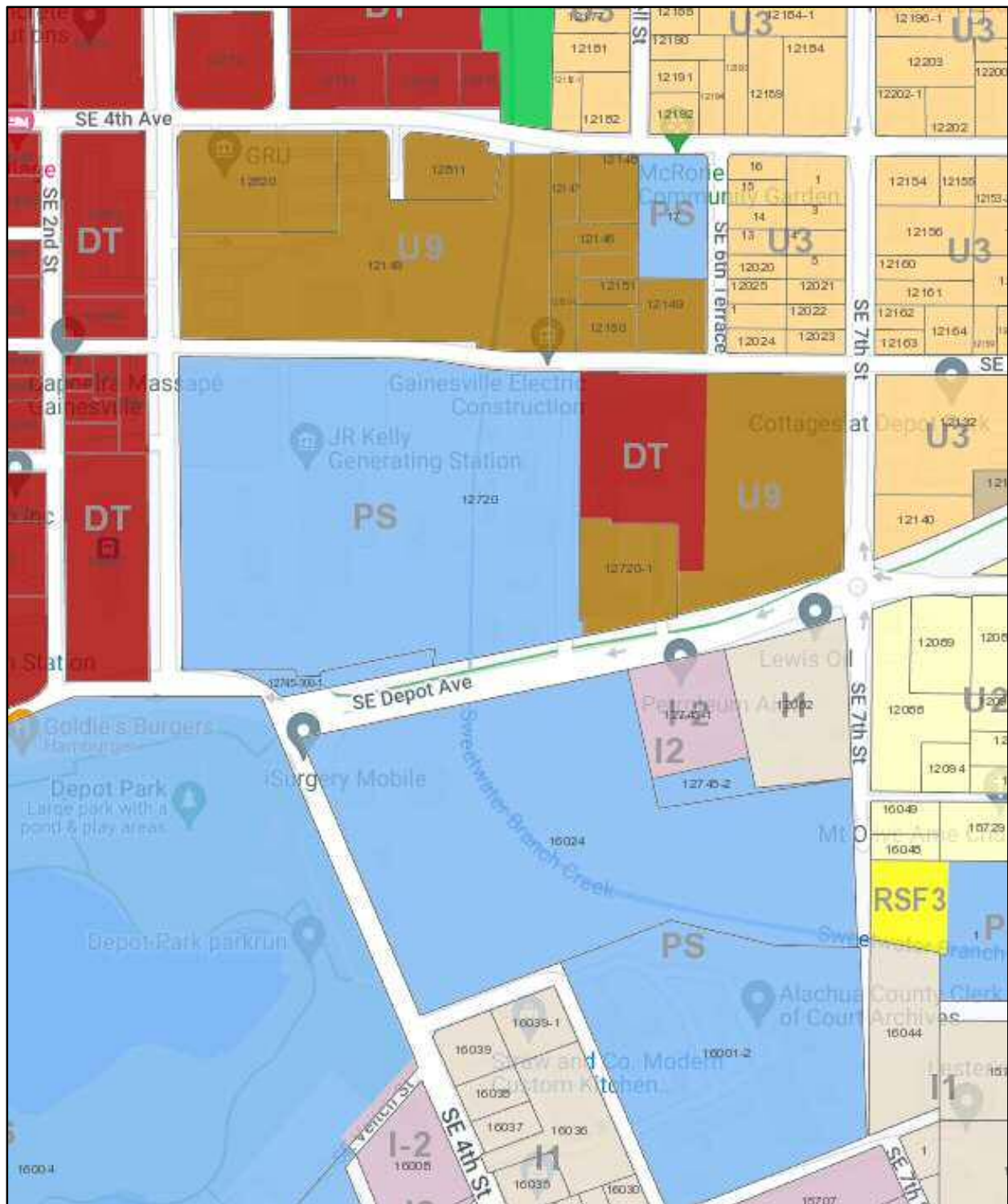
The South Main Street Industrial and Commercial District was one of the first original industrial districts with many of the industrial uses oriented along the old railroad right of way, which extended through the middle of this industrial district. The railroad right of way, over the last 20 years, has been converted to a bike trail in the "Rails to Trails" program and, currently, there is no railroad access within the neighborhood. Most industrial and commercial uses are local oriented uses, except for the larger or major uses in the neighborhood as previously described.

See attached "Location Map" and "Neighborhood Maps".

ZONING INFORMATION

According to the City of Gainesville Zoning Authorities, the subject parcels of real estate are zoned a combination of "DT" (Downtown District), "U9" (Urban 9 District) and portions of the property zoned "PS" (Public Services and Operations). The corresponding future land use designations are "UMUH" (Urban Mixed-Use High Intensity) for the "Urban 9" zoned areas and "MUH" (Mixed-Use High) for the portion of the property zoned "DT" (Downtown District). The "PS" zoned portion of the property has a future land use designation of "PF" (Public and Institutional Facilities).

As shown on the attached "Zoning Map" and "Land Use Map", the majority of the parcels are zoned "Urban 9", including all of Parcels 1B, 2B and 4. Parcel 1A has the majority of the site zoned "Urban 9" District, with the northeastern area of the site zoned "PS" (Public Service) corresponding to the community garden area on this section of the parcel. The "PS" (Public Service) zoning appears to be a "holdover zoning" from the prior zoning of the entire area and the use of this portion of Parcel 1A as a public garden area. It is anticipated that with redevelopment of Parcel 1A as part of the Power District Plan that this "Public Service" zoning would be changed to the adjoining "Urban 9" District consistent with the zoning of the rest of the block. Parcel 2A that is improved with the operations center and warehouse is zoned "DT" (Downtown District). Parcel 5 is currently zoned public service and it is anticipated or assumed that this zoning would be changed to the adjoining "I-1" industrial district consistent with the zoning of the adjoining properties surrounding parcel 5 south of Depot Avenue. General information is provided in this section of the report concerning the zoning categories with more detailed zoning information, including permitted uses, included in the addenda of the appraisal report.



Zoning Map



Land Use Map

ZONING INFORMATION (CONT'D)

The majority of the subject property is currently zoned "U9" (Urban 9 District), which was created in about 2017 as part of a large rezoning of the central area of Gainesville and allows for a wide range of commercial and multifamily residential uses for the subject property. This zoning permits multiple family residential use up to 100 units per acre, which can be increased up to 125 units per acre by a special use permit. This zoning allows for a six story building by right and potentially up to eight stories, with a special use permit. This zoning permits a wide range of commercial uses, in addition to residential use, with the various uses outlined by the "Zoning Information" in the addenda of the appraisal report.

Parcel 2A is zoned "DT" (Downtown District), which was also created as part of a large rezoning of the central area of Gainesville. This is a very intensive zoning that allows for a wide range of single-family, multiple family, office and retail commercial uses for this parcel. This zoning permits multiple family residential use up to 150 units per acre by right and 175 units per acre with a special use permit. The zoning also permits a maximum of 12 building stories by right, which can be increased potentially to a 14 story building with a special use permit. The "DT" District is one of the, if not most, intensive zoning categories in the City of Gainesville and is only located in or near the downtown area of Gainesville.

Finally, a small portion of Parcel 1A at the northeast corner is zoned "PS" (Public Services) district and all of Parcel 5 is zoned "PS" (Public Services) district. The "Public Services and Operations District" is established for the purpose of identifying and providing suitable locations for the necessary public and private utility, public/private partnerships or other legal arrangements where the land title is vested in the government and the uses serve as a public purpose, and recreational activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. It is anticipated that with the redevelopment of Parcel 1A in the future that the "PS" zoned portion of this parcel would have its zoning changed to "U9" (Urban 9 District) similar to the zoning of the adjacent property to the west. In addition, Parcel 5 is also anticipated to be rezoned similar to the adjoining properties with the "I-1" (Industrial) district zoning.

Other restrictions affecting the subject parcels include that the entire power district area north of Depot Avenue is located within the University Context Area. As part of the rezoning of the Central Gainesville area in 2017, other restrictions have been placed on multifamily development within the University Context Area, most notably that a new apartment property has to have a ratio of 2.75 or less bedrooms per unit. Any prospective project is limited to a maximum of 2.75 bedrooms on average per unit.

The subject power district is not located within a historic district, but borders upon or is adjacent to the Southeast Historic District east of Southeast 6th Terrace and north of Southwest 4th Avenue. The location of the power district parcels, particularly Parcels 1A and 2B, in relation to the historic district will most probably result in lower building heights and lower density for the portion of these parcels immediately bordering upon the historic area.

For a more detailed description of the uses permitted and other requirements of the various zoning categories, see the "Zoning Information" in the addenda of the report. See attached "Zoning Map" and "Land Use Map".

PROPERTY DESCRIPTION - COMMON INFORMATION

The subject parcels are all located within the Power District just east and northeast of the Kelly Power Plant along Southeast 4th Avenue, Southeast 5th Avenue, Southeast Depot Avenue and Southeast 7th Street, as shown on the attached "Tax Map" and "Power District Parcel Map". The Power District property is separated into six separate parcels described as Parcel 1A (Buildings C, D and E on a 3.35± acre lot), Parcel 1B (a vacant parcel of land containing about 1.56 acres), Parcel 2A (Building F - operations center and warehouse on a 1.92± acre lot), Parcel 2B (Buildings G and H on a 2.93± acre lot), Parcel 4 (Buildings A and B - fleet garage on about a 1.74± acre lot) and Parcel 5 (a vacant parcel of land containing about 5.7± acres).

PROPERTY DESCRIPTION - COMMON INFORMATION (CONT'D)

The land area estimates are approximate particularly relating to Parcels 1A, 1B and 5 to be located along the Sweetwater Branch right of way corridor through the block from Southeast 4th Avenue to south of Depot Avenue. The approximate location of this Sweetwater Branch right of way area could vary depending upon final plans for the right of way of the creek, and as such, Parcels 1A and 1B have land area and configuration that could vary depending upon the final right of way plan. The remaining land area estimates are taken from various site maps and information provided by the available survey and engineering information and appear to be relatively accurate land area estimates for these four parcels.

The six parcels are made up of all or a subpart of twelve separate Alachua County Tax Code Parcels, which also includes the adjoining Kelly Power Plant and Gainesville Regional Utilities office building along Southeast 3rd Street. The various tax parcels land area estimates and building descriptions with building area are summarized, as shown on the attached "Property Summary Table". The six parcels of real estate are estimated to contain about 17.21 acres of land area with total building area of about 74,975± square feet.

For the appraisal analysis, I was provided with a detailed Building Needs Assessment Report for the Power District buildings prepared by Walker Architects, Inc. (May 2015). This is a detailed 93 page report that provides a detailed estimate of building areas and needed repairs for each of the separate structures and all of the parcels. This report, in its entirety consisting of 93 pages, is included in the addenda of the appraisal report. Based upon a physical viewing of the interior and exterior of the subject buildings, it is my opinion that the Building Assessment Needs Report portrays a fairly accurate depiction of the existing buildings on the site. In addition, since the Building Needs Report was prepared in 2015, the buildings have deteriorated further and are in even worse condition, particularly Building F, the operations center and warehouse, in which portions of the building roof have collapsed.

The architectural work for the report was prepared by Walker Architects, Inc.; mechanical, electrical and plumbing systems were evaluated by Moses & Associates, Inc.; the structural system of the buildings by Sputo & Lammett Engineering; analysis of asbestos, lead and mold surveys provided by GLE Associates, Inc., and termite inspections provided by McCall Service, Inc. The other physical descriptive information for the property includes a 93 page infrastructure analysis prepared by Jones Edmonds & Associates, Inc., Engineering (October 2015) as well as an Environmental Summary prepared by PSI Engineering (August 21, 2015). The Environmental Summary is included in the addenda of the appraisal report with portions of the Infrastructure Analysis Report included in the appraisal. Copies of all the Environmental Audits, Infrastructure Analysis, Building Needs Assessment, Environmental Summary and Redevelopment Plan Update are retained in the appraiser's file for this assignment and incorporated into this analysis by reference. Any potential user of this report is encouraged to read the Power District Building Needs Assessment Report included in the addenda, which provides detailed physical descriptions of the building improvements and their related condition and necessary repairs.

As described on the attached "Property Summary Table", most of the buildings that make up the Power District parcels were built in the 1930s through 1970s and are in overall poor or fair condition.

As shown on the attached "Flood Map", the various parcels are mostly level to slightly sloping in elevation and appear to be adequately drained. Review of the National Flood Hazards Map (Flood Map 12001C0314D, effective date June 16, 2006) indicates that the vast majority of the subject property or parcels is located in Zone "X", an area of minimal flood hazard. The exception is portions of Parcels 1A, 1B and 5, which will border along the right of way of Sweetwater Branch Creek between 4th Avenue and south of Depot Avenue.

PROPERTY DESCRIPTION - COMMON INFORMATION (CONT'D)

It appears that even though the creek is in an underground culvert, the areas of the western portion of Parcel 1A and eastern portion of Parcel 1B have areas located within Zone "A", an area of flood hazard. Much of the flood zone will be incorporated as part of the Sweetwater Branch right of way, which is a 100 foot corridor between the two parcels. However, it appears that there may still be some flood hazard areas remaining on each of these parcels depending upon the final configuration of the Sweetwater Branch right of way corridor. Also, this flood hazard area designation could vary depending upon further land survey and engineering studies for the property.

The most detailed drawing for the overall property is a "Site Sketch", which shows the orientation of all of the building improvements on the various parcels with some area estimates provided for portions of the subject property. This "Site Sketch" is utilized for land area estimates for the various parcels.

Environmental Conditions

For the appraisal analysis, four separate Phase 1 Environmental Audits, as well as additional Phase 2 Environmental Audits were performed on the various portions of the subject property, as described by the Environmental Summary Report prepared by PSI Engineering in the addenda of the appraisal report. A good overview of the conclusions of the environmental audits is presented in the Infrastructure Analysis Report prepared by Jones Edmonds & Associates, Inc., (portions of which are attached). Section 6 provides a summary of previous environmental assessment activities and current conclusions. This report was dated as of October 2015. Supplemental Environmental Assessment Reports were provided for both Parcels 1 and 2 prepared by PSI Engineering, Consulting and Testing of Orlando, Florida. Additional information provided includes a limited site assessment report for Parcels 1 and 2 dated October 21, 2016 and an additional report dated September 8, 2016 (PSI Project 06632819). Parcel 4 also had supplemental analysis prepared by PSI including a Soil Vapor Assessment Report dated October 20, 2016 and a Supplemental Site Assessment Report dated November 1, 2016 (PSI Project 06632819). In addition, an Underground Storage Tank Closure Assessment Report for Parcel 4 (Fleet Maintenance Facility) was prepared by Alliant Environmental Solutions in January 2017 after the fuel tanks had been removed.

See attached "Environmental Analysis Summary" and "Environmental Concerns and Studies Map". The descriptive information provides a summary of environmental analysis for three parcels (Parcel 1, Parcel 2 and Parcel 4). For the environmental audit reports, Parcel 1 corresponds to the portions of Parcel 1A east of the creek right of way, Parcel 2 corresponds to all of the parcels located south of Southeast 5th Avenue, including Parcels 2A and 2B, and, finally, Parcel 4 is the land area generally west of the creek comprising Parcel 1B and Parcel 4 of the appraisal analysis.

The environmental summary concluded for Parcel 1 or the area of the property within Parcel 1A that, based upon the 2011 Phase ESA data, active groundwater remediation is unlikely to be required to achieved regulatory closure for Parcel 1. Parcel 2, which consists of the area south of Southeast 5th Avenue, concluded based on the limited assessment data for Parcel 2, soil impacts were identified in 4 of the 17 soil samples collected. PSI Engineering recommended additional soil assessment activities in these areas to evaluate the extent or the impacts. No ground water impacts were identified that would require further assessment of remediation at that time. The analysis also concluded that based on the 2011 Phase 2 ESA data, active soil remediation is unlikely to be required or only isolated soil removal activities will be required to achieve regulatory closure for Parcel 2 (appraisal Parcels 2A and 2B). This appears relatively favorable for these two parcels that make up Parcel 2. The supplemental site assessment information for Parcels 1 and 2 dated October 21, 2016 indicated recommendations and conclusions as follows.

Parcel 1:

"No additional soil and ground water assessment activities are recommended at this time."

PROPERTY DESCRIPTION - COMMON INFORMATION (CONT'D)

Parcel 2:

"No additional soil and ground water assessment activities in the vicinity of soil boring SB-38 are recommended at this time.

- There is no specified regulatory requirement to further evaluate the PAH-impacted soil since there is no indication of a source of chemical discharge in the affected areas of the property. Please note that the areas are covered with asphalt, which may have contributed to the PAH concentrations detected. If the client wants to determine the horizontal and vertical extent of soil impacts identified in the vicinity of the soils borings SB-19 and SB-21 (specifically east and west), additional assessment activities will be required.
- If soils in the area of PAH concentrations above Chapter 62-777, FAC SCTLs need to be removed from the property during development activities, the soil should be disposed of at a state certified facility (i.e., an incinerator or landfill permitted to receive impacted soil).
- Additionally, PSI recommends to abandon all monitoring wells on Parcels 1 and 2 prior to initiation of site demolition and/or redevelopment activities.

Finally, Parcel 4 in the Environmental Assessment Reports relates to appraisal Parcel 1B and Parcel 4, which concluded that, based on limited assessment data current on Parcel 4, soil and ground water impacts were identified in one soil sample and ground water sample collected. PSI Engineering recommends additional soils and ground water sampling activities to evaluate the extent of the site impacts. If ground water impact is confirmed in this area, PSI recommends additional ground water assessment activities to evaluate the extent of the impact. Parcel 4 was improved with underground petroleum storage tanks as well as other underground improvements, which were removed in December 2016. Supplemental Soil Vapor Analysis and Site Assessment Reports were prepared for Parcel 4 dated October 20, 2016 and November 1, 2016, respectively. The Soil Vapor Assessment Report concluded and recommended that based upon the SVA results and line of evidence evaluation, the organic vapors detected are expected to result in unacceptable indoor air quality concentrations due to vapor intrusion from the onsite PCE concentrations; therefore, a vapor mitigation systems does appear to be required for future use of the site building. The vapor mitigation system should include a vapor recovery system as well as a vapor barrier installed on the floor of the building.

If future site redevelopment activities include demolishing the existing building and placing a new building over the identified solvent impacted soil and ground water, a vapor mitigation system, including vapor recovery system and vapor barrier installed below the building slab would be recommended. Alternatively, the soil and ground water at the site should be remediated prior to constructing a new building in this area of the property.

Based upon conclusions presented in the Supplemental Site Assessment Report, if the building is intended to be reused in the site redevelopment plans, the property should be eligible for a No Further Action (NFA) with conditions status from the FDEP. The conditional NFA would require a deed restriction with engineering controls (EC's). The restriction would include no use of the site ground water and EC's would include the continued maintenance of the main maintenance building concrete floor to prevent human exposure to the impacted soil and ground water to prevent future leaching of the contaminants in the soil into the ground water.

No environmental assessment reports or analysis were available or provided for Parcel 5.

See the Special Appraisal Assumptions section of the report concerning a Special Appraisal Assumption 3) environmental conditions and see the "Environment Information" in the addenda of the appraisal report.

See attached "Property Summary Table", site maps, and environmental analysis sheets.

Power District Property Property Summary

Property

		Tax Parcels:			
Power District Property	12149-000-000	Subpart	12150-000-000	All	
Parcels 1A,1B,2A,2B,4 and 5	12811-000-000	All	12151-000-000	All	
400-600 Blk. SE 4th,5th & Depot Ave.	12147-000-000	All	12720-000-000	Subpart	
Gainesville, Florida 32601	12148-000-000	All	12020-017-000	All	
	12146-000-000	All	16024-000-000	Subpart	
	12150-001-000	All	12745-002-000	All	

Site Characteristics

Site Area - Entire Property					Flood zone	B/L Ratio
Parcel	Buildings/Description					
1A	Buildings C,D & E	145,968 SF ± or	3.35	Acres ±	X & A	9.5%
1B	Vacant	68,000 SF ± or	1.56	Acres ±	X & A	0.0%
2A	Building F - Operations Center & WH	83,505 SF ± or	1.92	Acres ±	X	43.9%
2B	Buildings G & H	127,828 SF ± or	2.93	Acres ±	X	8.3%
4	Buildings A & B - Fleet Garage	75,950 SF ± or	1.74	Acres ±	X	16.1%
5	Vacant	248,300 SF ± or	5.70	Acres ±	X & A	0.0%
Total - Entire Property		749,551 SF ± or	17.21	Acres ±		9.8%

Flood Map: 12001C0314D
Effective Date: June 16,2006

Zone: Zone X - Area of minimal flood hazard
Zone A- Flood hazard area

Entire Property

Site Area	749,551 SF ± or	17.21	Acres ±
Total Building Area	74,975 SF ±		
Building to Land Area Ratio (B/L ratio)	10.0%		

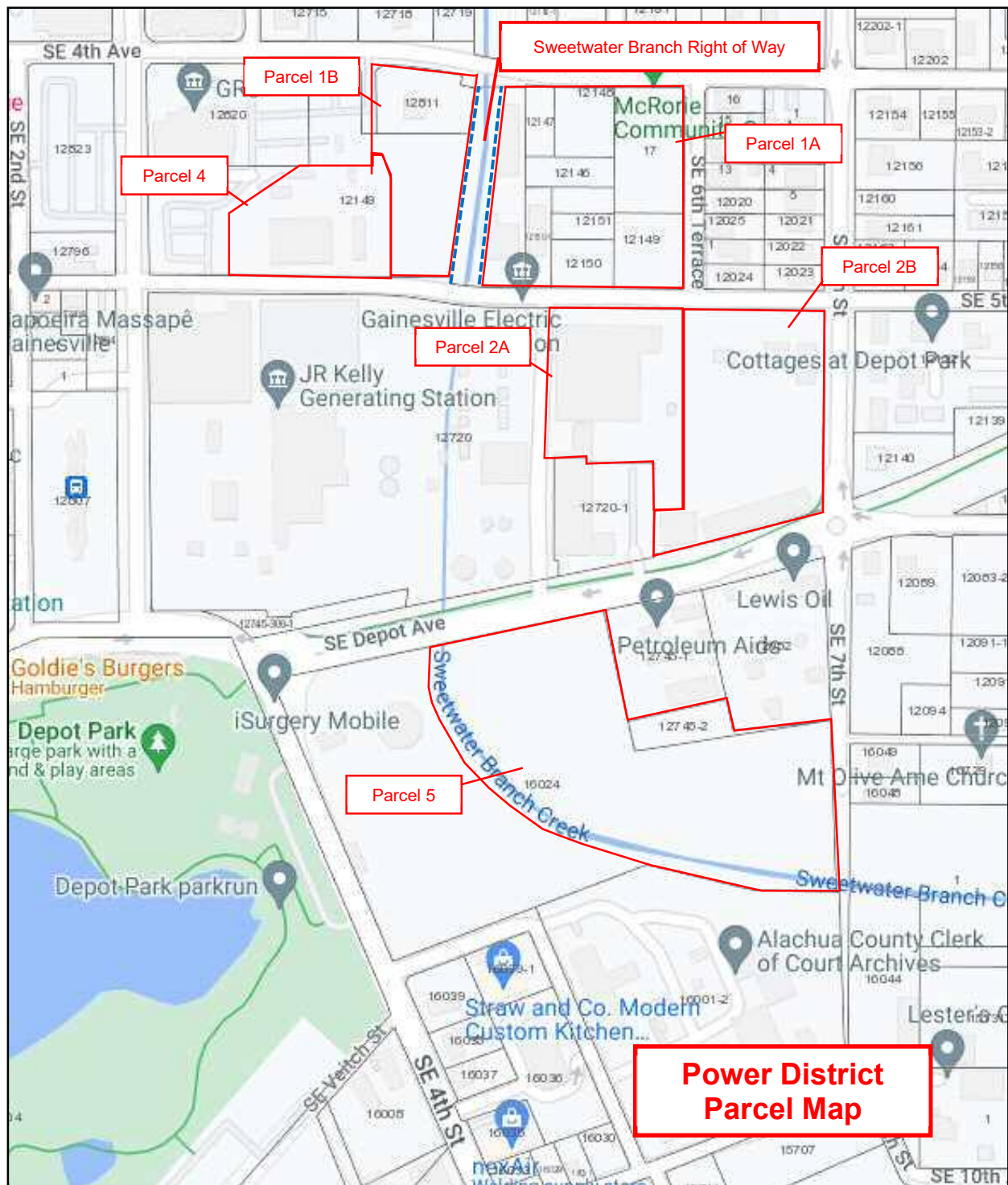
Building Characteristics

Occupancy	Public Utility Operations and Maintenance Facility Multi-Tenant Facility		
Year Built	1930's-1970's	(Approximate)	
Condition	Poor		

Overall Facility:		Building Area SF± (Approx.)				
Building Description		SF	%	Year Built Est.	Ground Area	Mezz./ 2nd Floor Condition
A	Fleet Garage	12,225	16.3%	1940's	11,228	997 Fair
B	Fleet Building	1,600	2.1%	1950's	1,600	0 Avg.
C	Water Waste Water	5,171	6.9%	1970's	5,171	0 Poor
D	Field Services	3,129	4.2%	1970's	3,129	0 Poor
E	Water Waste Water Ready Room	5,633	7.5%	1970's	5,633	0 Poor
F	Operations Center & Warehouse	36,660	48.9%	1930's/60's	30,575	6,085 Poor
G	Carpenters Shop	3,917	5.2%	1970's	3,917	0 Fair
H	Water Distribution Construction	6,640	8.9%	1970's	6,640	0 Poor
Total		74,975	100.0%		67,893	7,082
					90.6%	9.4%

Parcel Other: Building Area

2B	Metal Storage Building	1,200
2B	Prefab Office Building	1,410
Total Other Area		2,610



Tax Parcel Map

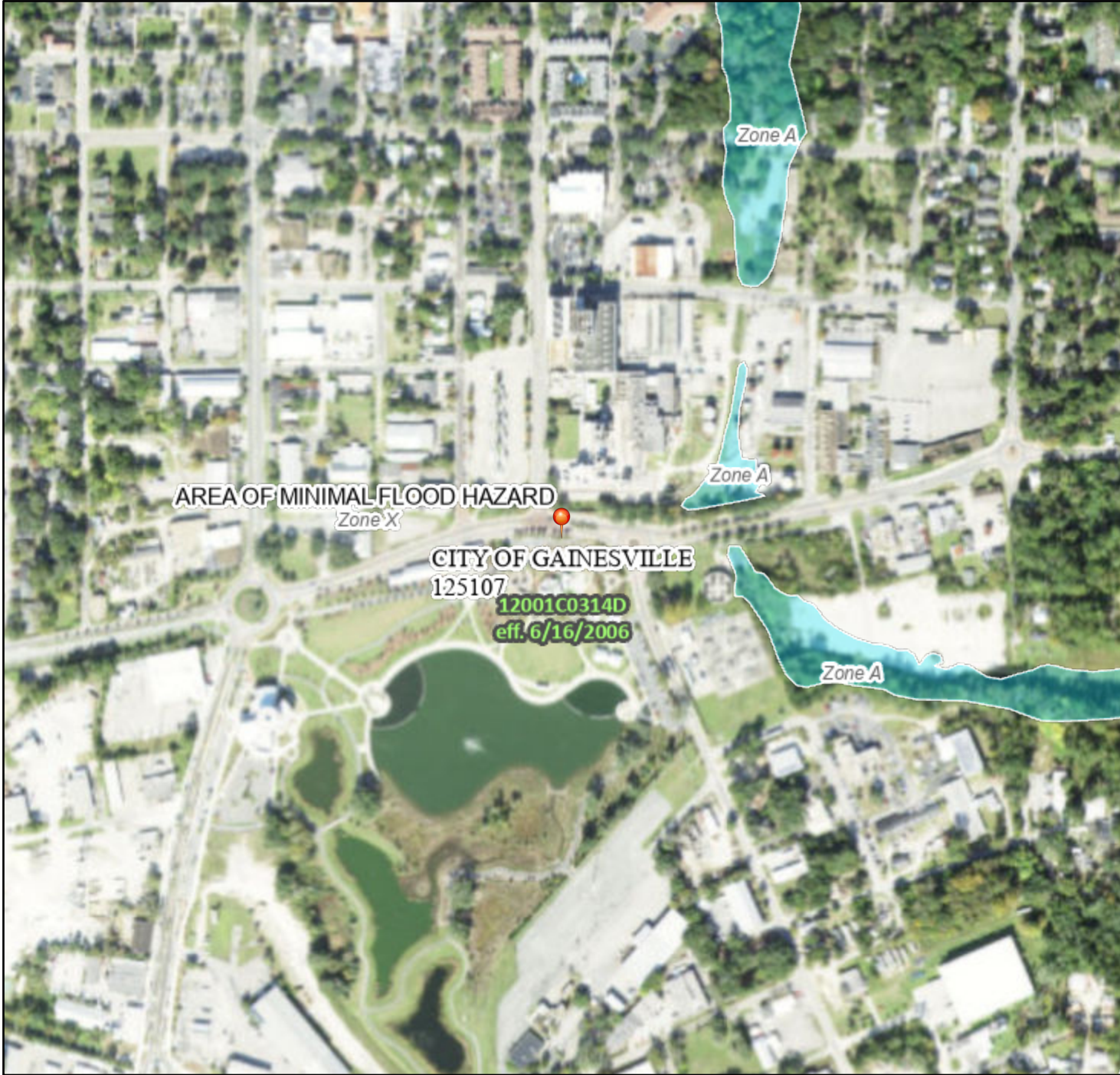


Aerial Photograph

National Flood Hazard Layer FIRMette



82°19'38"W 29°38'58"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/1/2023 at 10:00 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

6 ENVIRONMENTAL ANALYSIS

6.1 HISTORICAL ENVIRONMENTAL ISSUES AND CONSTRAINTS REVIEW

Environmental Consulting & Technology, Inc. (ECT) performed three Phase I (2007) and two Phase II (2011 and 2012) Environmental Site Assessments (ESA) for the Power District. They also performed a Phase I Site Assessment on the Former Fleet Maintenance Facility (2014) and Professional Services Industries, Inc. (PSI) performed a Phase II ESA for the former Fleet Maintenance facility (2015). The CRA provided Jones Edmunds with partial copies of the reports. ECT provided their CAD files and data used to prepare the reports. ECT and PSI provided Jones Edmunds with comments on the environmental analysis of this report. Those comments are incorporated within this report. Figure 6-1 shows the areas described on the ECT reports.

The ECT and PSI reports use the following terminology:

- Parcel 1 – Includes the area east of SWBC between SE 4th Avenue and SE 5th Avenue (Blocks A-3.1 to A-4.4).
- Parcel 2 – Includes the area between SE 5th Avenue and Depot Avenue and between SE 7th Street and the JR Kelly Power Plant (Blocks B-1.1 to B-2.5).
- Parcel 3 – Includes the GRU Storage Yard south of Depot Avenue.
- Parcel 4 – Includes the area west of SWBC between SE 4th Avenue and SE 5th Avenue (Blocks A-1.1 to A-2.4).

6.2 SUMMARY OF PREVIOUS ENVIRONMENTAL ASSESSMENT ACTIVITIES

6.2.1 PARCEL 1

The Phase I ESA report for Parcel 1 did not identify recognized environmental conditions (RECs) in accordance with Standard Practice ASTM E1527-13; however, the report identified possible mold on walls of the field services building and potential asbestos containing materials (ACMs) throughout the building. If the building is intended for future use, a mold survey is recommended to be performed by a Florida-licensed mold assessor (FLMA), and if confirmed the impacted materials may require removal. If not already prepared, a Lead and Asbestos Operations and Maintenance (O&M) Plan should be developed and implemented to maintain the lead-based paint (LBP) and ACMs documented in the Phase II ESA report. If the building is not intended for future use, ACMs identified by the asbestos survey may be required to be abated or demolished in place under wet conditions by a Florida-licensed abatement contractor before or during demolition. To evaluate costs associated with mold abatement, a mold survey would need to be completed first. To evaluate the costs associated with lead and asbestos O&M or abatement, additional information regarding the quantity and condition of each LBP and ACM would be necessary.

ECT performed Phase II ESA activities at the site in April 2011, including collecting eight soil samples and two groundwater samples for laboratory analysis. The Phase II ESA report for Parcels 1 and 2 identified the following:

- No test parameters were detected at concentrations above Chapter 62-777, FAC Soil Cleanup Target Levels (SCTLs) in the soil samples collected from Parcel 1.
- One polynuclear aromatic hydrocarbon (PAH) test parameter was detected at a concentration above its Chapter 62-777, FAC Groundwater Cleanup Target Level (GCTL) in the groundwater sample collected from Soil Boring SB-4. Benzo(a)anthracene was detected at 0.64 microgram per liter (µg/L), which exceeds the GCTL of 0.05 µg/L. The groundwater sample was collected from the northwest portion of the property.

Based on limited assessment data known for Parcel 1, no soil impacts have been identified that would require further assessment or remediation. The limited groundwater data indicate that the site groundwater may be impacted above Chapter 62-777, FAC GCTLs. However, the groundwater samples collected in 2011 were collected from temporary points. Therefore, PSI recommends initially installing a monitoring well using hollow-stem auger methods and sampling according to FDEP standard operating procedures (SOPs) to confirm the groundwater results in the vicinity of

SB-4. If groundwater impact is confirmed in this area, PSI recommends additional groundwater assessment activities to evaluate the extent of the impact.

The Phase II ESA report also documented results of lead paint sampling and an asbestos survey performed at the site. Lead was detected in five of the material samples collected from Parcel 1, including one sample from the field services technician building and four samples from the wastewater building. Asbestos was identified in three of the samples collected from Parcel 1, including one sample from the wastewater building and two samples from the field services technician building.

Based on the 2011 Phase II ESA data, active groundwater remediation is unlikely to be required to achieve regulatory closure for Parcel 1.

6.2.2 PARCEL 2

The Phase I ESA report for Parcel 2 identified the following recognized environmental conditions (RECs): polychlorinated biphenyls (PCBs) were stored in a materials storage building that was not accessible during ECT's Phase I ESA site visit, and the adjoining northwest property had a petroleum discharge that had ongoing assessment and remedial activities since 1987. The report identified eight drums of used oil filters, rags, and trash outside the on-site warehouse in the southwest portion of the property as a de minimis condition. Additionally, the report identified possible mold on walls of the main office buildings and potential ACMs throughout the buildings. If the buildings are intended for future use, a mold survey is recommended to be performed by an FLMA, and if confirmed the impacted materials may require removal. If not already done so, a Lead and Asbestos operation and maintenance (O&M) Plan should be developed to maintain the LBP and ACMs documented in the Phase II ESA report. If the buildings are not intended for future use, ACMs identified by the asbestos survey may be required to be abated or demolished in place under wet conditions by a Florida-licensed abatement contractor before or during demolition. To evaluate costs associated with mold abatement, a mold survey would need to be completed first. To evaluate the costs associated with lead and asbestos O&M or abatement, additional information regarding the quantity and condition of each LBP and ACM would be necessary.

ECT performed Phase II ESA activities at the site in April 2011, including the collection of 17 soil samples and three groundwater samples for laboratory analysis. The Phase II Environmental Site Assessment (ESA) report for Parcels 1 and 2 identified the following:

- Arsenic was detected in Soil Sample SB-13, collected from approximately 4 to 5 feet below land surface (bls) along the west boundary of Parcel 2, at a concentration above its Chapter 62-777, FAC Direct Exposure-Residential (DE-I) SCTL; however, below its Chapter 62-777, FAC Direct Exposure-Commercial/Industrial (DE-II) SCTL.
- Arsenic and the Benzo(a)pyrene Toxicity Equivalent (BaP TEQ, a PAH calculation) were detected in Soil Sample SB-19, collected from approximately 0.5 foot bls along the south boundary of Parcel 2, at concentrations above DE-I SCTLs; however, below DE-II SCTLs and Leachability SCTLs (LSCTLs).
- PAH test parameters and the BaP TEQ were detected in Soil Boring SB-21, collected from approximately 0.5 foot BLS along the east boundary of Parcel 2, at concentrations above DE-I SCTLs, DE-II SCTLs, and/or LSCTLs.
- Total petroleum hydrocarbons (TPH) and PAHs including the BaP TEQ were detected in Soil Sample SB-23, collected from approximately 6 to 8 feet bls in the south-central portion of Parcel 2, at concentrations above DE-I SCTLs and/or LSCTLs; however, below DE-II SCTLs.
- No test parameters were detected at concentrations above GCTLs in the groundwater samples collected from Parcel 2.

Based on limited assessment data currently known for Parcel 2, soil impacts were identified in four of the 17 soil samples collected. PSI recommends additional soil assessment activities in these areas to evaluate the extent of the impacts. No groundwater impacts have been identified that would require further assessment or remediation at this time.

However, the results of the recommended additional soil assessment activities may indicate that supplemental groundwater assessment will be required in targeted areas.

The Phase II ESA report also documented results of lead paint sampling and asbestos survey performed at the site. Lead was detected in 15 of the material samples collected from Parcel 2, including four samples from Warehouse #2, 10 soil samples from warehouse #1, and one soil sample from the operations center. Asbestos was identified in two of the samples collected from Parcel 2, both collected from the operation center/warehouse.

Based on the 2011 Phase II ESA data, active soil remediation is unlikely to be required, or only isolated soil removal activities will be required, to achieve regulatory closure for Parcel 2.

6.2.3 PARCEL 3

Parcel 3 includes the GRU storage yard and parking area south of Depot Avenue. This area was not included in the Power District rezoning efforts due to the magnitude of utilities traversing this area. There is not much reuse potential. Only a Phase I Environmental Site Assessment (ESA) was performed. Redevelopment efforts are being focused on Parcels 1, 2, and 4.

6.2.4 PARCEL 4

The Phase I ESA report for Parcel 4 identified the following Recognized Environmental Conditions (RECs): the subject property was listed as a Leaking Underground Storage Tank (LUST) facility with a reported historical petroleum discharge that impacted site soil and groundwater, as well as previous uses of various site structures including automotive repair, historical paint shop, car wash area, and underground sediment collection sump. The Phase I ESA did not discuss mold, LBP, or potential ACMs. No documents regarding lead or asbestos sampling have been provided to PSI for Parcel 4. If the site buildings are intended for future use, an LBP and asbestos survey should be performed. If either materials are identified, an O&M Plan should be prepared and implemented for the property.

The current site conditions related to the LUST designation were assessed by ECT in March through May 2015. No petroleum-impacted soil or groundwater was identified at concentrations above Chapter 62-777, FAC SCTLs or GCTLs by ECT in 2015. In their June 2015 Low-Scored Site Initiative (LSSI) Report, ECT concluded that the site met the qualifications for an LSSI No Further Action (NFA). The report also recommended that one additional groundwater sampling event be performed in August 2015 to achieve the NFA requirements. FDEP issued a July 28, 2015, comment letter regarding the July 2015 report. In the letter, FDEP agreed with ECT's recommendation to perform another groundwater sampling event. However, FDEP needs to issue a new work order to ECT so that they can perform the sampling activities. Therefore, when the groundwater sampling event will be scheduled is not known.

In June 2015, PSI performed Phase II ESA activities at Parcel 4 to address the RECs identified in ECT's October 2014 Phase I ESA report, with the exception of the former petroleum impacts associated with the LUST that are being addressed by ECT. PSI collected three soil samples and three groundwater samples for laboratory analysis. The Phase II ESA report for Parcel 4 identified the following:

- Tetrachloroethene (PCE, a chlorinated solvent) was detected in Soil Sample SB-1@1', collected inside the main maintenance building, at a concentration above the LSCTL; however, below the DE-I SCTL and DE-II SCTL.
- PCE was detected in the groundwater sample collected from Temporary Monitoring Well TMW-1, also inside the main maintenance building east of SB-1@1', at a concentration of 5.3 µg/L, which exceeds the GCTL of 3 µg/L.

Based on limited assessment data currently known for Parcel 4, soil and groundwater impacts above Chapter 62-777, FAC cleanup target levels were identified in one soil sample and one groundwater sample collected. PSI recommends additional soil and groundwater sampling activities to evaluate the extent of the site impacts. Since the groundwater sample collected in 2015 was collected from a temporary well, PSI recommends initially installing a monitoring well using hollow stem auger methods and sampling according to FDEP SOPs to confirm the groundwater results in the vicinity of TMW-1. If groundwater impact is confirmed in this area, PSI recommends additional groundwater assessment activities to evaluate the extent of the impact.

6.3 PLANNED ENVIRONMENTAL IMPROVEMENTS

No environmental improvements are currently planned for the Power District area.

6.4 REDEVELOPMENT CONSTRAINTS AND RECOMMENDED ENVIRONMENTAL ANALYSIS OR IMPROVEMENTS

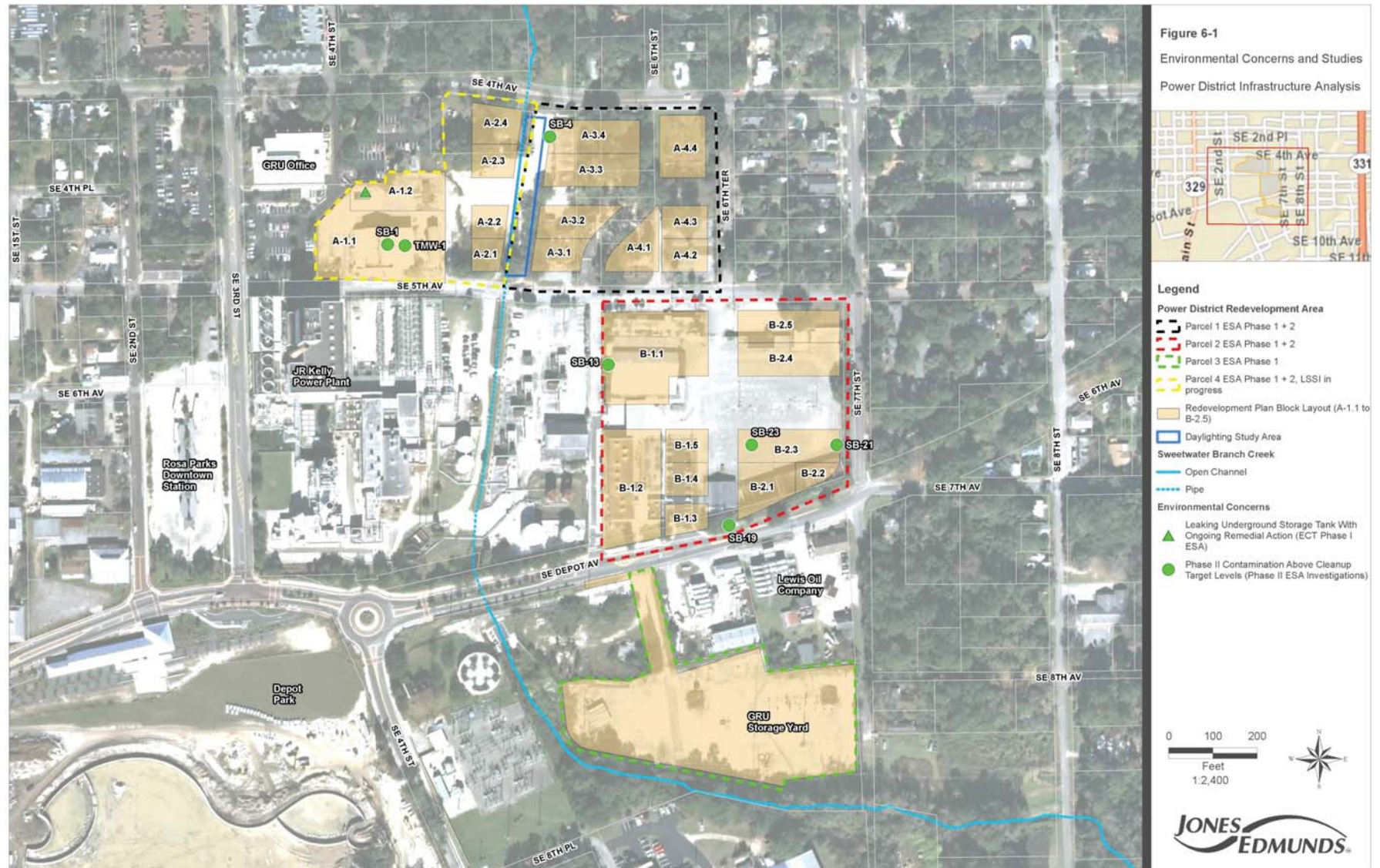
Based on the ECT Phase I and Phase II ESA findings and conclusions, Jones Edmunds recommends the following:

- Re-assess the ACM occurrence and locations related to specific areas and specific materials before finalizing plans for remodeling or demolition.
- Conduct an asbestos survey of building exteriors before finalizing plans for remodeling or demolition. It appears that exterior materials were not sampled during the ECT asbestos survey.
- Conduct Phase II ESA investigations on the soil and groundwater associated with the former uses of the Fleet Maintenance Facility (specifically the automotive repair facility, paint shop, car wash area, underground collection sump, and underground fuel storage). The Phase II ESA investigation would supplement the ongoing groundwater remediation activities and monitoring.
- Re-assess the soil in the vicinity of SB-4 (SE 4th Avenue) and SB-13 (SE 5th Terrace) for BaP Equivalent and Arsenic, respectively.
- Develop a Remedial Action Plan.

Test Sampling in the Power District



Figure 6-1 Environmental Concerns and Studies



TAX DATA

The six separate parcels that make up the Power District property are currently assessed as all or part of twelve separate Alachua County Tax Code Parcels, as summarized on the attached "Tax Summary Table" and oriented on the attached "Tax Map" in the property description section of the report. All twelve of these tax parcels are owned by the City of Gainesville and include the subject parcels as well as the adjoining Kelly Power Plant and GRU office building. The overall property appraiser's area estimate for these twelve parcels is 31.72 acres, whereas, the estimate for the subject parcels is a subpart of about 17.21 acres. As shown, the twelve tax parcels currently have an overall land assessment of \$7,904,024 and improvements of \$4,854,946 indicating a total assessment of \$12,758,970.

Because the parcels are owned by the City of Gainesville, they are receiving a 100 percent exemption for public use.

See attached "Tax Summary Table".

Power District Property Tax Summary Table - Assessed Value and Taxes

Tax Parcel	Owner	Section	Parcel Size	Assessed Value - 2022			2022
			Acres±	Land	Improvements	Total	Taxes
<u>Existing Assessed Value and Taxes</u>							Note 1
12149-000-000	City of Gainesville	4-10-20	4.84	\$2,107,140	\$1,180,865	\$3,288,005	\$0
12811-000-000	City of Gainesville	4-10-20	0.69	\$300,000	\$0	\$300,000	\$0
12147-000-000	City of Gainesville	4-10-20	0.18	\$10,000	\$0	\$10,000	\$0
12148-000-000	City of Gainesville	4-10-20	0.32	\$12,000	\$0	\$12,000	\$0
12146-000-000	City of Gainesville	4-10-20	0.14	\$15,000	\$0	\$15,000	\$0
12150-001-000	City of Gainesville	4-10-20	0.24	\$106,000	\$83,751	\$189,751	\$0
12150-000-000	City of Gainesville	4-10-20	0.27	\$17,856	\$0	\$17,856	\$0
12151-000-000	City of Gainesville	4-10-20	0.12	\$8,500	\$0	\$8,500	\$0
12720-000-000	City of Gainesville	4-10-20	16.69	\$4,362,100	\$3,463,550	\$7,825,650	\$0
12020-017-000	City of Gainesville	4-10-20	0.80	\$37,500	\$0	\$37,500	\$0
16024-000-000	City of Gainesville	9-10-20	7.10	\$927,828	\$126,780	\$1,054,608	\$0
12745-002-000	City of Gainesville	4-10-20	0.33	\$100	\$0	\$100	\$0
Total			31.72	\$7,904,024	\$4,854,946	\$12,758,970	\$0

Note 1:

The subject property is assessed as all or part of twelve tax code parcels which includes the GRU building/Power plant to the west. All twelve tax parcels are owned by the City of Gainesville and are receiving a 100% exemption for public use.

HIGHEST AND BEST USE - COMMON INFORMATION

Highest and best use has been defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value". The highest and best use of the land as vacant and property as improved must meet four criteria. The highest and best use must be: 1) physically possible (i.e., what uses of the site in question are physically possible); 2) legally permissible (i.e., what uses of the site are permissible by zoning and deed restrictions); 3) financially feasible (i.e., which possible and permissible uses will produce a positive net return); and, 4) maximally productive (i.e., of the uses which meet the above three criteria, which use produces the highest net return or the highest worth).

It is recognized that in cases where a site has existing improvements, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use. In determining the highest and best use, the above four criteria must first be applied to the land as if vacant and available for development. Secondly and independently, consideration must be given to the site as improved.

HIGHEST AND BEST USE AS VACANT

The physical characteristics of the individual parcels, as described in the property description section of this report, appear to be well suited for a variety of uses. The shape, size and topography of the parcels provide adequate utility and do not appear to hinder possible development of the properties. All of the parcels are inside lots either along Southeast 4th Avenue, Southeast 5th Avenue or Depot Avenue, except for Parcel 2B, which is a corner lot along Southeast 7th Street between 5th Avenue and Depot Avenue and Parcel 1A along Southeast 4th Avenue, as shown on the attached sketches. Southeast 4th Avenue and Southeast 5th Avenue are two lane paved city streets with concrete curbs and sidewalks. Southeast 4th Avenue is currently in overall average condition, with Southeast 5th Avenue being in good condition having recently been repaved. Southeast 7th Street has recently been re-paved and is in overall good condition, as well as, Southeast Depot Avenue in front of Parcels 2B and 5 having been recently reconstructed to Southeast 7th Street with new traffic circle and is in overall good condition. All of these roadways facilitate public road access to the various sites. In addition, public water, sanitary sewer and electric utilities are available to the lots, which enhances the ability of the properties for development purposes. As such, the subject parcels of land appear to be well suited for a variety of building improvements or uses.

Legally Permissible

The only legal restrictions that apply to the subject parcels are private property restrictions and the public restrictions of the land zoning. The appraiser is unaware of any private restrictions (i.e., deed restrictions) that affect the utility of the subject lots. The appraiser has not been provided with a detailed title search of the properties and it is unknown if private restrictions affect the subject's use. This appraisal is based upon a fee simple value estimate for the subject parcels and, generally, assumes that there are no substantial adverse deed restrictions and/or encumbrances, which would make the property more or less marketable than other similar tracts of land.

The subject parcels are currently zoned either "U9" (Urban 9) district or "DT" (Downtown) district by the City of Gainesville Zoning Authorities. Both of these zoning categories are fairly intensive and will permit a wide range of commercial, office and residential uses for the various parcels. As such, the subject parcels would have good appeal for commercial, office or residential uses and/or mixed use projects. It is important to note that a portion of Parcel 1A and all of Parcel 5 are currently zoned "PS" (Public Services and Operations) district. It is anticipated that, when these properties are no longer utilized by the city, they would have their zoning change to the surrounding zoning, which, in the case of Parcel 1A, would be the "U9" (Urban 9) district and, for Parcel 5, most probably the "I-1" (Industrial) district. See the zoning section of this report for a more detailed description of the zoning categories with permitted uses.

HIGHEST AND BEST USE AS VACANT (CONT'D)

Financially Feasible

Financially feasible refers to legal uses, which are physically possible and have a sufficient demand to produce a positive financial return. Based upon information provided in the neighborhood analysis section of this report, the subject parcels are located in Southeast Gainesville within one to two miles of the University of Florida campus and UF Health/VA Hospital Complex, which is a major activity centers and employers for the City of Gainesville and Alachua County. The properties are also located on the immediate southeastern fringe of the downtown business district, which has been going through a revitalization process for the last 20 to 25 years with expansion of commercial and residential uses.

Most of the expansion has been between the downtown business district towards the university campus along Southwest 2nd Avenue and Southwest 4th Avenue, particularly in the Innovation Square District about halfway between the downtown business district and the university campus. However, with the opening of Depot Recreational Park, the new RTS facility, road improvements to South Main Street and other upgrades within the subject South Main Street Industrial/Commercial District, the subject parcels within the Power District should receive good to average market appeal for redevelopment. Most of these parcels have enhanced road access westward along Depot Avenue to the university campus and hospital complex as well as walking distance to the immediate downtown business district.

The properties have been rezoned over the last 5 to 7 years to the "DT" and "U9" categories, which allow for intensive commercial, office and or residential use of these properties. Both commercial and office uses as well as apartment and/or residential condominium uses appears to be financially feasible based upon the performance of other commercial and multiple family development projects within the immediate Central Gainesville area in proximity to these activity centers.

Most probably, the most market resistance for residential uses will be on the parcels immediately adjoining the Kelly Power Plant, particularly Parcel 2A to the east of the power plant and Parcel 4 immediately north along Southeast 5th Avenue. However, it is estimated that Parcels 1A and 1B along Southeast 4th Avenue and Southeast 5th Avenue as well as Parcel 2B along Depot Avenue at Southeast 7th Street would have good appeal for a mixed use and/or residential development to higher development intensities consistent with the zoning currently in place.

Maximally Productive

Most of the subject parcels can legally be used for a wide range of commercial, office and residential land uses, as described in the report. The most financially feasible use is estimated to be for mixed use commercial and/or apartment/condominium projects maximizing, to the extent possible, the apartment/condominium units and building to land area ratios permitted by the "DT" and "U9" zoning categories and future land use designations for each parcel. Parcel 5 is estimated to have a most financially feasible use to be for industrial purposes consistent with the uses permitted by right within the "I-1" (Industrial) district zoning category. A brief analysis of the highest and best use of each parcel as vacant is presented in the parcel data and analysis section of this report for each of the separate parcels.

HIGHEST AND BEST USE AS IMPROVED

The next consideration takes into account the existing building improvements on each parcel in comparison to the support of the four criteria of the highest and best use of the site as vacant.

The various building improvements vary substantially anywhere from large older commercial buildings that are in fair to poor condition to smaller buildings also in fair to poor condition. An analysis of the highest and best use as improved for each of the separate parcels is provided in the parcel data and analysis section of this report for each of the separate properties.

APPRAISAL PROCESS - COMMON INFORMATION

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide data from the market from three different sources when all are available. These three approaches are the Cost Approach, the Income Approach and the Sales Comparison Approach. Normally, these three approaches will each indicate a different value. After all the factors in each of the approaches have been carefully weighed, the indications of value derived from each approach are reconciled to arrive at a final value estimate.

For the appraisal analysis, the Direct Land Sales Comparison Approach was used to estimate the market value of each parcel land as if vacant. The estimated land value as if vacant is utilized for each of the parcels to assist in estimating the highest and best use and, in the case of Parcels 1B and 5 (which are vacant parcels of land) relating to their market value conclusion.

For the appraisal analysis, it was estimated that the buildings on Parcels 1A, 2A, 2B and 4, given their age, condition and configuration on each site, are reaching the end of their physical and economic life expectancy. Most of these buildings are in fair to poor condition and, given current land value estimates, are estimated to not contribute to the overall market value of each parcel with the conclusion that they should be demolished and removed from these parcels. A cost/benefit analysis is performed for each of the building improvements to assess whether or not redevelopment of the site would have a higher value estimate as if vacant or for potentially remodeling/renovating the existing buildings. In all four cases where the properties were improved with significant building improvements, the conclusion is to demolish the existing improvements and redevelop the site.

The first step in the appraisal process is to estimate the land value as if vacant for each of the separate parcels.

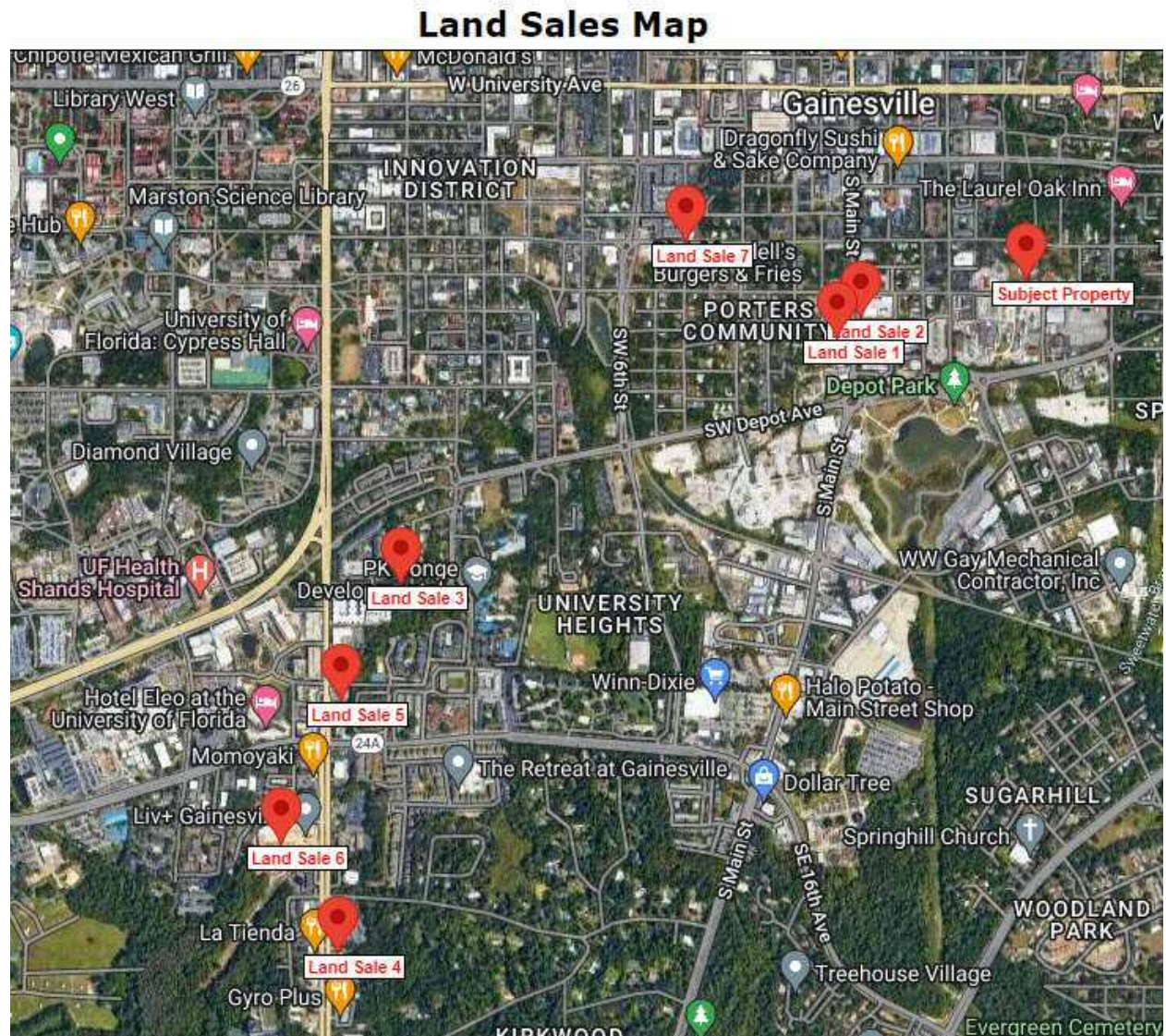
LAND VALUE

This section of the appraisal report provides a description of the land sales used to estimate the land value for each of the separate parcels. For the appraisal analysis, a sale search was conducted for recent land sales in the subject neighborhood as well as similar commercial and industrial districts in the Central Gainesville area mostly oriented around the University of Florida campus and/or downtown business district. The sale search targeted two groups of sales, including commercial/mixed-use land sales to compare with Parcels 1A, 1B, 2A, 2B and 4 and industrial/commercial land sales to compare with Parcel 5 estimated to have zoning of "I-1" (Industrial) district. The sale search produced seven comparable sales of commercial/mixed-use land and four comparable sales of industrial/commercial land to compare with the various separate parcels/components of the subject power district. The sales are summarized as shown on the attached "Comparable Land Sales Tables 1 and 2" and "Land Sales Maps". The sales are described as follows, with more detailed sales sheets with photographs in the addenda of the report.

COMMERCIAL/MIXED USE LAND SALES

Land Sale 1 is the Megahee South Main Street Lot located at 618 South Main Street just south of the downtown area of Gainesville and about one block northwest of Depot Park. This is a 2.76 acre parcel of land that is improved with an older commercial building containing about 9,949 square feet that was built in 1949 and is in overall fair to poor condition. The building is leased and has some value as an interim use to offset holding costs while the property is taken through the development approval process. The property was purchased for the land for redevelopment. The land is zoned "U6" (Urban 6) district, which permits a wide range of multiple family, office and commercial uses and allows a development density by right of up to 50 units per acre. The property sold in March 2023 for \$3,100,000 indicating a price level of \$1,123,188 per acre or \$25.78 per square foot of land area. The property had been listed for sale at \$3,300,000 and was on the market for about two years when it was sold. The most probable redevelopment use is for a mixed use commercial and apartment project to take advantage of the property's location near downtown, Depot Park and the University of Florida campus about one mile to the northwest.

COMMERCIAL/MIXED USE LAND SALES (CONT'D)



Land Sale 2 is the South Main Station Lot located at 601 South Main Street just south of the downtown area of Gainesville and about one block north of Depot Park. This is a 0.67 acre parcel of land that is improved with older commercial buildings containing about 4,966 square feet that were built in 1962 and are in overall average to fair condition. The buildings have some value as an interim use to offset holding costs while the property is taken through the development approval process. The property was purchased for redevelopment of the land in the future. The land is zoned "DT" (Downtown) district, which permits a wide range of multiple family, office and commercial uses and allows a development density by right of up to 150 units per acre and a building height of up to 12 stories. The property sold in July 2019 for \$1,035,000 indicating a price level of \$1,547,385 per acre or \$35.52 per square foot of land area. The property had been listed for sale at \$1,300,000 and was on the market for about 7.3 months when it was sold. The most probable redevelopment use is for a mixed use commercial and apartment project to take advantage of the property's location near downtown, Depot Park and the University of Florida campus about one mile to the northwest.

COMMERCIAL/MIXED USE LAND SALES (CONT'D)

Land Sale 3 is The Griffin Apartment Land, which is located along Southwest 11th Avenue about one block east of Southwest 13th Street and is about five blocks southeast of the University of Florida campus. This location is near the UF Health/Shands Hospital complex in an established commercial and residential district of the city. This is a 1.73 acre parcel of land that was plotted together with the purchase of two residential houses located along Southwest 11th Avenue. The total purchase price was \$2,365,000, which is adjusted upward \$30,000 for the estimated demolition costs for the existing houses. The property is zoned a mix of "U8" and "U9" districts and was improved with 85 apartment units with 294 bedrooms in four 2 to 6 story buildings, together with a parking garage. The sale indicated a price level of \$28,176 per unit, \$8,146 per bedroom and \$31.77 per square foot. The apartment project was completed in 2022.

Land Sale 4 is the Metropolitan Apartments Land, which is located at the southeast corner of Southwest 13th Street and Southwest 22nd Avenue about eleven blocks south of the University of Florida campus. This location is also about seven blocks south of the Shands Hospital complex in an established commercial and residential district of the city. This is a 3.43 acre parcel of land that was improved with several commercial buildings, including an older motel, retail building and auto repair building, at the time of sale in September 2021. The property is an irregular shaped parcel of land that fronts Southwest 13th Street and is planned to be improved with a 169 unit/464 bedroom four story apartment complex, with a 399 parking space garage. The purchase price was \$5,950,000, which is adjusted upward \$150,000 to \$6,100,000 for the estimated demolition costs for the existing building and site improvements. This sale indicated a price level of \$36,095 per unit, \$13,147 per bedroom and \$40.83 per square foot of land area. The apartment project is planned to be completed for the 2023/2024 school year at the University of Florida and will target students.

Land Sale 5 is the Taco Bell Restaurant Lot that is located along the east side of Southwest 13th Street just north of Southwest 16th Avenue at 1515 Southwest 13th Street. This location is in a commercial strip district along Southwest 13th Street located across the street from the UF Health and VA Hospitals and about eight blocks south of the University of Florida campus. The property was improved with the Adams Rib BBQ Restaurant that was torn down for the construction of a new 2,177 square foot Taco Bell Restaurant with drive-through lane. The lot is level in elevation but extends into the ravine of Tumblin Creek to the east. The level useable lot area is about 28,931 square feet or about 0.66 acres. The property sold in August 2021 for \$1,400,000 and is adjusted upward \$25,000 for the demolition cost to remove the existing buildings and site improvements. The adjusted sales price is \$1,425,000 indicating a price level of \$49.26 per square foot of land area and \$654.57 per square foot of proposed restaurant building area.

Land Sale 6 is the Campus Advantage Apartments Land, which is located at the southwest corner of Southwest 13th Street and Southwest 18th Place about eight blocks south of the University of Florida campus. This location is also about four blocks south of the Shands Hospital complex in an established commercial and residential district of the city. This is a 11.34 acre parcel of land that was improved with the America's Best Value Inn, an older hotel, at the time of sale in October 2018. The property is an irregular shaped parcel of land that fronts along Tumblin Creek with rear low areas. About half of the site is developable and is planned to be improved with a 235 unit/618 bedroom four story apartment complex with a six level parking garage (517 spaces). The purchase price was \$6,780,000, which is adjusted upward \$210,000 to \$6,990,000 for the estimated demolition costs for the existing hotel building improvements. This sale indicated a price level of \$29,745 per unit, \$11,311 per bedroom and \$14.16 per square foot for the entire site or about \$28.30 per square foot for the developable site area. The apartment project is planned to be completed in early 2020 and will target both students and employees of the Shands/VA hospitals.

COMMERCIAL/MIXED USE LAND SALES (CONT'D)

Land Sale 7 is the Heritage Investment Group Lot, which consists of a corner commercial/residential lot located near the Innovation Square District in Central Gainesville, which is between the University of Florida campus and downtown. The site contains about 1.57 acres and was vacant at the time of sale. This property was purchased for future development for commercial and/or residential apartment use. The lot is near the Innovation Square District project and has the "MU-1" (Mixed Use) and "RMF-5" (Multiple Family Residential) zoning, which permits a wide range of commercial, office and residential uses for the lot. The property was purchased from three separate parties and sold for a total of \$1,492,000 in September 2018, indicating a purchase price of \$21.83 per square foot of site area. This was an arms-length transaction that was negotiated between the buyer and sellers, which took about three months.

INDUSTRIAL LAND SALES

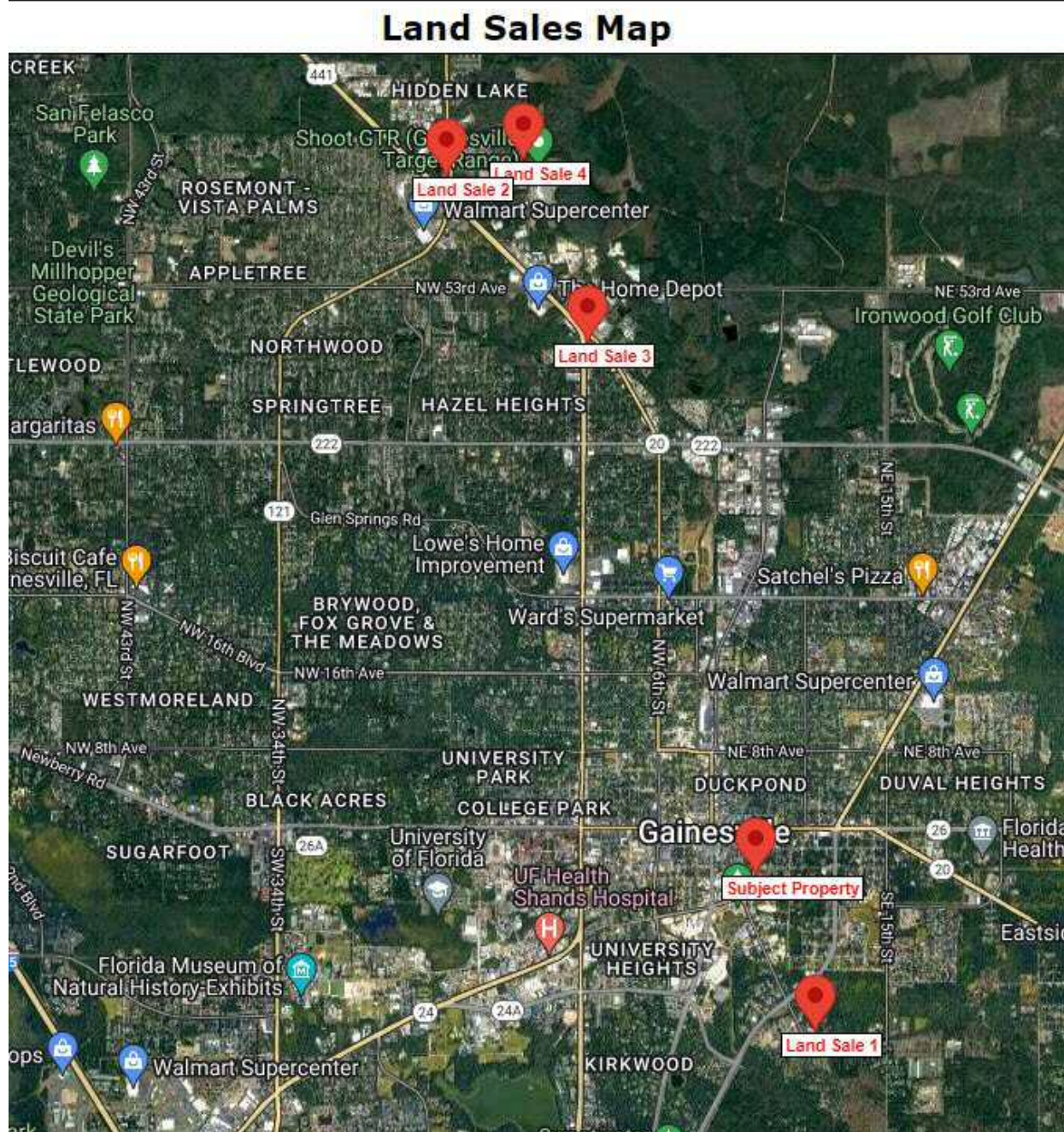
Land Sale 1 is the Bosch Lot, which is a 2.77 acre industrial site located along the north side of Southeast 21st Avenue just north and across the street from Evergreen Cemetery. The site has direct frontage along the "Rail to Trails" bike path along its eastern boundary. The lot was purchased as two transaction by the same buyer from different owners. The lot is wooded, mostly level in elevation and zoned "I-1" (Industrial) district. The lot sold in February 2023 for a combined price of \$322,660 indicating a purchase price of \$2.67 per square foot.

Land Sale 2 is the Copala Investments Lot located in the 6500 block of Northwest 22nd Street (State Road 121) in an established industrial and commercial district of North Gainesville. The property consists of a 2.21 acre parcel of land fronting State Road 121 that is zoned "BI" (Business Industrial), which permits a wide range of industrial and commercial uses. The lot is level in elevation, irregular in shape and mostly clear of tree growth. The property was listed for sale for about 23 months for \$400,000 when it sold for \$375,000 in May 2022, indicating a price level of \$3.90 per square foot of land area.

Land Sale 3 is the Circle K Gas Station Lot located at the apex of Northwest 13th Street and Northwest 6th Street at 4565 Northwest 13th Street in Gainesville. This is an 8.24 acre lot that was bought to use for a new Circle K gas station with car wash. The southern 40± percent of the site was wetlands or land required to be used as a wetlands setback indicating that about 60± percent of the site or 4.95 acres was usable land area. The site had previously been used for mobile home sales and is zoning "BA" (Business Automotive) district. The property was originally listed for sale at \$1,699,000 and sold in September 2022 for \$1,450,000 indicating a price level of about \$4.04 per square foot of land area and \$6.72 per square foot of usable land area. The lot was improved after the sale with a Circle K gas station with convenience store, 12 fueling positions and a car wash.

Land Sale 4 is the Wilcox Industrial Lot located in the Northwest Industrial Park Unit 3. This location is just east of US Highway 441 and State Road 20 along the main road into the industrial park. The site is a relatively large lot zoned "I-1" in an established industrial park with all available city utilities for immediate building construction. The parcel contains about 2.99 acres and sold for \$195,000 in September 2020 reflecting a price of about \$1.50 per square foot or about \$65,340 per acre. The site was purchased for future industrial development.

INDUSTRIAL LAND SALES (CONT'D)



LAND SALES SUMMARY – PARCELS 1A, 1B, 2A, 2B AND 4

As shown on the attached "Land Sales Table 1", the seven comparable commercial/mixed-use sales are relatively recent transactions having occurred from September 2018 through March 2023 and represent some of the most recent sales in the Central Gainesville area for parcels of land with comparable zoning and physical site characteristics. This is a diverse group of properties anywhere from a small 0.66± acre site up to 5.67 acres, with an average size of about 2.36± acres with zoning that is a mix of "Downtown", "Urban 6", "Urban 7", "Urban 8", "Urban 9" and "Mixed Use 1/Residential Multiple Family 5" zoning.

LAND SALES SUMMARY – PARCELS 1A, 1B, 2A, 2B AND 4 (CONT'D)

The most applicable unit of comparison is estimated to be the indicated price per square foot of land area, which is time or market conditions adjusted at a rate of 2 percent per year to the March 2, 2023 valuation timeframe. As shown on "Land Sales Table 1", the sales had an overall price per square foot range from a low of \$23.83 up to \$50.90, with an average of \$35.02 per square foot. The most comparable sales are estimated to be in the immediate downtown business district and/or with similar location or proximity to the University of Florida campus. On an overall basis, the most comparable sales to the subject parcels are estimated to be Sale 1 (Megahee South Main Street Lot), Sale 2 (South Main Street Station Lot) and Sale 3 (Griffin Apartments Lot). These three sales were in an overall price per square foot range from a low of \$25.83 up to \$38.19, with an average of \$32.47 per square foot. The most significant sale is Sale 1 (Megahee South Main Street Lot), which is a very recent sale in March 2023 for a 2.76± acre lot zoned "Urban 6" district. This property is located further west of the subject along South Main Street and on an overall basis is the most comparable sale to the subject property.

In order to estimate the land value for each of the parcels on a per square foot of land area basis, the three most comparable land sales are compared on a general basis with the subject parcels, as shown on the attached "Land Sales Adjustment Grid 1". The unadjusted price per square foot of the three sales was adjusted upward for market conditions or time at a rate of 2 percent per year, indicating an adjusted price per square foot range from a low of \$25.83 up to \$38.19 per square foot. A more detailed comparison is made for various physical characteristics including location; access and visibility; utilities; parcel size; site configuration; zoning; and any other necessary adjustments.

Sale 1 (Megahee South Main Street Lot) is a very recent sale of a 2.76 acre parcel that land zoned "Urban 6" in the immediate subject neighborhood. This property is located west of South Main Street and is estimated to be superior for location within the downtown district with a minus 15 percent adjustment applied. This property has slightly superior road visibility along South Main Street, with a minus 5 percent adjustment applied. This property, however, is estimated to be inferior for zoning, with a zoning of "Urban 6" district in comparison the subject property zoned "Urban 9" and "Downtown" districts. An adjustment of 5 percent is applied for this factor. This sale indicated a net adjustment of minus 15 percent or \$21.95 per square foot.

Sale 2 is the South Main Street Station Lot, which is a smaller corner parcel located along South Main Street, just west of the subject property. This property is estimated to be superior for location fronting along South Main Street, with a minus 15 percent adjustment applied. This is a corner lot that is also estimated to be superior for access and visibility with a minus 10 percent adjustment. This is a much smaller parcel containing 0.67 acres and an adjustment of minus 15 percent is applied for parcel size. This adjustment takes into consideration the tendency of smaller parcels to sell for a higher price per square foot based upon size. Finally, this property was zoned "DT" (Downtown) district, which is estimated to be superior to most of the subject parcels zoned "Urban 9" with a minus 5 percent adjustment applied. This sale indicated a net adjustment of minus 45 percent or \$21.00 per square foot.

Sale 3 is the Griffin Apartments Lot, which is located just southeast of the University of Florida campus and near the UF Health/Shands Hospital complex. This property is estimated to be significantly superior for location in proximity to both of these activity centers with a minus 35 percent adjustment applied. This is a slightly smaller lot, containing 1.73 acres and an adjustment of minus 5 percent is applied for parcel size. No other adjustments were applied, indicating a net adjustment of minus 40 percent or \$20.05 per square foot.

LAND SALES SUMMARY – PARCELS 1A, 1B, 2A, 2B AND 4 (CONT'D)

As shown on the attached "Land Sales Comparison Analysis Grid 1", the adjusted price level indicated for the sale of the subject parcels is the range from a low of around \$20.05 to \$21.95 per square foot. The subject commercial parcels of land are all estimated to be in an approximate land value range from a low of \$16.80 up to \$21.00 per square foot. With frontage along Southeast 4th Avenue and Southeast 5th Avenue and also along the Sweetwater Branch Creek right of way, Parcel 1A is estimated to have a land value conclusion of about \$20.00 per square foot. Parcel 1B had similar site characteristics, however, this property is slightly irregular in shape and is encumbered with a water retention area along Southeast 5th Avenue, which reduces the development area of this parcel. This property is estimated to have a land value of \$16.80 per square foot. Finally, Parcels 2A, 2B and 4 are all estimated to have a land value of \$21.00 per square foot. The land value for each of the separate parcels is summarized with calculations on the attached "Land Value Summary Table".

LAND SALES SUMMARY – PARCEL 5

Parcel 5 is different from the other parcels in that it is located further south of Depot Avenue and is estimated to have a most probable zoning of "I-1" (Industrial) district based upon the surrounding properties to the east and west. The most appropriate sales to compare with this parcel are estimated to be industrial/commercial sales within the subject neighborhood and Central Gainesville area. A search of the subject neighborhood only produced one recent sale of a similar industrial lot, and as such, the sale search was expanded to the central and northwestern area Gainesville for additional comparable industrial land sales. The sale search produced four comparable sales, which are described as Sale 1 (Bosch Lot), Sale 2 (Copala Investments Lot), Sale 3 (Circle K Lot) and Sale 4 (Wilcox Lot). The sales are summarized as shown on the attached "Land Sales Table 2" and "Land Sales Map".

The four comparable land sales are all fairly recent transactions having occurred from September 2020 through February 2023 and represent some of the most recent sales of comparable industrial/commercial sales within the immediate Gainesville area. These sales were adjusted for time or market conditions at a rate of 2 percent per year to the May 2, 2023 valuation timeframe. As shown, the sales vary on a per square foot basis from a low of \$1.57, as indicated by Sale 4 (Wilcox Lot), up to \$6.94, as indicated by Sale 3 (Circle K Lot), with an average of \$3.79 per square foot. On an overall basis, the three more comparable sales are Sales 1, 2 and 3, which are directly compared to Parcel 5 similar to the adjustment analysis performed for the commercial/mixed-use land sales.

As shown on the attached "Land Sales Comparison Analysis Grid 2", Parcel 5, located south of Depot Avenue, is compared with Sales 1, 2 and 3 for the same or similar physical characteristics as the commercial land sale. Parcel 5 is somewhat unique in that it is a larger 5.7 acre parcel of land, but the majority of the site or about three acres is either adjacent to the Sweetwater Branch Creek right of way and/or within a proposed power line easement along two major power lines extending in an east/west direction through the southern portion of this site. The city would require a 150 foot utility easement for maintenance of the power lines and there would be setback requirements from the creek for any potential development. The property is estimated to have about 2.7 acres of buildable land area, which is located in the northwestern area of the site fronting along Depot Avenue and extending eastward over to Southeast 7th Street. The three comparable land sales are compared to the 2.7 acre buildable area estimated for the subject site with an adjustment applied for the utility or usability of the three acres encumbered with the easement and bordering the creek.

Sale 1 is the Bosch Lot, which is the most recent sale of a similar industrial parcel land within the subject neighborhood. However, this parcel is located further south at the extreme southern end of the neighborhood off of Southeast 21st Avenue. This location is estimated to be significantly inferior to the subject property's location along Depot Avenue with a positive 20 percent adjustment applied. Otherwise, no other adjustments are applied indicating a net adjustment of 20 percent or \$3.22 per square foot.

LAND SALES SUMMARY – PARCEL 5





Sale 2 (Copala Investment Lot) is located on North Highway 121 in the northwest commercial area and is estimated to be inferior to the subject property for location in the Central Gainesville area with a positive 10 percent adjustment applied. This property is estimated to have superior access and visibility along State Road 121 with a minus 10 percent adjustment applied. This property is zoned “BI” (Business Industrial) district, which allows a wider range of commercial uses than the “I-1” zoning category, which is superior to the subject property with a minus 15 percent adjustment applied. This sale indicated a net adjustment of minus 15 percent of \$3.38 per square foot.

Sale 3 is the Circle K Lot, which is a commercial zoned parcel of land located at the apex of Northwest 6th Street and Northwest 13th Street. On an overall basis, this sale is estimated to be significantly superior to the subject property with a negative adjustment for location of minus 10 percent and for access and visibility of minus 20 percent. The property had the “BA” (Business Automotive) zoning, which is superior to the subject property with a minus 20 percent adjustment applied. This sale indicated a net adjustment of minus 50 percent or \$3.47 per square foot.

The adjustment process indicates an overall price per square foot range for the buildable area or portion of the site from a low of \$3.22 up to \$3.47, with an average \$3.36 per square foot. The northern or buildable portion of lot containing about 2.7 acres is estimated to have a land value towards the middle of the range at \$3.40 per square foot. The land value for the portion of the site in the power line easement or adjacent to the creek is estimated to have limited uses with a land value of about 25 percent of the value estimated for the buildable land area. This would indicate a land value for this component of the property of about \$0.85 per square foot. Applying these amounts to these square footage included in the subject Parcel 5 indicates an estimated land value for the overall parcel of about \$510,000. This land value equates to \$2.05 per square foot on an overall basis for the subject property and takes in consideration that the majority of the site is either encumbered with the power line easement or adjacent to Sweetwater Branch Creek, which significantly limits potential uses for this portion of the site. The land value for Parcel 5 is summarized with calculations on the “Land Sales Comparison Analysis Grid 2”.





It is important to note that these are the estimated land values for each parcel as if sold separately and are for the lots as if vacant ignoring any environmental remediation costs. Applicable Special Appraisal Assumptions for the land value estimate include the 1) Sweetwater Branch right of way, 2) survey/title search information and 3) environmental conditions.

Land Sales Table 1

Sale No.	Date	Property	Location	Sale Price ¹	Lot Size		Zoning	Sale Price		Time Adj.	Comments	
					Acre±	SF±		Per/AC±	Per/SF±	Price		
										5/2/2023		
2.00%												
Commercial/Mixed Use Land Sales												
1		Mar-23	Megahee South Main Lot	618 S Main St.	\$3,100,000	2.76	120,226	U6	\$1,123,185	\$25.78	\$25.83	Bought for future redevelopment
2		Jul-19	South Main Station Lot	601 S Main St.	\$1,035,000	0.67	29,136	DT	\$1,547,385	\$35.52	\$38.19	Bought for future redevelopment
3		Sep-20	Griffin Apartments Lot	1139 SW 11th Ave.	\$2,395,000	1.73	75,392	U8/U9	\$1,383,783	\$31.77	\$33.41	Apartment project use
4		Sep-21	Metropolitan Apartments Lot	2205 SW 13th St.	\$6,100,000	3.43	149,410	U7	\$1,778,435	\$40.83	\$42.12	Apartment project use
5		Aug-21	Taco Bell Lot	1515 SW 13th St.	\$1,425,000	0.66	28,931	U9	\$2,145,553	\$49.26	\$50.90	Improved with a Taco Bell Restaurant
6		Oct-18	Campus Advantage Lot	1900 SW 13th St.	\$6,990,000	5.67	247,000	U8	\$1,232,730	\$28.30	\$30.85	Apartment project use
7		Sep-18	Heritage Investment Lot	500 Blk. SW 4th Ave.	\$1,492,000	1.57	68,349	MU-1,RMF-5	\$950,877	\$21.83	\$23.83	Innovation Hub area, Mixed use/Apartment
				Analysis all sales: Low	\$1,035,000	0.66	28,931		\$950,877	\$21.83	\$23.83	
		= most comparable		High	\$6,990,000	5.67	247,000		\$2,145,553	\$49.26	\$50.90	
				Average	\$3,219,571	2.36	102,635		\$1,451,707	\$33.33	\$35.02	
				Analysis sales 1,2 & 3: Average							\$32.47	

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Land Sales Table 2

Sale No.	Date	Property	Location	Sale Price ¹	Lot Size		Zoning	Sale Price		Time Adj. Price
					Acres±	SF±		Per/AC±	Per/SF±	5/2/2023 2.00%
Industrial/Commercial Land Sales										
1		Feb-23 Bosch Lot	1001 SE 21st Avenue	\$322,600	2.77	120,661	I-1	\$116,462	\$2.67	\$2.68
2		May-22 Capalo Investments Land	6500 Blk. NW 22nd St.	\$375,000	2.21	96,060	BI	\$170,050	\$3.90	\$3.98
3		Sep-21 Circle K Lot	4565 NW 13th St.	\$1,450,000	4.95	215,622	BA	\$292,929	\$6.72	\$6.94
4		Sep-20 Wilcox Lot	6611 NW 18th Dr.	\$195,000	2.99	130,244	I-1	\$65,218	\$1.50	\$1.57
			Analysis all sales: Low	\$195,000	2.21	96,060		\$65,218	\$1.50	\$1.57
		= most comparable	High	\$1,450,000	4.95	215,622		\$292,929	\$6.72	\$6.94
			Average	\$585,650	3.23	140,647		\$161,165	\$3.70	\$3.79
			Analysis sales 1,2 & 3: Average							\$4.53
		Power District Parcel	Description					Estimated Land Value		
		5	Vacant		5.70	248,300	I-1/PS			\$2.05
¹ Cash equivalent sale price; Sale transactional adjustments applied; Sale 3 Circle K Lot is based on usable site area.										

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Land Sales Comparison Analysis Grid 1

Description	Power District Property Subject Site	Sale 1 Megahee South Main Lot		Sale 2 South Main Station Lot		Sale 3 Griffin Apartments Lot	
		Comparison	Adjustment	Comparison	Adjustment	Comparison	Adjustment
Date of Value/Sale	May-23		Mar-23		Jul-19		Sep-20
Sale Price ¹ :	n/a		\$3,100,000		\$1,035,000		\$2,395,000
Parcel Size Acres±	1.56-3.35 Acres		2.76		0.67		1.73
Price Per/SF±	n/a		\$25.78		\$35.52		\$31.77
Transactional Adjustments:							
Market Conditions							
Adjusted Price/SF	2%/Yr.- See table		\$25.83		\$38.19		\$33.41
Other Transactional Adj.	None		0.0		0.0%		0.0
Total Transactional Adj.			\$25.83		\$38.19		\$33.41
Physical Considerations:							
Location:	Power District/DT	Superior	-15.0%	Superior	-15.0%	Superior	-35.0%
Access & Visibility	Secondary frontage	Superior	-5.0%	Superior	-10.0%	Similar	0.0%
Utilities	Full utilities	Similar	0.0%	Similar	0.0%	Similar	0.0%
Parcel Size Acres	1.56-3.35 Acres	Similar	0.0%	Smaller	-15.0%	Smaller	-5.0%
Site Configuration	Irregular	Similar	0.0%	Similar	0.0%	Similar	0.0%
Access	Public Paved	Similar	0.0%	Similar	0.0%	Similar	0.0%
Zoning	U9 and DT	Inferior/U6	5.0%	Superior/DT	-5.0%	Similar	0.0%
Other	None	Similar	0.0%	Similar	0.0%	Similar	0.0%
¹ Cash equivalent sale price							
Total Net Adjustment			-15.0%		-45.0%		-40.0%
Adjusted Sales Price/SF±			\$21.95		\$21.00		\$20.05
Indicated Land Value Range Low: \$20.05 High: \$21.95							
		Analysis Summary: Low \$20.05					
		High \$21.95					
		Average \$21.00					

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Land Sales Comparison Analysis Grid 2

Power District Property		Sale 1		Sale 2		Sale 3	
Description	Parcel 5	Bosch Lot		Capalo Investments Land		Circle K Lot	
		Comparison	Adjustment	Comparison	Adjustment	Comparison	Adjustment
Date of Value/Sale	May-23		Feb-23		May-22		Sep-21
Sale Price ¹ :	n/a		\$322,600		\$375,000		\$1,450,000
Parcel Size Acres±	2.7 Acres - Buildable		2.77		2.21		4.95
	3.0 Acres - easement						
Price Per/SF±	n/a		\$2.67		\$3.90		\$6.72
Transactional Adjustments:							
Market Conditions							
Adjusted Price/SF	2%/Yr.- See table		\$2.68		\$3.98		\$6.94
Other Transactional Adj.	None		0.0		0.0%		0.0
Total Transactional Adj.			\$2.68		\$3.98		\$6.94
Physical Considerations:							
Location:	Power District/DT	Inferior	20.0%	Inferior	10.0%	Superior	-10.0%
Access & Visibility	Secondary frontage	Similar	0.0%	Superior	-10.0%	Superior	-20.0%
Utilities	Full utilities	Similar	0.0%	Similar	0.0%	Similar	0.0%
Parcel Size Acres	2.7 Acres - Buildable	Similar	0.0%	Similar	0.0%	Similar	0.0%
Site Configuration	Irregular	Similar	0.0%	Similar	0.0%	Similar	0.0%
Zoning	I-1/PS	I-1/Similar	0.0%	BI-Superior	-15.0%	BA/Superior	-20.0%
Other	None	Similar	0.0%	Similar	0.0%	Similar	0.0%
¹ Cash equivalent sale price							
Total Net Adjustment			20.0%	-15.0%		-50.0%	
Adjusted Sales Price/SF±			\$3.22	\$3.38		\$3.47	
Indicated Land Value Range - Buildable Lot Area Low: \$3.22 High: \$3.47		<div><div></div><div>Analysis Summary: Low \$3.22 High \$3.47 Average \$3.36</div></div>					
The land Value for the portion of land in the powerline easement or adjacent to creek is estimated at 25% of the value of the buildable land area.		Buildable Lot Area	117,600	SF @	\$3.40	Per SF =	\$399,840
		Powerline Lot Area	130,700	SF @	\$0.85	Per SF =	\$111,095
		Total	248,300	SF		Total	\$510,935
			5.70	Acres		Rounded	\$510,000
						Per SF	\$2.05
						Per Acre	\$89,471
		Estimated Land Value - Parcel 5		\$510,000			

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Power District Property Land Value Summary

Estimated Land Value

(as if vacant ignoring any environment remediation costs - 5/2/2023)

Parcel	Description	Size	Estimated Land Value				
1A	Buildings C,D & E						Rounded
	Per SF	145,968 SF± @ 3.35 Acres	\$20.00	Per SF =	\$2,919,360	\$2,920,000	
1B	Vacant						
	Per SF	68,000 SF± @ 1.56 Acres	\$16.80	Per SF =	\$1,142,400	\$1,140,000	
2A	Building F - Operations Center & WH						
	Per SF	83,505 SF± @ 1.92 Acres	\$21.00	Per SF =	\$1,753,605	\$1,750,000	
2B	Buildings G & H						
	Per SF	127,828 SF± @ 2.93 Acres	\$21.00	Per SF =	\$2,684,388	\$2,680,000	
4	Buildings A & B - Fleet Garage						
	Per SF	75,950 SF± @ 1.74 Acres	\$21.00	Per SF =	\$1,594,950	\$1,590,000	
5	Vacant						
	Per SF	248,300 SF± @ 5.70 Acres	\$2.05	Per SF =	\$510,000	\$510,000	

Summary

Total Land Value (sum of individual values)						\$10,590,000
		749,551	SF			\$14.13
		17.21	Acres			\$615,436

Applicable Special Appraisal Assumptions

Environmental Conditions
Sweetwater Branch Daylighting
Survey/Title Search Information

MARKET SALES

This section of the appraisal report provides a summary of recent industrial and commercial building sales in the Gainesville area to use as a market reference in evaluating the highest and best use of each of the separate parcels and their building improvements. For the appraisal analysis, the subject neighborhood and other comparable commercial/industrial districts in the City of Gainesville were researched for the most recent sales of good to average quality industrial, office or retail commercial sales. The sales are used in the appraisal analysis to provide the user of the report an indication of overall capitalization rates indicated by the sales and also price levels being paid for similar industrial, office and retail commercial properties in the immediate Gainesville area. The sale search produced recent sales with five sales of industrial properties, five sales of office properties and five sales of retail commercial properties. The sales are summarized as shown on the attached "Market Sales Table" and map.

Industrial Sales

As shown on the attached "Market Sales Table", five recent industrial sales were included that occurred over the timeframe of February 2020 through February 2022. These are comparable older industrial facilities, most of which were in good or average condition, that are predominantly located in the Central and Northwest Gainesville area. These sales varied in size with an average of 39,349 square feet and indicated an overall time adjusted price per square foot range at a rate of 2 percent per year to the May 2023 timeframe from a low of \$50 up to \$85, with an average of \$69 per square foot. These sales indicated overall capitalization rates in the range of 7.1 to 7.7, with an average of 7.3 percent.

Office Sales

Five comparable office sales were researched in the Gainesville area, which are described as Sales 6 through 10 on the attached "Market Sales Table". These are all recent transactions, mostly having occurred in late 2021 and were for good quality office buildings in "good to average" to "good" condition. Typically, these are newer facilities with an average year built of 2004 and an average size of 23,148± square feet. These sales indicated a time adjusted price per square foot range from a low of \$144 up to \$345, with an average of \$194 per square foot. The office sales indicated overall capitalization rates from a low of 6.1 percent to 6.7 percent, with an average of 6.5 percent.

Retail Sales

Five comparable retail sales were researched in the immediate Central Gainesville area and/or Greater Gainesville urban area and are described as Sales 11 through 15 on the attached "Market Sales Table". Three of these properties are located in or near the immediate downtown business district and had an average year built of about 1957. These sales, on average, had about 5,942 square feet per property and had the highest price levels on a per square foot basis from a low of \$227 up to \$345, with an average of \$279 per square foot. Most of these properties are used for regular retail store, restaurant, bar or retail center and had overall capitalization rates that varied from a low of 5.6 percent up to 7, with an average of 6.5 percent.

Each of the improved parcels that make up the Power District are evaluated for their estimated highest and best use taking into consideration the size of the existing building improvements, their overall condition and the most probable cost associated with renovating/remodeling the properties including an allocation for profit incentive to perform the renovation/remodeling. The enclosed sales are used as a general guideline in estimating the appropriate overall capitalization rates and indicated price levels on a per square foot basis for each of the properties after renovation/remodeling. The cost of the renovation/remodeling is then compared to the value of the property after remodeling/renovation to determine if it is feasible to renovate/remodel the buildings in comparison to the estimated land value for the property as if vacant.

MARKET SALES (CONT'D)

As described in the appraisal report, the four separate parcels that are improved with building improvements, including Parcels 1A, 2A, 2B and 4, are analyzed to determine the estimated highest and best use which, in all four cases, is to redevelop each site with demolition or removal of the existing building and site improvements.

Market Sales Table

Sale No.	Date	Property	Address	Sale Price ¹	Year Built	Condition	Zoning	Building Size SF±	Bldg./ Land Ratio	OAR	HVAC Area	Sale Price Per/SF	Time Adj. May-23 2.0%
Industrial/Commercial sales													
1	Nov-20	Kim Warehouse	317 NE 35 Ave.	\$1,100,000	1970	Good	I-1	13,792	15.0%	n/a	40.1%	\$79.76	\$83.61
2	Nov-20	Buchholz Warehouse	4340 NE 49th Ave.	\$2,100,000	1999	Average	I-2	37,876	16.6%	n/a	14.7%	\$55.44	\$58.12
3	Feb-20	Novabone Building	13510 NW US Hwy. 441	\$1,850,000	1999	Good-Avg.	ILW	28,868	12.8%	7.2%	100.0%	\$64.08	\$68.14
4	Feb-22	Balance 180 Warehouse	6527 NW 18th Dr.	\$1,750,000	1998	Average	I-1	21,000	19.0%	7.1%	10.6%	\$83.33	\$85.28
5	Feb-20	ALM Warehouse	2121 NW 67th Pl.	\$4,450,000	1998	Good-Avg.	BI	95,210	21.6%	7.7%	1.0%	\$46.74	\$49.70
Sales Analysis: Low				\$1,100,000	1970			13,792	12.8%	7.1%	1.0%	\$46.74	\$49.70
High				\$4,450,000	1999			95,210	21.6%	7.7%	100.0%	\$83.33	\$85.28
Average				\$2,250,000	1993			39,349	17.0%	7.3%	33.3%	\$65.87	\$68.97
Office/Commercial sales													
6	Dec-21	Optym Office	7600 NW 5th Pl.	\$5,100,000	2008	Good	BH	29,400	22.0%	n/a		\$173.47	\$178.10
7	Dec-21	Tower Hill Office	1479 SW 74th Ct.	\$5,023,049	2021	Good	MU-2	14,958	98.0%	6.1%		\$335.81	\$344.77
8	Dec-21	Naylor Office	5950 NW 1st Pl.	\$8,750,000	2004	Good-Avg.	PD	59,317	25.0%	n/a		\$147.51	\$151.45
9	Oct-21	Second Addition Office	310 NW 76th Dr.	\$740,000	2000	Good	PD	5,109	21.0%	6.5%		\$144.84	\$149.19
10	Dec-21	Bristol Park Office	3620 NW 43rd St.	\$975,000	1988	Good-Avg.	AP	6,958	16.0%	6.7%		\$140.13	\$144.10
Sales Analysis: Low				\$740,000	1988			5,109	16.0%	6.1%		\$140.13	\$144.10
High				\$8,750,000	2021			59,317	98.0%	6.7%		\$335.81	\$344.77
Average				\$4,117,610	2004			23,148	36.4%	6.5%		\$188.35	\$193.52
Retail/Commercial sales													
11	Jan-23	University Lofts Retail	603 W University Ave.	\$925,000	2006	Good	PD	2,850	98.0%	5.6%		\$324.56	\$326.18
12	Dec-22	Tom Kat Kafe & Bar	109 S Main St.	\$1,395,000	1897	Average	DT	6,000	141.0%	n/a		\$232.50	\$234.05
13	Dec-21	Emiliano's Restaurant	7 SE 1st Ave.	\$680,000	1900	Avg-Fair	DT	3,080	100.0%	6.7%		\$220.78	\$226.67
14	Nov-21	Hunter's Walk Retail	5141 NW 43rd St.	\$4,425,000	2008	Good	PD	13,200	11.0%	6.8%		\$335.23	\$345.28
15	Apr-21	Pet Supermarket	2339 NW 13th St.	\$1,150,000	1976	Average	U8	4,578	26.0%	7.0%		\$251.20	\$261.25
Sales Analysis: Low				\$680,000	1897			2,850	11.0%	5.6%		\$220.78	\$226.67
High				\$4,425,000	2008			13,200	141.0%	7.0%		\$335.23	\$345.28
Average				\$1,715,000	1957			5,942	75.2%	6.5%		\$272.85	\$278.69
Subject	May-23	Power District Property	Operations Center & Warehouse		1930's/60's	Poor	DT	36,660	43.9%				
		Power District Property	Buildings A & B - Fleet Garage		1940's	Fair	U9	13,825	18.2%				
¹ Cash equivalent sale price													

This is an aerial map of Gainesville, Florida, with 15 red location pins indicating properties for sale. The pins are labeled 'Sale 1' through 'Sale 15'. A white label 'Subject Property' is placed near the University of Florida. The map shows major highways (I-75, I-20, US-222, US-26, US-24A) and various landmarks including the University of Florida, Shands Hospital, Gainesville Regional Airport, and several shopping centers like Walmart Supercenters and The Home Depot. Neighborhoods such as Apple Tree, Northwood, Springtree, and University Park are also visible.

PARCEL DATA AND ANALYSIS

PARCEL 1A

PARCEL 1A

PROPERTY DESCRIPTION

Parcel 1A is located between Southeast 4th Avenue and Southeast 5th Avenue in the middle of a block between 7th and 3rd Streets. This location is in about the 500 block of Southeast 4th Avenue and Southeast 5th Avenue. The configuration of the parcel is shown on the attached "Parcel Sketch" and this is an irregular shaped lot with frontage along Southeast 4th Avenue, Southeast 5th Avenue and Southeast 6th Terrace and also along the Sweetwater Branch Creek right of way along the west side. The Sweetwater Branch Creek right of way is a Special Appraisal Assumption and is assumed to exist as of the date of valuation.

Parcel 1A is estimated to contain about 145,968 square feet or 3.35 acres and the vast majority of the site is located outside of a flood hazard area. There is a portion of the western area of the site, which will border upon the Sweetwater Branch Creek right of way, which may have portions that are still located within a flood hazard area depending upon a final determination of the flood elevations for this area.

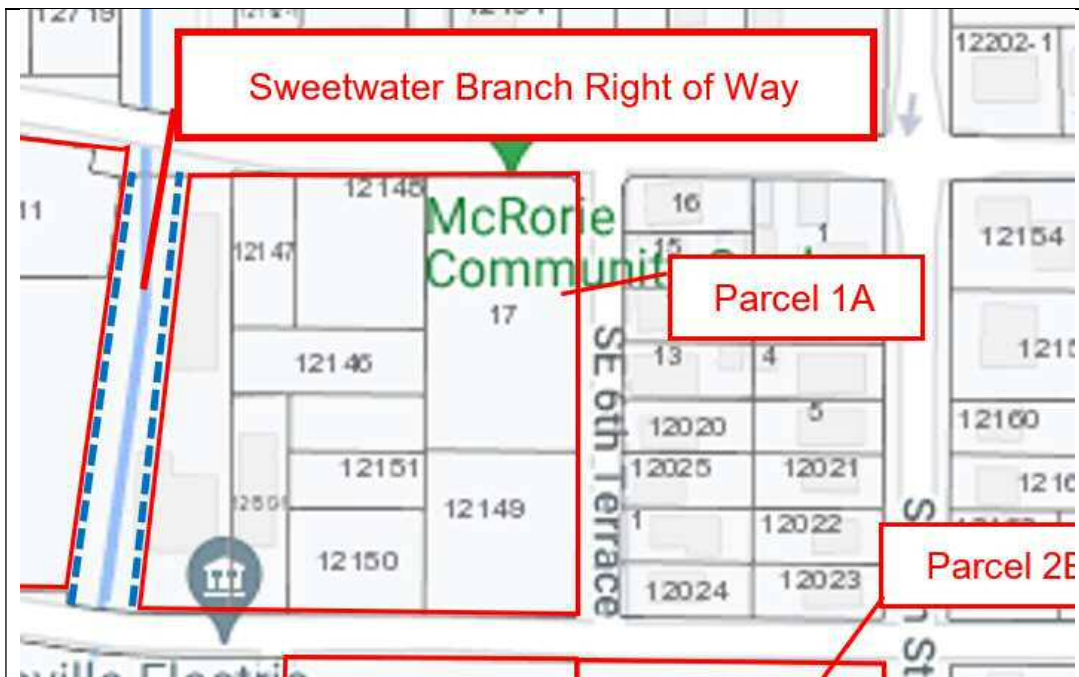
Currently, the lot is slightly sloping in elevation from the eastern end down to the western end and is improved with scattered trees, a parking lot at the corner of 5th Avenue and 6th Terrace and three one story commercial buildings. The structures are described as Buildings C, D and E and correspond to the old wastewater building (Building C), field services building (Building D) and waste water/water ready room (Building E).

The property has been owned by the City of Gainesville for many years and there have been no recent sales transactions concerning the property within the last three years. The property is described as all or part of eight tax parcels, including Parcel 12149-000-000, 12150-000-000, 12150-001-000, 12151-000-000, 12146-000-000, 12147-000-000, 12020-017-000 and 12148-000-000. A detailed legal description for this parcel was not available for the appraisal analysis and the overall configuration and lot size will vary depending upon the establishment of the Sweetwater Branch Creek right of way corridor and other factors. The land area estimate is approximate for the appraisal analysis.

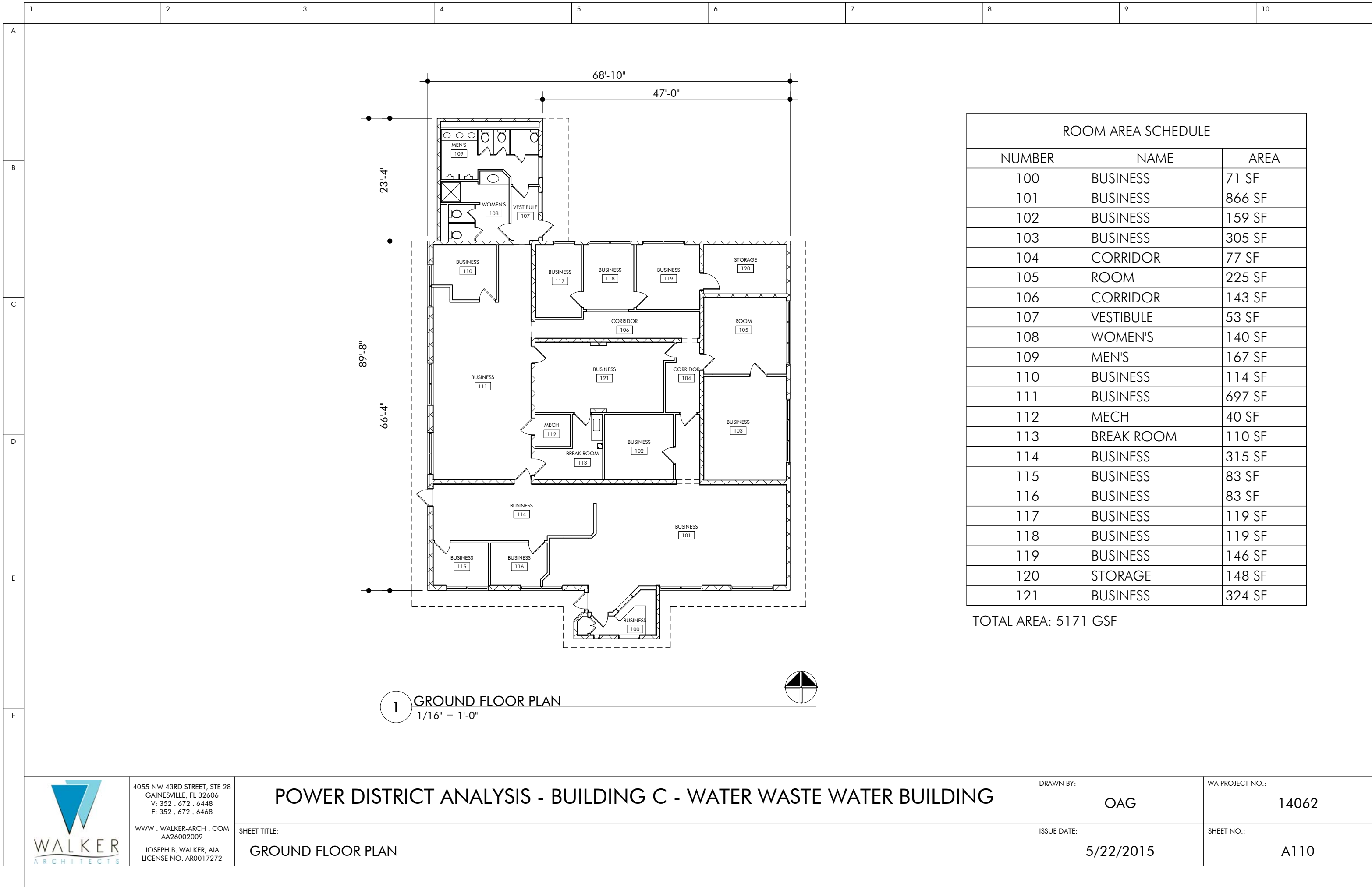
As described in the introduction section of the appraisal report, this parcel is zoned a combination of "U9" and "PS" zoning, which permits a wide range of commercial, office and/or residential use for this site. It is anticipated that the "Public Service and Operations" zoning on the northeast portion of this property will convert to the "Urban 9" zoning upon development of the site. The perspective of the appraisal analysis is that the entire parcel would have the uses permitted by the "U9" zoning consistent with the intent of the city to redevelop this parcel as part of the overall power district. See the "Zoning Information" in the addenda of the report for detailed listing of the uses permitted.

As described in the zoning section of the introduction section of the report, the "U9" zoning would allow up to 100 dwelling units per acre by right, with the maximum building height of 6 stories by right. It is anticipated that portions of the northeastern area and eastern area of the site would probably be limited in building height because it abuts the Southeast Historic District and, most probably, any potential development will be required to have a buffer between historic district homes and the more intensive future development on the site. In addition, because of the location adjacent to Sweetwater Branch Creek, there may be creek setback requirements along the western edge of the property.

Buildings C, D and E are oriented along the western edge of the site adjacent to or potentially slightly within the Sweetwater Branch Creek right of way corridor. A detailed description of these building structures, including an assessment of their needs, is provided in the Power District Building Needs Assessments Report, prepared by Walker Architects, Inc., dated May 2015. See the "Power District Building Needs Assessment Report" in the addenda for Buildings C, D and E.



Parcel 1A



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AA26002009

JOSEPH B. WALKER, AIA
LICENSE NO. AR0017272

POWER DISTRICT ANALYSIS - BUILDING C - WATER WASTE WATER BUILDING

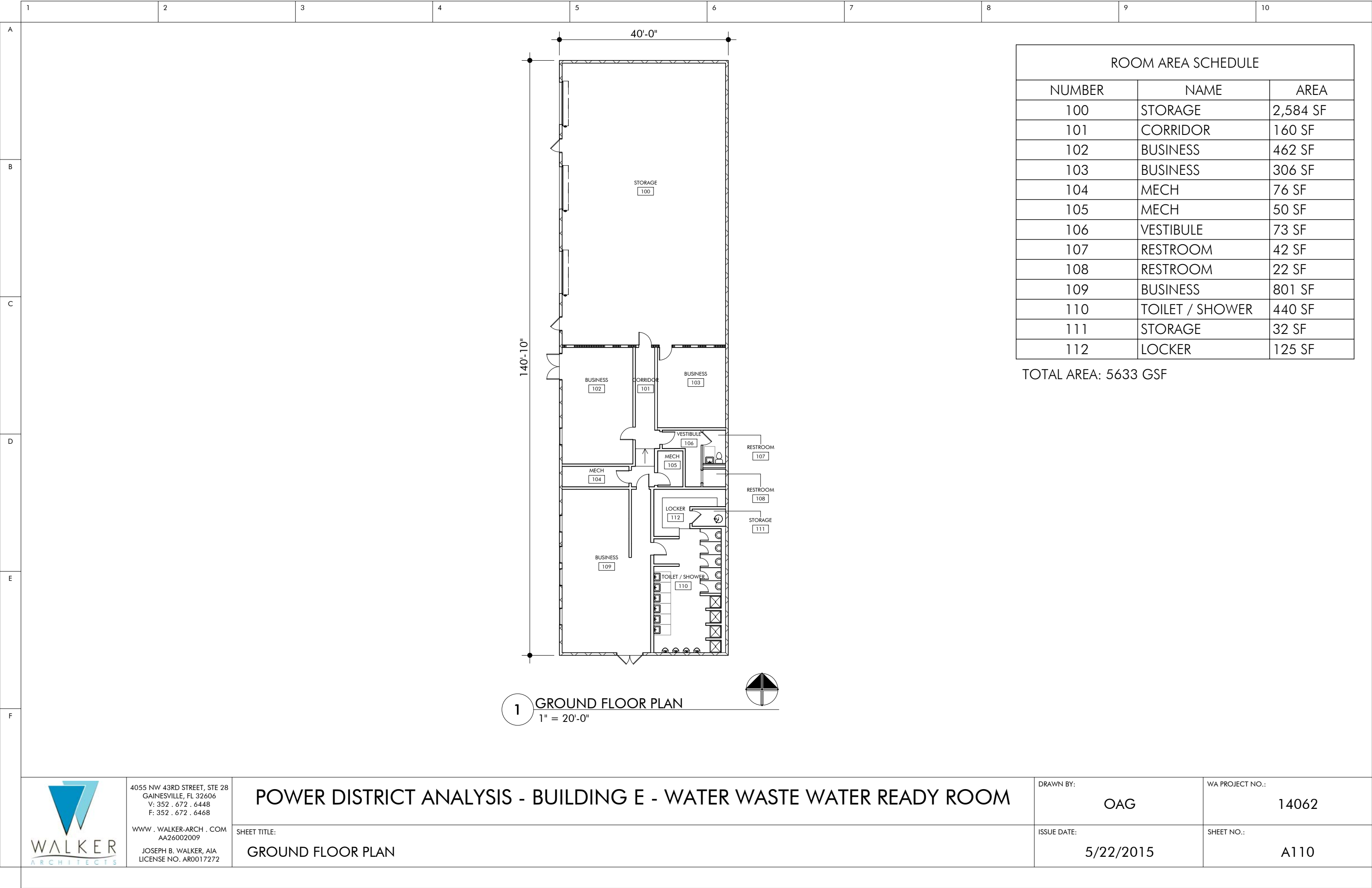
SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:
OAG

ISSUE DATE:
5/22/2015

WA PROJECT NO.:
14062

SHEET NO.:
A110



Parcel 1A Buildings C, D & E – Gainesville, FL (5/2/2023)



SE 5th Avenue facing west



SE 5th Avenue facing east



Parking lot SE corner of lot



View facing NW from 5th Avenue



SE 4th Avenue facing east



SE 4th Avenue facing west

Photographs Page 1 of 3

Parcel 1A Buildings C, D & E – Gainesville, FL (5/2/2023)



Typical site view facing south from 4th Avenue



Creek right of way facing north from 5th Avenue



Building D – Field Services



Building C – Waste Water



Building E –Waste Water



Interior view

Photographs Page 2 of 3

Parcel 1A Buildings C, D & E – Gainesville, FL (5/2/2023)



Interior view



Interior view



Interior view



Interior view



Interior view

Photographs Page 3 of 3

PARCEL 1A

PROPERTY DESCRIPTION (CONT'D)

All three of these structures are older in age, built in the 1970s and are currently in overall poor condition. These buildings will require substantial costs for renovation and/or new construction and, in the case of new construction, the same improvements would probably not be re-installed on the subject site, because they are somewhat functionally obsolete given their 1970s design. Also, these buildings are located very close or within the proposed Sweetwater Branch Creek right of way corridor. Because of these factors, the buildings are estimated to have reached the end of their economic life or functional utility in their current form. It is estimated that these buildings would be demolished or removed from the site to make the site available for redevelopment. Given their location and current condition, it does not appear to be feasible or cost effective to renovate/remodel these buildings extending their economic life.

HIGHEST AND BEST USE

General information concerning the highest and best use of the subject property is provided in the introduction or general information section of the appraisal report. A specific highest and best use conclusion for this parcel is as follows.

Parcel 1A has good public road visibility and access along Southeast 4th Avenue, Southeast 6th Terrace and Southeast 5th Avenue and the availability of public utilities, including water, sanitary sewer and electric utilities, to facilitate development. The property is slightly sloping in elevation and appears to be adequately drained, and as such, can support a wide range of prospective building improvements. The property is zoned "U9" (Urban 9 District), which is an intensive zoning category allowing for commercial and/or mixed use developments for the site. There are probably some limitations on building heights to two to three stories along the Southeast 4th Avenue and Southeast 6th Terrace adjacent to the historic district, but any potential building on the site would most probably be limited to two to five stories based upon cost feasibility or economic considerations. The existing Buildings C, D and E are older in age, in poor condition and are also potentially located within the future Sweetwater Branch Creek right of way corridor. Because of this factor, it is estimated that they have reached the end of their economic or functional use and should be demolished making the site ready for new development.

The highest and best use for Parcel 1A is for redevelopment of the site with a new multi-story commercial and residential development. Most probably, the commercial uses would be oriented along the Southeast 4th Avenue frontage with apartments and/or condominium units on the upper floors. Adequate onsite parking would be provided either by surface parking, parking under the structure on the first floor and/or potentially in a smaller structured parking garage. Commercial uses would most probably include service uses, business services and, given the "U9" zoning, potentially, research and development offices, which would be compatible with adjoining residential use.

APPRAISAL PROCESS

Because the estimated highest and best use is to redevelop the subject parcel, the Direct Land Sales Comparison Approach with adjustments is applied for the appraisal analysis. Essentially, the estimated land value as if vacant as of the current time frame is adjusted taking into consideration the various factors related to demolition of the existing building structures. The analysis for Parcel 1A is presented in the following market value summary.

PARCEL 1A

MARKET VALUE SUMMARY

As shown on the attached "Market Value Summary Table" for Parcel 1A, the highest and best use conclusion for the subject property is to demolish Buildings C, D and E, first remediating for environmental hazards in the buildings making the site available for redevelopment. The estimated land value for Parcel 1A is \$2,920,000, as estimated in the land value section of the introductory section of the report.

Adjustments are needed for HAZMAT abatement/remediation for lead, asbestos and any other hazards in the buildings, an adjustment for land/site environmental remediation, an adjustment for demolition costs of existing structures and any other required adjustments. The estimated HAZMAT abatement/remediation and demolition costs are taken from the Power District Building Needs Assessment Report for the analysis (time adjusted 44 percent from the 2015 estimate time frame to the May 2023 valuation time frame). HAZMAT abatement is estimated at about \$5.80 per square foot or \$80,811 for the three structures. No adjustment for the land/site environmental remediation is included in the appraisal analysis as per the Special Appraisal Assumption for environmental conditions. Demolition costs of the existing structures are estimated at \$21.60 per square foot or \$300,953 (also time adjusted 44 percent). Finally, no other adjustments were applied. The total adjustments are negative \$381,764, which when deducted from the estimated land value of \$2,920,000 indicates a market value for the land less adjustments of \$2,540,000 (rounded).

Estimated Market Value Parcel 1A

\$2,540,000

The value estimate is subject to Special Appraisal Assumptions concerning environmental conditions, Sweetwater Branch Creek right of way and survey/title search information.

Power District Property Market Value Summary - Parcel 1A

Parcel 1A Buildings C,D & E

Highest and Best Use Conclusion :

Demolish buildings C,D & E first remediating for environmental hazards in the buildings, making site available for redevelopment

Estimated Land Value with adjustments

Land Value	1A	3.35 Acres	100%	\$2,920,000
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Adjustments

Less: HASMAT Abatement/Remediation for Lead, Asbestos and any other hazards in buildings before demolition

Building C	5,171 SF± @	\$5.80 /SF =	\$29,992	
Building D	3,129 SF± @	\$5.80 /SF =	\$18,148	
Building E	5,633 SF± @	\$5.80 /SF =	\$32,671	
Sub-total building HASMAT Abatement			\$80,811	-\$80,811

Less: Land/Site Environmental Remediation

No remediation costs included for analysis \$0
(see special appraisal assumption for Environmental Conditions)

Less: Demolition cost of existing structures

Building C	5,171 SF± @	\$21.60 /SF =	\$111,694	
Building D	3,129 SF± @	\$21.60 /SF =	\$67,586	
Building E	5,633 SF± @	\$21.60 /SF =	\$121,673	
Sub-total building demolition			\$300,953	-\$300,953

Less: Other Adjustments

None \$0

Total Adjustments	-13%	-\$381,764
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Indicated Market Value (land value less adjustments)	87%	\$2,538,236
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Rounded	\$2,540,000
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Estimated Market Value - Parcel 1A \$2,540,000

(As Is value subject to special appraisal assumptions - 5/2/2023)

Applicable Special Appraisal Assumptions

Environmental Conditions
Sweetwater Branch right of way
Survey/Title Search Information

PARCEL 1A

VALUE CONCLUSION

The estimated market value for Parcel 1A is summarized, as shown on the attached "Valuation Summary Table". The estimated highest and best use is to demolish Buildings C, D and E, remediating for environmental hazards in the buildings, and making the site available for redevelopment. The estimated market value was based upon the land value of the parcel as if vacant less adjustments for environmental cleanup for the buildings and demolition costs for the structures. This indicated adjusted "as is" market value of \$2,540,000 (rounded).

A marketing time frame or exposure is estimated at about 6 to 24 months for this parcel.

In summary, Parcel 1A is estimated to have an "as is" market value subject to the enclosed Special Appraisal Assumptions of \$2,540,000.

**Estimated Market Value - Parcel 1A
("As Is" Condition, May 2, 2023)**

\$2,540,000.00

See attached "Valuation Summary Table".

Power District Property Valuation Summary

<u>Parcel 1A</u>	Buildings C,D & E		Indicated	
			Value	
Value by Land Sales Comparison Approach			\$2,540,000	
(Adjusted for demolition/Environmental costs)				
Indicated Value			\$2,540,000	
Estimated Market Value - Parcel 1A			\$2,540,000	
(As Is Condition - May 2, 2023)				
Separated as follows:				
		%		
	Land (as if vacant)	114.96%	\$2,920,000	
	Building Improvements	-14.96%	-\$380,000	
	Fixtures & Equipment	0.00%	\$0	
	Business Value	0.00%	\$0	
	Total	100.00%	\$2,540,000	

Estimated Exposure/Marketing Time Frame, 6 - 24 months

PARCEL 1B

PARCEL 1B

PROPERTY DESCRIPTION

Parcel 1B is located in about the 400 block of Southeast 4th Avenue and Southeast 5th Avenue, extending through the block, as shown on the attached "Parcel Map". This is an irregular shaped parcel of land that has its greatest frontage along the south side of Southeast 4th Avenue and with limited frontage along Southeast 5th Avenue.

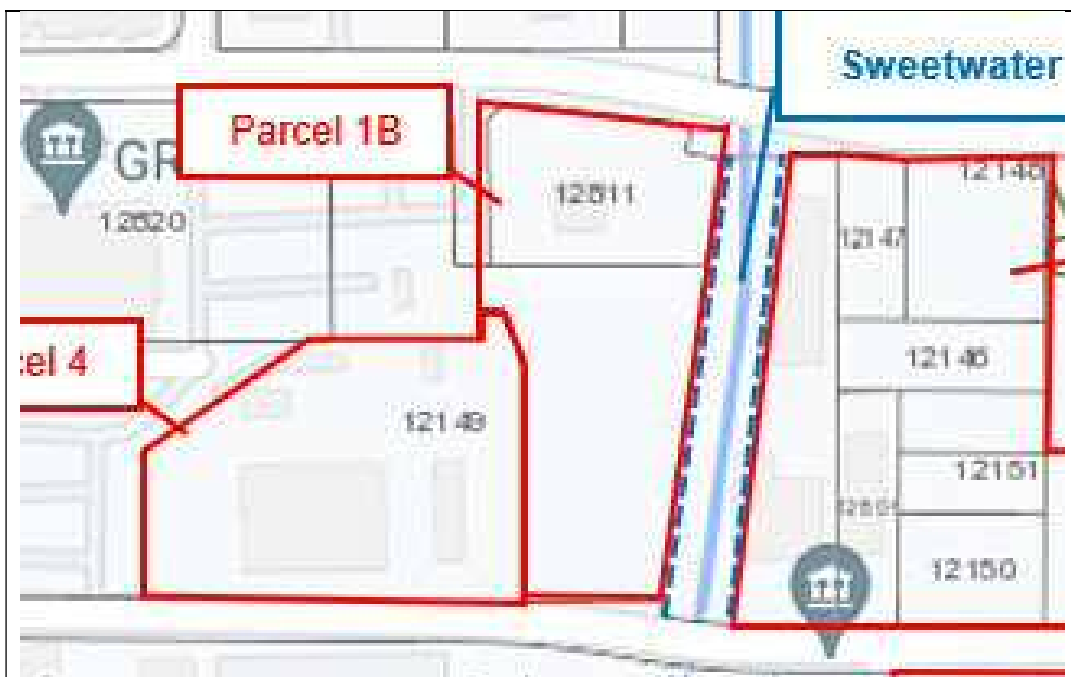
This property will border the Sweetwater Branch Creek right of way corridor (100 feet) to the east and is estimated to contain a total of about 68,000 square feet or 1.56 acres. This parcel has similar constraints as Parcel 1A, because it will border upon the Sweetwater Branch Creek, and as such, there may be setback requirements associated with this creek frontage.

The property is irregular in shape and slightly sloping in elevation and is currently partly wood and/or open area. This site borders the existing Gainesville Regional Utilities office building to the west and Parcel 4, which is improved with the old fleet maintenance buildings. Also, in the extreme southern portion of the property, near Southeast 5th Avenue, there is an existing water retention area, which, based upon the irregular configuration of the site and the water retention area, limits development in this portion of the property. This parcel is currently vacant and has been owned by the City of Gainesville for many years and there does not appear to have been any recent sales transactions concerning this property within the last three years.

The property is described as a subpart of Tax Parcel 12149-000-000 and all of Tax Parcel 12811-000-000. The property appears to be adequately drained and the majority of the site is located within Zone "X", an area of low flood risk. However, similar to Parcel 1A, the extreme eastern section of this lot may be subject to or within an existing flood hazard area (Zone "A"). This flood hazard area appears to be along the Sweetwater Branch Creek right of way and, depending upon the final location of this creek right of way and determination of the flood elevations, this flood hazard area may or may not affect this parcel. In any case, there are portions of the central and western area of the site that would have good appeal for potential development.

This site is zoned "U9" (Urban 9 District), which allows for a wide range of commercial, office and residential uses.

See attached "Parcel Map" and "Photographs".



Parcel 1B

Parcel 1B – Gainesville, FL (5/2/2023)



Frontage along SE 4th Avenue



Typical site view



SE 4th Avenue facing east



Typical site view



SW 5th Avenue facing west



Water retention south area of site

Photographs Page 1 of 1

PARCEL 1B

HIGHEST AND BEST USE

General information concerning the highest and best use of the subject property is provided in the introduction information section of the appraisal report. A specific highest and best use conclusion for this parcel is as follows.

As described, Parcel 1B is irregular in shape with its primary frontage along Southeast 4th Avenue, with frontage and access along Southeast 5th Avenue. The site is slightly sloping in elevation, appears to be adequately drained and has the availability of public water, sanitary sewer and electric utilities. As such, the site is physical capable of supporting a wide range of prospective building improvements. The property is zoned "U9" (Urban 9 District), which is a relatively intensive zoning category that permits a wide range or mix of uses including commercial, office and multiple family residential uses.

The most probable use would be for a commercial or mixed use structure oriented along the Southeast 4th Avenue frontage, probably, with a building height of two to five stories. Potentially office and/or commercial use could be located on the first floor, with residential uses on upper floors. Also, relatively lower density residential housing of up to three stories for apartments and/or condominiums would generate similar property values for this lot.

The property is currently vacant land, and as such, the most applicable highest and best use is the highest and best use for the site as if vacant. In summary, Parcel 1B is estimate to have a highest and best use for development with a multi-story commercial and/or residential building with adequate parking that could be a combination of surface parking and/or parking on the first floor of the structure.

APPRAISAL PROCESS

Because the subject property is a vacant parcel of land, the appraisal process applied for the analysis is application of the Direct Land Sales Comparison Approach to market value. The analysis is as follows.

DIRECT LAND SALES COMPARISON APPROACH

The "as is" land value for the subject Parcel 1B as if vacant was estimated in the introduction section of the report for the subject parcel. Essentially, recent sales of similar commercial and/or residential lots were researched in the subject neighborhood and Gainesville urban area, which resulted in seven comparable sales to use for comparison purposes.

The market value for the subject site is estimated at \$16.80 per square foot of land area, which takes into consideration the slightly irregular configuration of this parcel, the water retention area at the south end of the site and also the location of this parcel along the Sweetwater Branch Creek right of way corridor. Applying this amount to the square footage included in the subject lot indicated a land value conclusion of \$1,140,000 (rounded).

The subject property is vacant land and no adjustments were applied for HAZMAT abatement/remediation, land/site environmental remediation, demolition costs or other adjustments. This indicates an "as is" market value subject to the enclosed Special Appraisal Assumptions of \$1,140,000.

See attached "Market Value Summary Table".

Applicable appraisal assumptions are for environmental conditions, Sweetwater Branch Creek Right of way and survey/title search information.

Estimated Market Value Parcel 1B

\$1,140,000

Power District Property Market Value Summary - Parcel 1B

Parcel 1B Vacant Land

Highest and Best Use Conclusion :

Vacant Land , existing site available for redevelopment to its estimated Highest and Best Use
as if vacant

Estimated Land Value with adjustments

Land Value	1B	1.56 Acres	100%	\$1,140,000
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Adjustments

Less: HASMAT Abatement/Remediation for Lead, Asbestos and any other hazards Vacant land - no structures	\$0
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Less: Land/Site Environmental Remediation No remediation costs included for analysis (see special appraisal assumption for Environmental Conditions)	\$0
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Less: Demolition cost of existing structures Vacant land - no structures	\$0
---	-----

Less: Other Adjustments None	\$0
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Total Adjustments	0%	\$0
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Indicated Market Value (land value less adjustments)	100%	\$1,140,000
Rounded		\$1,140,000

Estimated Market Value - Parcel 1B	\$1,140,000
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(As Is value subject to special appraisal assumptions - 5/2/2023)

Applicable Special Appraisal Assumptions

Environmental Conditions
Sweetwater Branch right of way
Survey/Title Search Information

PARCEL 1B

VALUE CONCLUSION

Parcel 1B is a vacant 1.56± acre lot, as described in the report. There are no existing building improvements and no adjustments were necessary to the estimated land value of \$1,140,000. Therefore, the "as is" market value for Parcel 1B is estimated to be equal to the estimated land value of \$1,140,000.

Estimated Market Value - Parcel 1B	\$1,140,000.00
("As Is" Condition, May 2, 2023)	

The estimated marketing/exposure time frame is about 6 to 24 months.

See attached "Valuation Summary Table".

Power District Property Valuation Summary

<u>Parcel 1B</u>	Vacant		Indicated	
			Value	
Direct Land Sales Comparison Approach			\$1,140,000	
Indicated Value			\$1,140,000	
Estimated Market Value - Parcel 1B			\$1,140,000	
(As Is Condition - May 2, 2023)				
Separated as follows:		%		
Land (as if vacant)		100.00%	\$1,140,000	
Building Improvements		0.00%	\$0	
Fixtures & Equipment		0.00%	\$0	
Business Value		0.00%	\$0	
Total		100.00%	\$1,140,000	
Estimated Exposure/Marketing Time Frame, 6 - 24 months				
<u>Applicable Special Appraisal Assumptions</u>				
Environmental Conditions				
Sweetwater Branch right of way				
Survey/Title Search Information				

PARCEL 2A

PARCEL 2A

PROPERTY DESCRIPTION

Parcel 2A is located along the south side of Southeast 5th Avenue in about the 500 block between Southeast 7th Street and Southeast 3rd Street. This property is generally rectangular in shape and is estimated to contain about 83,505± square feet or 1.92 acres. This lot size is approximate and could vary depending upon a current land survey and title search information for the property. This site is mostly level in elevation, about even with the road grade of Southeast 5th Avenue and appears to be adequately drained and is located within Zone "X", an area of minimal flood hazard.

This parcel is improved with Building F (operations center and warehouse structure), which is a large warehouse/office building containing about 36,660± square feet. The structure appears to have been built in the 1930s for the service garage area and the 1960s for the office building to the north of the warehouse along Southeast 5th Avenue. The building area is divided into 30,575± square feet on the ground floor with 6,085 square feet for the second floor mezzanine area.

Currently, this building is in overall poor condition and has various issues associated with asbestos, lead, termites and mold problems, as described in detail by the Power District Building Needs Assessment Report in the addenda of the appraisal. However, this structure is substantial in character and occupies most of the northwestern area of the site.

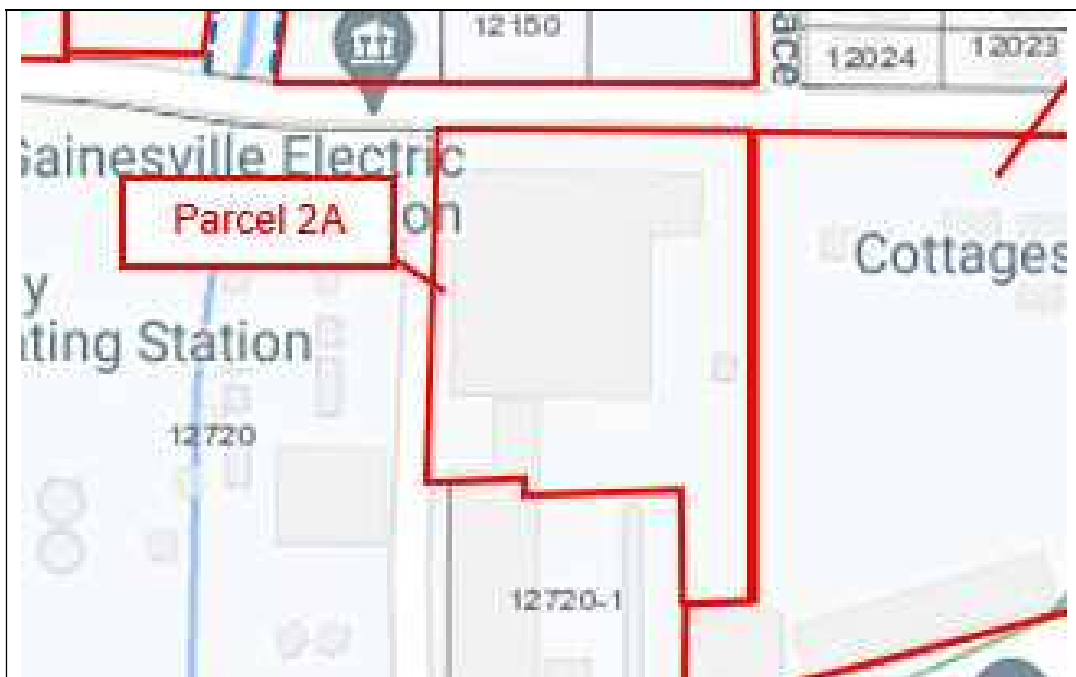
This property has been owned by the City of Gainesville for many years and there does not appear to have been any recent sales transactions concerning this parcel within the last three years. The subject property is described as part of Alachua County Tax Code Parcel 12720-000-000, which includes Parcel 2B and the Kelly Power Plant further to the west.

The operations center and warehouse building is described in detail with a summary of necessary needs in the Power District Building Needs Assessment Report. As described in the report, this building has issues with mold, evidence of termites, asbestos and lead within the structure. If the property is remodeled, all of these issues will need to be remediated and, in the case of the building being torn down or demolished, most probably, only the asbestos and lead would have to be remediated prior to demolition. Otherwise, the structure appears to be fairly sound, except in need of substantial renovation/remodeling with replacement of most of the systems for electrical, plumbing, heating and air condition and roof replacement and/or repair. See the "Building Needs Assessment Report" for a detailed summary of the improvements and required needs.

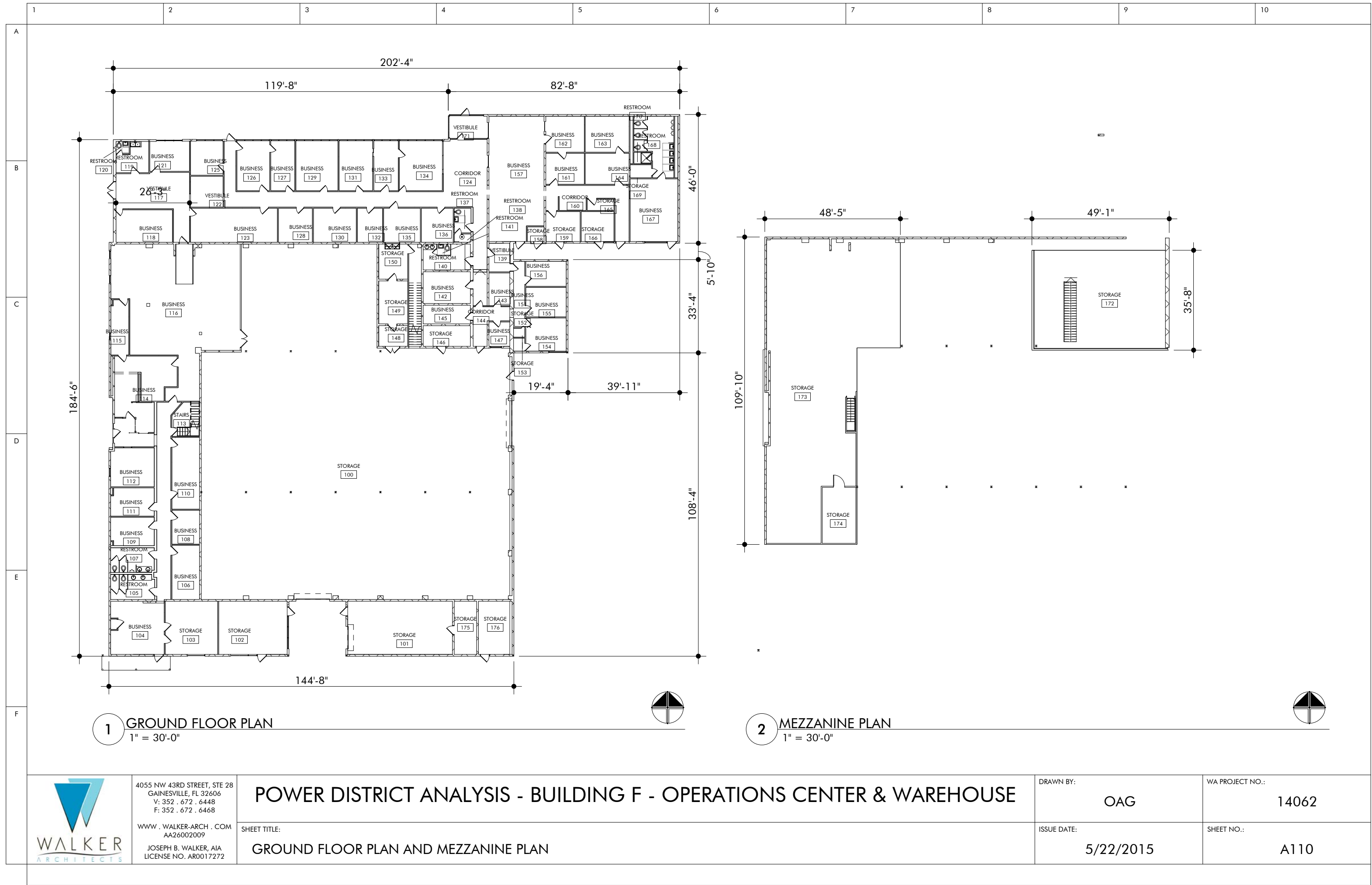
As described in the introductory section of the appraisal report, Parcel 2A is zoned "DT" (Downtown District). This zoning category is unique to the downtown business district of Gainesville and allows for a wide range of commercial, office and multiple family residential uses. This zoning permits a maximum building height of twelve stories. However, a more likely development would probably be in the two to six story range given cost feasibility and economic constraints for new construction costs.

The property is located immediately east and adjacent to the existing Kelly Power Plant compound and just north of Parcel 2C, which is improved with the recently renovated/remodeled catalyst building. Land uses to the west include Parcel 2B, which is mostly open asphalt storage yard/parking area with several building structures associated with the former city utility use.

See attached "Parcel Map", "Building Sketch" and "Photographs".



Parcel 2A



Parcel 2A Building F Operations Center – Gainesville, FL (5/2/2023)



SE 5th Avenue facing east



SE 5th Avenue facing west



Roadway along west property line of parcel



North side view



West side view



East side view

Photographs Page 1 of 3

Parcel 2A Building F Operations Center – Gainesville, FL (5/2/2023)



East side view



Rear canopy area



Interior view office area



Interior view office area



Warehouse area



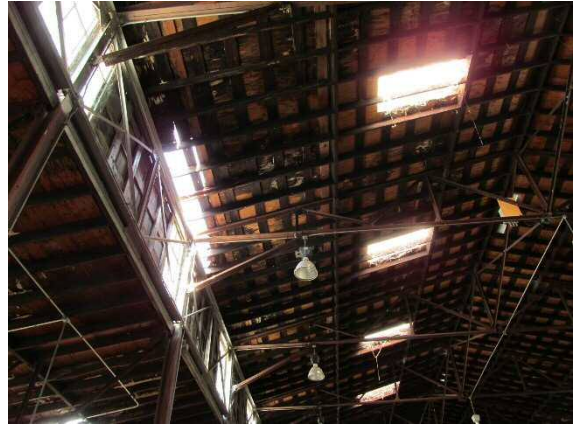
Warehouse area

Photographs Page 2 of 3

Parcel 2A Building F Operations Center – Gainesville, FL (5/2/2023)



Warehouse area ceiling damage



Warehouse area ceiling damage



Warehouse area ceiling damage



Warehouse area ceiling damage

PARCEL 2A

HIGHEST AND BEST USE

General information concerning the highest and best use for the subject parcel is provided in the introductory section of the appraisal report. A specific highest and best use conclusion for this parcel is as follows.

Parcel 2A contains about 1.92 acres, is generally rectangular in shape and is located with frontage and access along Southeast 5th Avenue. The property has adequate public road access and availability of city utilities, including water, sanitary sewer and electricity, to facilitate potential development of the site. As such, the site appears to be able to support a wide range of prospective building improvements. The property is located immediately east of the existing Kelly Power Plant and this parcel would probably have less appeal for residential apartment and/or condominium use because of its immediate proximity to this industrial power plant use. However, potentially, residential uses could be located on the eastern portion of the property with commercial uses forming a screen between the power plant and a residential component.

The overall highest and best use for Parcel 2A as if vacant is estimated to be for a mixed-use commercial and residential project similar to the highest and best use for Parcel 2B to the southeast. The most probable improvements would consist of two to five story buildings, with surface parking, parking on the first floor of the building or smaller structured parking. This is the estimated highest and best use of the site as if vacant.

The subject parcel is currently improved with the substantial Building F, which is the former operations center and warehouse occupying most of the northwestern area of the site. This is an older structure built in 1930s and 1960s that has been used for many years as a vehicle service garage and offices for utility staff. Currently, this building is in overall poor condition and has many needs related to structural, mechanical and hazardous materials, as described in the Building Needs Assessment Report. The age and existing configuration of the building as well as its required needs, complicates the overall highest and best use for the property as improved.

Essentially, at the current time, there are basically two options for the subject property. The first scenario would be to demolish the building for redevelopment consistent with the highest and best use of the site as if vacant. The second scenario would be to renovate/remodeled the existing building correcting building deficiencies and enhancing the overall remaining life expectancy of the structure.

As described in the Power District Building Needs Assessment Report, Walker Architects, Inc., together with various engineering and other professions have provided estimates for HAZMAT abatement/remediation and demolition costs for the property. Also, an estimate of the cost for a core and shell renovation is provided. These costs were as of the 2015 timeframe and are adjusted for time or cost increases to the current market timeframe of May 2023 (44 percent). The adjustment is based upon the cost increase for similar construction from the Marshall & Swift/CoreLogic Cost Service, which regularly tracks cost for similar commercial buildings on a current and historic basis. As a test of the estimated highest and best use, estimates are performed for the two most likely scenarios.

As shown on the attached "Highest and Best Use Analysis Table", Parcel 2A is estimated to have a land value of \$1,750,000 as if vacant. Deducting adjustments for the required HAZMAT remediation and demolition costs indicates a positive value for the property of about \$750,000. The positive property value supports demolition of improvements and redevelopment of the property.

Power District Property Highest and Best Use Analysis - Parcel 2A

Parcel 2A

Building F - Operations Center & WH

Highest and Best Use Conclusion :

Scenario # 1 - Demolish Building for Redevelopment Scenario

Scenario # 1 - Demolish Building for Redevelopment Scenario

Land Value	2A	1.92 Acres	100%	\$1,750,000
<u>Adjustments</u>				
Less: HASMAT Abatement/Remediation for Lead, Asbestos and any other hazards in buildings before demolition				
Building F	36,660 SF± @	\$5.80 /SF =	\$212,628	
Sub-total building HASMAT Abatement			\$212,628	-\$212,628
Less: Land/Site Environmental Remediation				
No remediation costs included for analysis				\$0
Less: Demolition cost of existing structures/site improvements				
Building F	36,660 SF± @	\$21.60 /SF =	\$791,856	
Sub-total building demolition			\$791,856	-\$791,856
Less: Other Adjustments				None
				\$0
Total Adjustments			-57%	-\$1,004,484
Indicated Market Value (land value less adjustments)			43%	\$745,516
Rounded				\$750,000
Estimated Market Value Scenario # 1				\$750,000

Conclusion: Positive property value, supports demolition of improvements and redevelopment of the property

Scenario # 2 - Core & Shell Renovation Scenario

(Renovation cost from 2015 Power District Needs Assessment, adjusted for cost increases over time- 44%)

Estimated cost (Core & Shell Renovation)		Per SF	Total
Building F	36,660	\$127.91	\$4,689,000
Total SF	36,660	\$127.91	\$4,689,000
1	Estimated Income Capitalization Rate	Market Estimate renovated building	7.5%
2	Estimated Net Operating Income required	(#1 x cost) Per Year	\$351,675
		Per SF of Building Area (#2 / SF)	\$9.59
3	Vacancy and Operating expense adjustment factor Net Rental (NNN)	Estimate	1.18
4	Estimated Required NNN rent to support cost of improvements	(#2 x #3)	\$11.32
5	Estimated Land Return adjustment factor Net Rental (NNN)	Estimate	20.0%
6	Estimated Required NNN rent for Land Cost	(#4 x #5)	\$2.26
7	Estimated Required NNN rent to support Cost of improvements/land	(#4 + #6)	\$13.58
8	Estimated Building Value + Land (Per SF) - Core & Shell Renovation	(#7 / #1)	\$181
9	Indicated Market Value with remodeling/renovation	(#8 X Bldg. SF)	\$6,635,000
10	Less: Estimated remodeling/renovation cost		(\$4,689,000)
11	Less: Estimated profit incentive to undertake remodeling/renovation	20%	(\$1,327,000)
12	Indicated "As Is" Value by Scenario #2		\$619,000
Rounded			\$620,000

Conclusion: The estimated building value indicated by the required income to support renovation/remodeling appears to be supported by market sales of office/retail space which adds support to the feasibility of renovation/remodeling of the existing improvements. However, this conclusion could vary widely depending on the proposed renovation/remodeling cost and the intended use or uses. Given the poor condition of the existing building and uncertainty associated with utilizing the existing improvements it appears more likely that scenario #1 demolishing the improvements and redeveloping the land would have the greater market appeal than undertaking a renovation/remodeling for the property.

PARCEL 2A

HIGHEST AND BEST USE (CONT'D)

Scenario 2, the core and shell renovation, has an estimated cost of about \$4,689,000. A typical income capitalization rate from the market for a similar commercial renovated building would be about 7.5 percent. Applying this amount to the renovation costs indicates that this scenario would require income of about \$351,675 per year on a net rental basis. This rental income is about \$9.59 per square foot. It is necessary to apply a vacancy and operating expense adjustment to achieve gross rent on a per square foot basis, which is about \$11.32 per square foot. Finally, an estimated land return rate or rent for the land must be added indicating a total required triple net rental income to support the cost of the improvements and land of about \$13.58 per square foot. Applying the estimated overall capitalization rate of 7.5 percent would indicate that, based upon this net operating income, the estimated building value and land with renovation would be worth about \$181 per square foot. Applying the estimated building value of \$181 per square foot to the building area would indicate a market value with remodeling/renovation of about \$6,635,000.

From this amount is deducted the estimated remodeling/renovation cost of \$4,689,000 and less an estimated profit incentive to undertake the remodeling/renovation of 20 percent of the estimated market value or \$1,327,000. This incentive is necessary to attract a developer to undertake the remodeling/renovation and its inherent associated market risks. Deducting the remodeling/renovation cost and profit incentive indicates an "as is" value by Scenario 2 of \$620,000.

As described in the market sales section of the appraisal report, the estimated building value indicated by the required income to support renovation/remodeling appears to be supported by market sales of office and retail space, which adds support to the feasibility of renovation/remodeling of the existing improvements. However, this conclusion could vary widely depending upon the proposed renovation/remodeling cost and the intended use or uses of the building improvements. Given the poor condition of the existing building and uncertainty associated with utilizing the existing improvements, it appears more likely that Scenario 1 of demolishing the improvements and redeveloping the land would have the greater market appeal at the current time. However, depending upon the actual remodeling/renovation costs and intended use, renovating/remodeling the building may be a feasible alternative.

Overall, the property is estimated to have a highest and best use to demolish improvements and redevelop the land consistent with its estimated highest and best use as if vacant.

APPRAISAL PROCESS

Because the highest and best use for Parcel 2A is to redevelop the site, the most applicable approach to market value is the estimated Land Sales Comparison Approach to estimate the overall land value as if vacant and deduct the most probable remediation and demolition costs to achieve vacant land status. This is essentially the analysis that was performed in the highest and best use for Scenario 1 demolishing the building improvements for redevelopment.

PARCEL 2A

VALUE CONCLUSION

As shown on the enclosed "Valuation Summary Table", the Sales Comparison Approach (for the land value) was applied for Parcel 2A, which resulted in a land value as if vacant of \$1,750,000. In order to achieve vacant land status, it is necessary to perform HAZMAT abatement/remediation to the buildings before demolition and then demolish the structure and site improvements. The estimated demolition costs are projected at about \$1,000,000 (rounded), which when deducted from the indicated land value of \$1,750,000 indicates an estimated market value for the property of \$750,000. In summary, Parcel 2A is estimated to have an "as is" market value subject to the enclosed Special Appraisal Assumptions of \$750,000.

The property, given its unique characteristics, has an exposure/marketing time of about 6 to 24 months.

**Estimated Market Value - Parcel 2A
("As Is" Condition, May 2, 2023)**

\$750,000.00

See attached "Valuation Summary Table".

Power District Property Valuation Summary

<u>Parcel 2A</u>	Building F - Operations Center & WH	Indicated Value
Value by Cost Approach		Not applied
Value by Income Approach		Not applied
Value by Sales Comparison Approach		\$750,000
Indicated Value		\$750,000
Estimated Market Value - Parcel 2A		\$750,000
(As Is Condition - May 2, 2023)		

Separated as follows:	%	
Land (as if vacant)	233.33%	\$1,750,000
Building Improvements	-133.33%	-\$1,000,000
Fixtures & Equipment	0.00%	\$0
Business Value	0.00%	\$0
Total	100.00%	\$750,000

Estimated Exposure/Marketing Time Frame, 6 - 24 months

Applicable Special Appraisal Assumptions

Environmental Conditions
Survey/Title Search Information

PARCEL 2B

PARCEL 2B

PROPERTY DESCRIPTION

Parcel 2B is located between Southeast 5th Avenue and Depot Avenue along the west side of Southeast 7th Street. This location is in about the 600 block of Southeast 4th Avenue and Southeast 5th Avenue or the 600 block of Southeast 7th Street. The configuration of the parcel is slightly irregular, but generally rectangular in shape with frontage along three city streets.

Parcel 2B is estimated to contain about 127,828± square feet or 2.93± acres and all of the site is located outside of a flood hazard area. This land area estimate is taken from the "Site Sketches" provided for the appraisal. The lot is mostly level in elevation and about even with the road grade of the surrounding street. The property is predominantly improved with a large asphalt paved storage yard/parking area in the central portion of the site and has four existing building structures.

The main buildings are Buildings C (carpenter shop) and Building H (water distribution construction building) located at the south end of the site fronting along Southeast Depot Avenue. The other two buildings are located at the north area of the site and include a portable prefabricated office building and small metal storage building. The mobile office building is not included for the appraisal analysis and is assumed to be removed for the site for other office uses. The most significant structures on the site are Buildings G and H and the small metal storage building.

The property has been owned by the City of Gainesville for many years and there have been no recent sales transactions concerning the property within the last three years. The property is described as a subpart of Alachua County Tax Code Parcel 12720-000-000, which includes the subject site as well as the Kelly Power Plant to the west. A detailed legal description for this parcel was not available for the appraisal analysis with the site area taken from the drawings provided. The overall configuration and lot size could vary depending upon the results of a current land survey and title search.

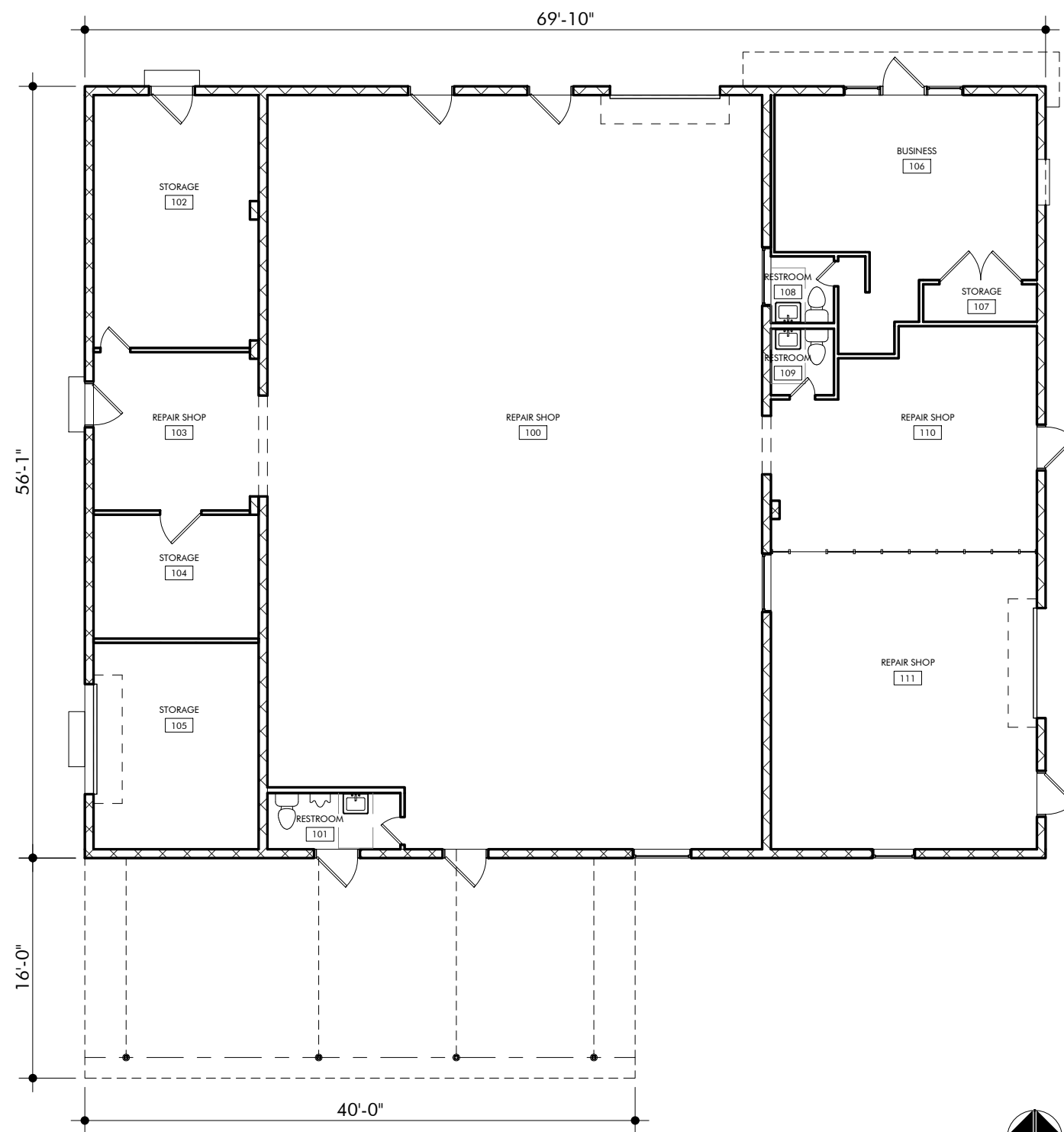
As described in the introduction section of the appraisal report, this parcel is zoned "U9" (Urban 9 District), which permits a wide range of commercial, office and/or residential use for this site. See the "Zoning Information" in the addenda of the report for a detailed listing of the uses permitted. As described in the zoning section of the introduction section of the report, portions of this site probably would be restricted to a building height of two to three stories oriented along Southeast 5th Avenue and Southeast 7th Street. Otherwise, this zoning permits a maximum building height up to six stories.

Buildings G and H are oriented along the southern edge of the site adjacent to the Depot Avenue frontage. A detailed description of these building structures, including an assessment of their needs, is provided in the Power District Building Needs Assessments Report, prepared by Walker Architects, Inc., dated May 2015. See the "Power District Building Needs Assessment Report" in the addenda for Buildings G and H. The portable office building at the north end of the site is estimated to be removed from the site and is not included for the appraisal analysis. There is a small 1,200 square foot metal storage building located in the northeastern area of the site that has nominal contributory value, but would most probably be retained as an interim use for general storage purposes. However, this building would most probably be removed for eventual redevelopment of the site.

As shown on the attached "Building Sketch" for Building H (water distribution construction building), the original structure included about 8,640± square feet of building area and is described in the Building Needs Assessment Report in the addenda. Since the Building Needs Assessment Report was prepared, the eastern portion of the building containing the restrooms, locker room and business office have been demolished. The adjusted or net area of the existing building is estimated at about 6,640± square feet.



Parcel 2B



1 GROUND FLOOR PLAN
3/32" = 1'-0"

ROOM AREA SCHEDULE		
NUMBER	NAME	AREA
100	REPAIR SHOP	1,926 SF
101	RESTROOM	39 SF
102	STORAGE	219 SF
103	REPAIR SHOP	137 SF
104	STORAGE	108 SF
105	STORAGE	180 SF
106	BUSINESS	273 SF
107	STORAGE	23 SF
108	RESTROOM	22 SF
109	RESTROOM	22 SF
110	REPAIR SHOP	280 SF
111	REPAIR SHOP	418 SF

TOTAL AREA : 3917 GSF



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POWER DISTRICT ANALYSIS - BUILDING G - CARPENTERS SHOP BUILDING

SHEET TITLE:

GROUND FLOOR PLAN

<p> MINISTRY OF HEALTH AND FAMILY WELFARE GOVERNMENT OF INDIA </p>	<p> REPORT ON THE PROGRESS OF THE WORK OF THE COMMISSIONER OF THE INDIAN ARMY AND NAVY DEPARTMENT OF THE GOVERNMENT OF INDIA </p>
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WA PROJECT NO.:

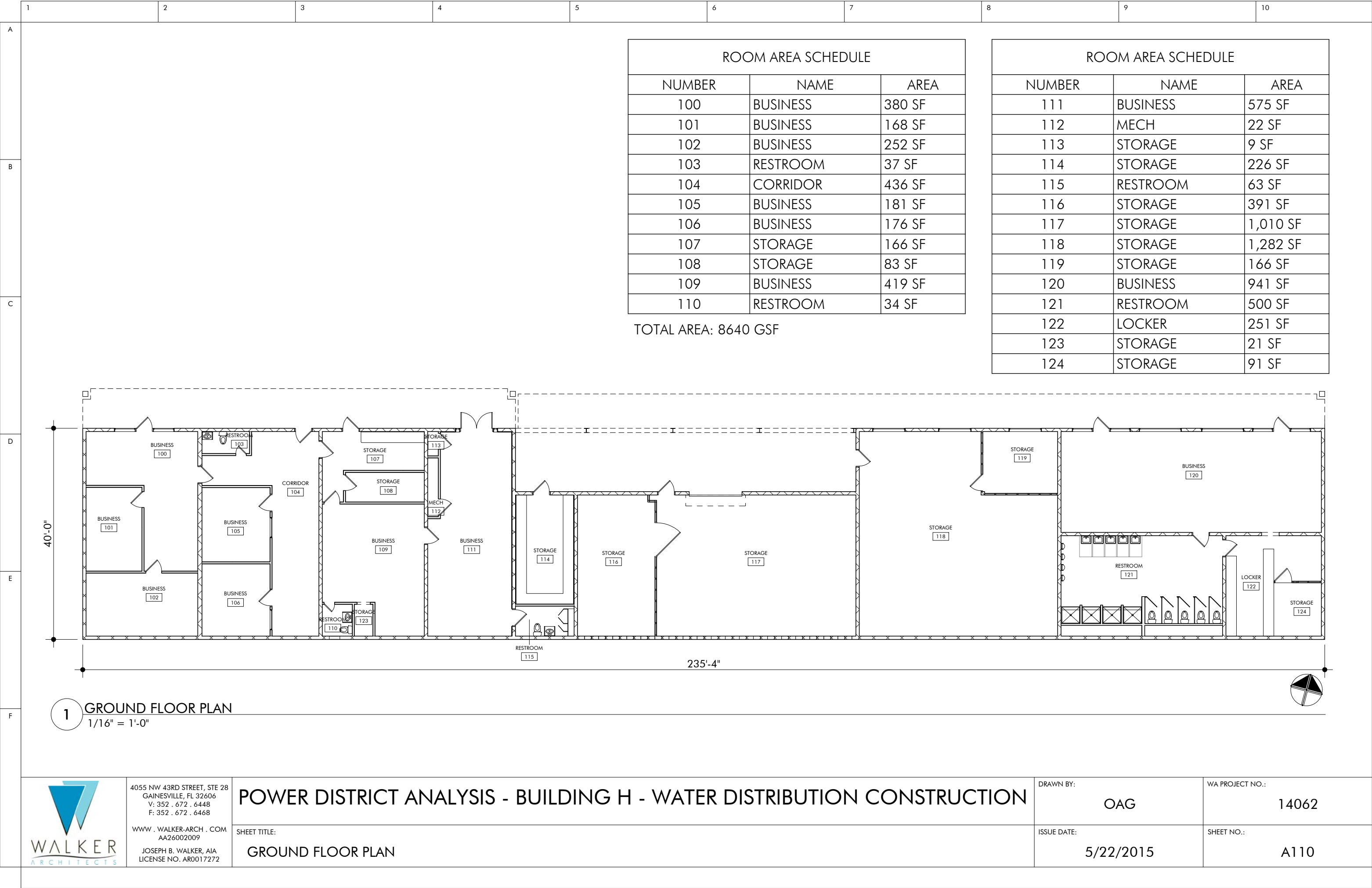
14062

ISSUE DATE:

5/22/2015

SHEET NO.:

A110



Parcel 2B Buildings G & H – Gainesville, FL (5/2/2023)



View facing SW at SE 7th St./SE 5th Ave.



SE 5th Avenue facing west



SE 7th Street facing south



SE 7th Street facing north from Depot Avenue



Depot Avenue facing west



Frontage along Depot Avenue

Photographs Page 1 of 3

Parcel 2B Buildings G & H – Gainesville, FL (5/2/2023)



Typical site view facing south



Building H – Water Distribution



Building G – Carpenters Shop



Interior view



Interior view



Interior view

Photographs Page 2 of 3

Parcel 2B Buildings G & H – Gainesville, FL (5/2/2023)



Interior view



Interior view



Metal Storage Building – retain for interim use



Mobile office – not included in appraisal



Typical site view, buildings in distance



Typical site view facing south

Photographs Page 3 of 3

PARCEL 2B

PROPERTY DESCRIPTION (CONT'D)

Buildings G and H are older structures built in the 1970s that are currently in overall poor condition. These buildings will require substantial costs for renovation and/or new construction and, in the case of new construction, the same improvements would probably not be re-installed on the subject site, because they are somewhat functionally obsolete given their 1970s design. Also, these buildings are located along the Depot Avenue frontage, which is one of the primary frontages for the site, which gives them less appeal for remodeling and retaining on the site. Because of these factors, the buildings are estimated to have reached the end of their economic life or functional utility in their current form. It is estimated that these buildings would be demolished or removed from the site to make the site available for redevelopment. Given their location and current condition, it does not appear to be feasible or cost effective to renovate/remodel these buildings extending their economic life.

HIGHEST AND BEST USE

General information concerning the highest and best use of the subject property is provided in the introduction or general information section of the appraisal report. A specific highest and best use conclusion for this parcel is as follows.

Parcel 2B has good public road visibility and access along Southeast 5th Avenue, Southeast 7th Street and Southeast Depot Avenue and the availability of public utilities, including water, sanitary sewer and electric utilities, to facilitate development. The property is level in elevation and appears to be adequately drained, and as such, can support a wide range of prospective building improvements. The property is zoned "U9" (Urban 9 District), which is an intensive zoning category allowing for commercial and/or mixed use developments for the site. There are probably some limitations on building heights to two to three stories along the Southeast 5th Avenue and Southeast 7th Street locations, but any potential building on the site would most probably be limited to three to six stories based upon cost feasibility or economic considerations. The existing Buildings G and H are older in age and in poor condition. Because of this factor, it is estimated that they have reached the end of their economic or functional use and should be demolished making the site ready for new development.

The highest and best use for Parcel 2B is for redevelopment of the site with a new multi-story commercial and residential development. Most probably, the commercial uses would be oriented along the Southeast 5th Avenue and Depot Avenue frontage with apartments and/or condominium units along Southeast 7th Street and on the upper floors. Adequate onsite parking would be provided either by surface parking, parking under the structure on the first floor and/or potentially in a structured parking garage. Commercial uses would most probably include service uses, business services and, given the "U9" zoning, potentially, research and development offices, which would be compatible with adjoining residential use. The site has substantial asphalt paved storage/parking lot area, which could be used as an interim use to facilitate use of adjoining buildings in the Power District area. In addition, the smaller metal storage building would most likely be retained on an interim basis for storage purposes, but would eventually be removed for redevelopment of the site.

APPRAISAL PROCESS

Because the estimated highest and best use is to redevelop the subject parcel, the Direct Land Sales Comparison Approach with adjustments is applied for the appraisal analysis. Essentially, the estimated land value as if vacant as of the current time frame is adjusted taking into consideration the various factors related to demolition of the existing building structures. The analysis for Parcel 2B is presented in the following market value summary.

PARCEL 2B

MARKET VALUE SUMMARY

As shown on the attached "Market Value Summary Table" for Parcel 2B, the highest and best use conclusion for the subject property is to demolish Buildings G and H, first remediating for environmental hazards in the buildings making the site available redevelopment. The estimated land value for Parcel 2B is \$2,680,000, as estimated in the land value section of the introductory section of the report.

Adjustments are needed for HAZMAT abatement/remediation for lead, asbestos and any other hazards in the buildings, an adjustment for land/site environmental remediation, an adjustment for demolition costs of existing structures and any other required adjustments. The estimated HAZMAT abatement/remediation and demolition costs are taken from the Power District Building Needs Assessment Report (which is adjusted for cost increased from 2015 to 2023 estimated at about 44 percent) for the analysis. HAZMAT abatement is estimated at about \$5.80 per square foot or \$61,231 for the two structures. No adjustment for the land/site environmental remediation is included in the appraisal analysis as per the Special Appraisal Assumption for environmental conditions. Demolition costs of the existing structures are estimated at \$21.60 per square foot or \$228,031. Finally, no other adjustments were applied. The total adjustments are negative \$289,031, which when deducted from the estimated land value of \$2,680,000 indicates a market value for the land, less adjustments of \$2,390,000 (rounded).

Estimated Market Value Parcel 2B

\$2,390,000

The value estimate is subject to Special Appraisal Assumptions concerning environmental conditions and survey/title search information.

Power District Property Market Value Summary - Parcel 2B

Parcel 2B Buildings G & H

Highest and Best Use Conclusion :

Demolish buildings G & H first remediating for environmental hazards in the buildings, making site available for redevelopment

Estimated Land Value with adjustments

Land Value	2B	2.93 Acres	100%	\$2,680,000
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Adjustments

Less: HASMAT Abatement/Remediation for Lead, Asbestos and any other hazards in buildings before demolition

Building G	3,917 SF± @	\$5.80 /SF =	\$22,719	
Building H	6,640 SF± @	\$5.80 /SF =	\$38,512	
Sub-total building HASMAT Abatement			\$61,231	-\$61,231

Less: Land/Site Environmental Remediation

No remediation costs included for analysis (see special appraisal assumption for Environmental Conditions)	\$0
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Less: Demolition cost of existing structures

Building G	3,917 SF± @	\$21.60 /SF =	\$84,607	
Building H	6,640 SF± @	\$21.60 /SF =	\$143,424	
Sub-total building demolition			\$228,031	-\$228,031

Less: Other Adjustments

None	\$0
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Total Adjustments	-11%	-\$289,262
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Indicated Market Value (land value less adjustments)	89%	\$2,390,738
Rounded		\$2,390,000

Estimated Market Value - Parcel 2B	\$2,390,000
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(As Is value subject to special appraisal assumptions - 5/2/2023)

Applicable Special Appraisal Assumptions

Environmental Conditions
Survey/Title Search Information

PARCEL 2B

VALUE CONCLUSION

The estimated market value for Parcel 2B is summarized, as shown on the attached "Valuation Summary Table". The estimated highest and best use is to demolish Buildings G and H, remediating for environmental hazards in the buildings and making the site available for redevelopment. The estimated market value was based upon the land value of the parcel as if vacant less adjustments for environmental cleanup for the buildings and demolition costs for the structures. This indicated adjusted "as is" market value of \$2,390,000 (rounded).

A marketing time frame or exposure is estimated at about 6 to 24 months for this parcel.

In summary, Parcel 2B is estimated to have an "as is" market value subject to the enclosed Special Appraisal Assumptions of \$2,390,000.

**Estimated Market Value - Parcel 2B
("As Is" Condition, May 2, 2023)**

\$2,390,000.00

See attached "Valuation Summary Table".

Power District Property Valuation Summary

<u>Parcel 2B</u>	Buildings G & H		Indicated	
			Value	
	Value by Land Sales Comparison Approach		\$2,390,000	
	(Adjusted for demolition/Environmental costs)			
	Indicated Value		\$2,390,000	
	Estimated Market Value - Parcel 2B		\$2,390,000	
	(As Is Condition - May 2,2023)			
	Separated as follows:			
		%		
	Land	112.13%	\$2,680,000	
	Building Improvements	-12.13%	-\$290,000	
	Fixtures & Equipment	0.00%	\$0	
	Business Value	0.00%	\$0	
	Total	100.00%	\$2,390,000	
	Estimated Exposure/Marketing Time Frame, 6 - 24 months			
	<u>Applicable Special Appraisal Assumptions</u>			
	Environmental Conditions			
	Survey/Title Search Information			

PARCEL 4

PARCEL 4

PROPERTY DESCRIPTION

Parcel 4 is located along the north side of Southeast 5th Avenue in about the 400 block. This property is irregular in shape and is estimated to contain about 75,950± square feet or 1.74± acres. This lot size is approximate and could vary depending upon a current land survey and title search information for the property. This site is mostly level in elevation, about even with the road grade of Southeast 5th Avenue and appears to be adequately drained and is located within Zone "X", an area of minimal flood hazard.

This parcel is improved with Buildings A and B (fleet garage buildings) with Building A being a large warehouse/office building containing about 12,225± square feet and Building B being a smaller 1,600 square foot structure. Building A appears to have been built in the 1940s, with Building B added in the 1950s.

Currently, Building A is in overall fair condition and has various issues associated with asbestos, lead, termites and mold problems, as described in detail by the Power District Building Needs Assessment Report in the addenda of the appraisal. However, this structure is substantial in character and occupies most of the south central area of the site.

This property has been owned by the City of Gainesville for many years and there does not appear to have been any recent sales transactions concerning this parcel within the last three years. The subject property is described as part of Alachua County Tax Code Parcel 12149-000-000, which includes portions of the GRU office building to the west.

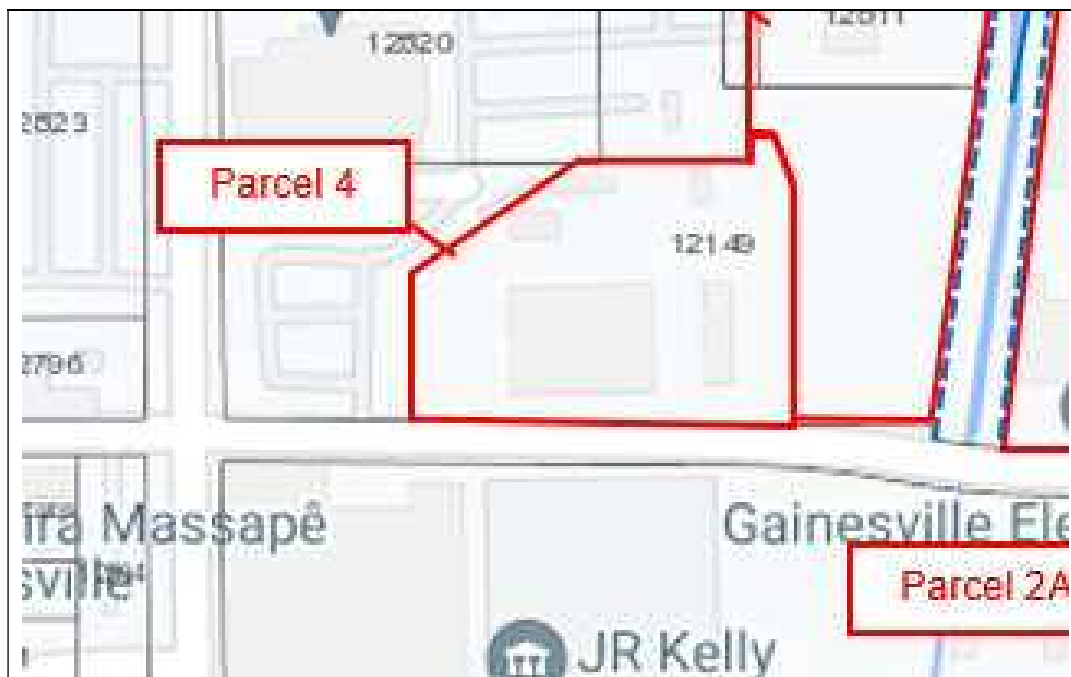
The fleet garage buildings are described in detail with a summary of necessary needs in the Power District Building Needs Assessment Report. As described in the report, Building A has issues with mold, evidence of termites, asbestos and lead within the structure. If the property is remodeled, all of these issues will need to be remediated and, in the case of the building being torn down or demolished, most probably, only the asbestos and lead would have to be remediated prior to demolition. Otherwise, the structure appears to be fairly sound, except in need of substantial renovation/remodeling with replacement of most of the systems for electrical, plumbing, heating and air condition and roof replacement and/or repair. See the "Building Needs Assessment Report" for a detailed summary of the improvements and required needs. Building B, the small fleet building containing 1,600 square feet, is in overall average condition and no major work appears to be required for this structure.

This property had been improved with underground gasoline/fuel tanks, which needed to be removed from the site. The tanks were removed in December 2016, which included 6,000, 15,000 and 20,000 gallon underground storage tanks as well as the vent pipes and underground piping being removed. This enhances the overall value of the property, since this issue has been resolved.

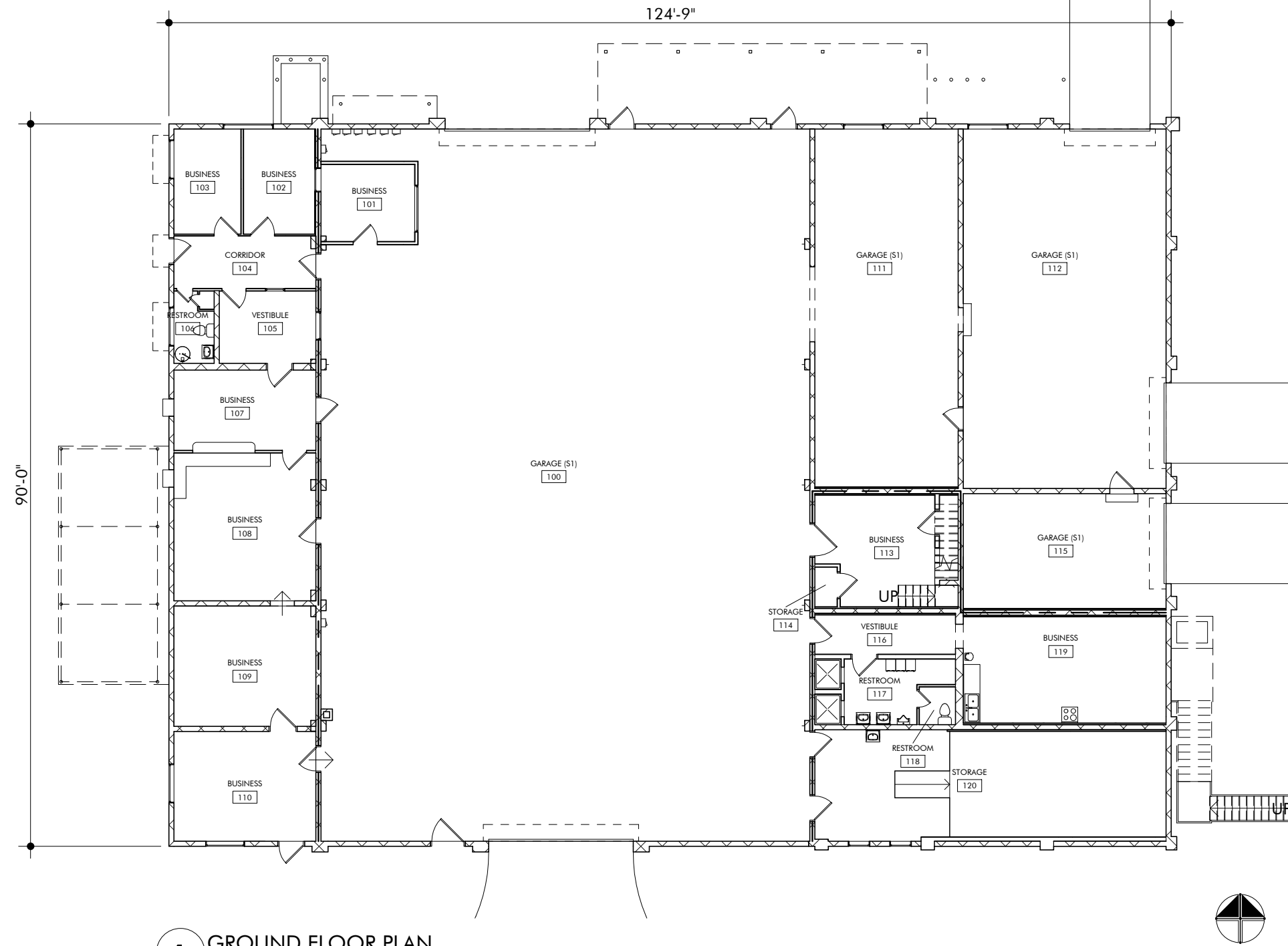
As described in the introductory section of the appraisal report, Parcel 4 is zoned "U9" (Urban 9 District). This zoning category allows for a wide range of commercial, office and multiple family residential uses. This zoning permits a maximum building height of six stories. However, a more likely development would probably be in the three to six story range given cost feasibility and economic constraints for new construction costs.

The property is located immediately north and across the street from the existing Kelly Power Plant compound and just southwest of Parcel 1B. Land uses to the west include the Gainesville Regional Utilities office building and parking lot.

See attached "Parcel Map", "Building Sketches" and "Photographs".



Parcel 4



1 GROUND FLOOR PLAN
1/16" = 1'-0"

ROOM AREA SCHEDULE		
NUMBER	NAME	AREA
100	GARAGE (S1)	5,262 SF
101	BUSINESS	111 SF
102	BUSINESS	116 SF
103	BUSINESS	109 SF
104	CORRIDOR	114 SF
105	VESTIBULE	108 SF
106	RESTROOM	40 SF
107	BUSINESS	177 SF
108	BUSINESS	324 SF
109	BUSINESS	264 SF
110	BUSINESS	241 SF
111	GARAGE (S1)	795 SF
112	GARAGE (S1)	1,131 SF
113	BUSINESS	198 SF
114	STORAGE	14 SF
115	GARAGE (S1)	361 SF
116	VESTIBULE	85 SF
117	RESTROOM	89 SF
118	RESTROOM	21 SF
119	BUSINESS	334 SF
120	STORAGE	585 SF
200	STORAGE	232 SF
201	BUSINESS	219 SF
202	RESTROOM	27 SF
203	STORAGE	10 SF
204	BUSINESS	243 SF

TOTAL AREA: 11228 GSF



4055 NW 43RD STREET, STE 28
GAINESVILLE, FL 32606
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AA26002009

JOSEPH B. WALKER, AIA
LICENSE NO. AR0017272

SHEET TITLE:
GROUND FLOOR PLAN

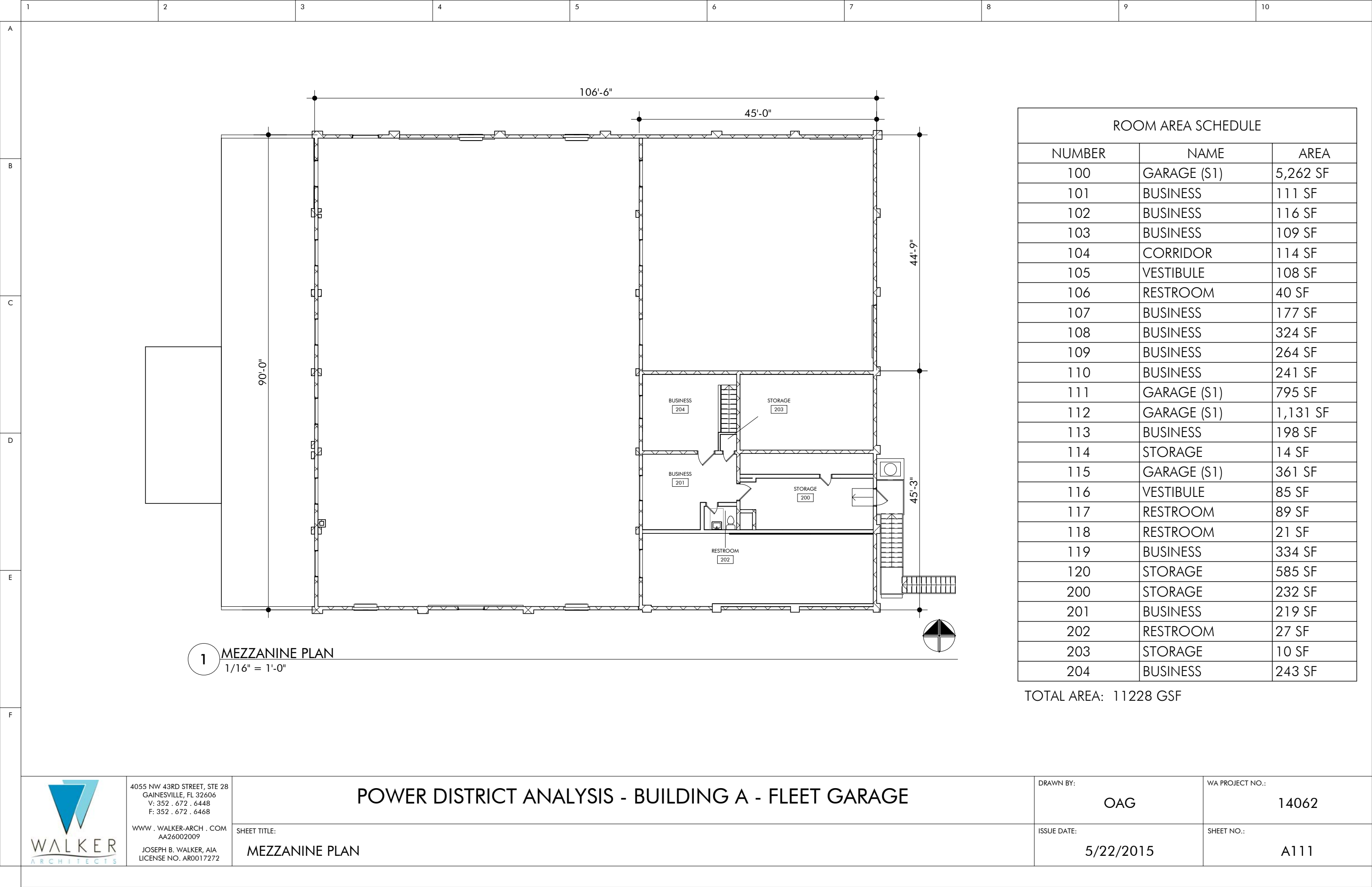
POWER DISTRICT ANALYSIS - BUILDING A - FLEET GARAGE

DRAWN BY:
OAG

ISSUE DATE:
5/22/2015

WA PROJECT NO.:
14062

SHEET NO.:
A110



Parcel 4 Buildings A & B Fleet Garage – Gainesville, FL (5/2/2023)



Building A front view along SE 5th Avenue



Building B front view along SE 5th Avenue



SE 5th Avenue facing east



SE 5th Avenue facing west



Front and west side view



West side view

Photographs Page 1 of 3

Parcel 4 Buildings A & B Fleet Garage – Gainesville, FL (5/2/2023)



Rear/north side view



Existing gas canopy



West side view Building A



Building B



Typical site view facing west



Building A

Photographs Page 2 of 3

Parcel 4 Buildings A & B Fleet Garage – Gainesville, FL (5/2/2023)



Building A



Building A



Building A



Building A



Building B



Building B

Photographs Page 3 of 3

PARCEL 4

HIGHEST AND BEST USE

General information concerning the highest and best use for the subject parcel is provided in the introductory section of the appraisal report. A specific highest and best use conclusion for this parcel is as follows.

Parcel 4 contains about 1.74 acres, is irregular in shape and is located with frontage and access along Southeast 5th Avenue. The property has adequate public road access and availability of city utilities, including water, sanitary sewer and electricity, to facilitate potential development of the site. As such, the site appears to be able to support a wide range of prospective building improvements. The property is located immediately north of the existing Kelly Power Plant and adjacent to the Gainesville Regional Utilities office building.

Overall, the highest and best use for Parcel 4 as if vacant is estimated to be for a mixed-use commercial and residential project, most probably with the residential uses located in the central and northern area of the site, with commercial uses along the Southeast 5th Avenue frontage. The most probable improvements would be three to six story buildings, with surface parking or parking on the first floor of the building. This is the estimate highest and best use of the site as if vacant.

The subject parcel is currently improved with Buildings A and B, which were the former fleet garage facility with the buildings occupying most of the south central area of the site along 5th Avenue. These are both older structures built in the 1940s and 1950s that have been used for many years as vehicle service/garage use. Currently, Building A is in overall fair condition and has many needs related to structural, mechanical and hazardous materials, as described in the Building Needs Assessment Report. Building B, the smaller structure, is in overall average condition and does not appear to need any substantial work performed. The age and existing configuration of the buildings as well as their required needs, complicates the overall highest and best use for the property as improved.

Essentially, at the current time, there are basically two options for the subject property. The first scenario would be to demolish the buildings for redevelopment consistent with the highest and best use of the site as if vacant. The second scenario would be to renovate/remodeled the existing buildings correcting building deficiencies and enhancing the overall remaining life expectancy of the structures.

As described in the Power District Building Needs Assessment Report, Walker Architects, Inc., together with various engineering and other professionals, have provided estimates for HAZMAT abatement/remediation and demolition costs for the property. Also, an estimate of the cost for a core and shell renovation is provided. Each of these scenarios is evaluated to determine the feasibility of each scenario for the subject property.

As shown on the attached "Highest and Best Use Analysis Table", Parcel 4 is estimated to have a land value of \$1,590,000 as if vacant. Deducting adjustments for the required HAZMAT remediation and demolition costs, would indicate that demolishing the building for redevelopment would result in a property value of \$1,220,000 for Parcel 4.

Power District Property Highest and Best Use Analysis - Parcel 4

Parcel 4 Buildings A & B - Fleet Garage

Highest and Best Use Conclusion :

Scenario # 1 - Demolish Building for Redevelopment Scenario

Scenario # 1 - Demolish Building for Redevelopment Scenario

Land Value	Parcel 4	1.74 Acres	100%	\$1,590,000
Adjustments				
Less: HASMAT Abatement/Remediation for Lead, Asbestos and any other hazards in buildings before demolition				
Building A	12,225 SF± @	\$5.80 /SF =	\$70,905	
Building B	1,600 SF± @	\$0.00 /SF =	\$0	
Sub-total building HASMAT Abatement			\$70,905	-\$70,905
Less: Land/Site Environmental Remediation				
No remediation costs included for analysis				\$0
Less: Demolition cost of existing structures/site improvements				
Building A	12,225 SF± @	\$21.60 /SF =	\$264,060	
Building B	1,600 SF± @	\$21.60 /SF =	\$34,560	
Sub-total building demolition			\$298,620	-\$298,620
Less: Other Adjustments None - tanks removed				
Removal of gasoline/underground tanks (Approx.)				\$0
(Underground fuel tanks and pipes were removed in December 2016)				
Total Adjustments			-23%	-\$369,525
Indicated Market Value (land value less adjustments)			77%	\$1,220,475
Rounded				\$1,220,000
Estimated Market Value Scenario # 1		Per SF of building area	\$88.25	\$1,220,000

Conclusion: Positive property value, substantially higher than Scenario #2

Scenario # 2 - Core & Shell Renovation Scenario

(Renovation cost from 2015 Power District Needs Assessment, adjusted for cost increases over time- 44%)

Estimated cost (Core & Shell Renovation)		Per SF	Total
Building A	12,225	\$152.39	\$1,863,000
Building B	1,600	\$95.63	\$153,000
Underground fuel tank removal (already performed 12/2016)			\$0
Total	13,825	\$145.82	\$2,016,000
1	Estimated Income Capitalization Rate	Market Estimate renovated building	7.5%
2	Estimated Net Operating Income required	(#1 x cost))	Per Year \$151,200
		Per SF of Building Area (#2 / SF)	\$10.94
3	Vacancy and Operating expense adjustment factor Net Rental (NNN)	Estimate	1.18
4	Estimated Required NNN rent to support cost of improvements	(#2 x #3)	\$12.91
5	Estimated Land Return adjustment factor Net Rental (NNN)	Estimate	20.0%
6	Estimated Required NNN rent for Land Cost	(#4 x #5)	\$2.58
7	Estimated Required NNN rent to support Cost of improvements/Land	(#4 + #6)	\$15.49
8	Estimated Building Value + Land (Per SF) - Core & Shell Renovation	(#7 / #1)	\$206
9	Indicated Market Value with remodeling/renovation	(#8 X Bldg. SF)	\$2,855,000
10	Less: Estimated remodeling/renovation cost		(\$2,016,000)
11	Less: Estimated profit incentive to undertake remodeling/renovation	20%	(\$571,000)
12	Indicated "As Is" Value by Scenario #2		\$268,000
Rounded			\$270,000

Conclusion: Low but positive property value

However, this conclusion could vary based on proposed renovation improvements and use.

PARCEL 4

HIGHEST AND BEST USE (CONT'D)

Scenario 2, the core and shell renovation, has an estimated cost of about \$2,016,000. A typical income capitalization rate from the market for a similar commercial renovated building would be about 7.5 percent. Applying this amount to the renovation costs indicates that this scenario would require income of about \$151,200 per year on a net rental basis. This rental income is about \$10.94 per square foot. It is necessary to apply a vacancy and operating expense adjustment to achieve gross rent on a per square foot basis, which is about \$12.91 per square foot. Finally, an estimated land return rate or rent for the land must be added indicating a total required triple net rental income to support the cost of the improvements and land of about \$15.49 per square foot. Applying the estimated overall capitalization rate of 7.5 percent would indicate that, based upon this net operating income, the estimated building value and land with renovation would be worth about \$206 per square foot.

Applying the estimated value of \$206 per square foot to the square footage included in the subject buildings indicates a market value with remodeling/renovation of about \$2,855,000. From this amount is deducted the estimated remodeling/renovation cost of \$2,016,000 and also a deduction for the estimated profit incentive required to undertake the remodeling/renovation estimated at 20 percent of the market value with remodeling/renovation or \$571,000. As shown, Scenario 2 (core and shell renovation scenario) indicates an "as is" value for the property of \$270,000.

This amount is fairly low, but is a positive property value. This conclusion could vary significantly depending upon the proposed renovation improvements cost and potential use of the building structure.

As shown, the indicated market value for Scenario 1 (demolish the building for redevelopment) is significantly higher than the value for Scenario 2 for remodeling/renovation. Overall, the subject property is estimated to have a highest and best use to demolish the existing buildings for redevelopment of the site consistent with its highest and best use as if vacant.

APPRAISAL PROCESS

Because the highest and best use for Parcel 4 is to demolish the existing buildings and redevelop the site, the most applicable approach to market value is the Direct Land Sales Comparison Approach for the "as is" market value of the land as if vacant less the estimated cost for HAZMAT abatement/remediation and demolition of the improvements to indicate the "as is" market value for the property. This is essentially Scenario 1 under the highest and best use to demolish the building for redevelopment.

SALES COMPARISON APPROACH

The Direct Land Sales Comparison Approach was applied in estimating the market value for the subject site as if vacant. The analysis presented in the introduction section of the appraisal report indicated an estimated land value of \$1,590,000 for the site. From this amount is deducted the HAZMAT abatement/remediation to be performed prior to the demolition of the buildings and then the demolition cost, which are estimated to total about \$370,000. Deducting this amount from the estimated land value indicates an "as is" market value of \$1,220,000.

This amount was compared to the most probable renovation/remodeling of the building less remodeling cost and profit, which indicated a low but positive property value of \$270,000. The indicated value for demolition of the improvements with redevelopment of the property is significantly higher than this amount at \$1,220,000 and is the estimated "as is" market value for the subject property.

Estimated Market Value by Sales Comparison Approach

\$1,220,000

PARCEL 4

VALUE CONCLUSION

As shown on the attached "Valuation Summary Table", the Sales Comparison Approach to market value was applied for Parcel 4, which resulted in a value conclusion of about \$1,220,000. The analysis applied the Direct Land Sales Comparison Approach in estimating the "as is" land value for the subject site as if vacant less deductions for HAZMAT remediation and demolition of the existing buildings to indicate the "as is" market value for the property.

This market value takes into consideration the most probable market value of the subject property in its "as is" condition when taking into consideration the substantial remediation and demolition cost for buildings.

In summary, Parcel 4 is estimated to have an "as is" market value subject to the enclosed Special Appraisal Assumptions of \$1,220,000.

The property, given its unique characteristics, has an exposure/marketing time frame of about 6 to 24 months.

Estimated Market Value - Parcel 4	\$1,220,000.00
("As Is" Condition, May 2, 2023)	

See attached "Valuation Summary Table".

Power District Property Valuation Summary

<u>Parcel 4</u>	Vacant	Indicated Value
Value by Cost Approach		Not applied
Value by Income Approach		Not applied
Value by Sales Comparison Approach		\$1,220,000
Indicated Value		\$1,220,000
Estimated Market Value - Parcel 4		\$1,220,000
(As Is Condition - May 2, 2023)		

Separated as follows:	%	
Land (as if vacant)	130.33%	\$1,590,000
Building Improvements	-30.33%	-\$370,000
Fixtures & Equipment	0.00%	\$0
Business Value	0.00%	\$0
Total	100.00%	\$1,220,000

Estimated Exposure/Marketing Time Frame, 6 - 24 months

Applicable Special Appraisal Assumptions

Environmental Conditions

Survey/Title Search Information

PARCEL 5

PARCEL 5

PROPERTY DESCRIPTION

Parcel 5 is located in about the 500 block of Southeast Depot Avenue and also has frontage along Southeast 7th Street south of Depot Avenue, as shown on the attached "Parcel Map". This is an irregular shaped parcel of land that has its primary road frontage along Southeast Depot Avenue, which it borders to the north and frontage along Southeast 7th Street along the property's eastern boundary line. The north eastern boundary of the property is adjacent to an existing fuel storage facility and the western and southern boundary is formed by Sweetwater Branch Creek, as shown on the enclosed maps. This property has a long border with the Sweetwater Branch Creek, with the city retaining a 100 foot right of way along either side of the creek or 50 feet onto the subject site for the Sweetwater Branch Creek corridor (100 feet). Sweetwater Branch Creek is already daylighted from Depot Avenue southward to the eastern boundary of this parcel. Based upon scaling of aerial maps, this site is estimated to contain about 248,300± square feet or 5.7± acres. The property is irregular in shape and sloping in elevation from the Depot Avenue frontage down to the Sweetwater Branch Creek to the west and south. The property is mostly clear of tree growth, with some trees along the creek frontage and Depot Avenue frontage for the site.

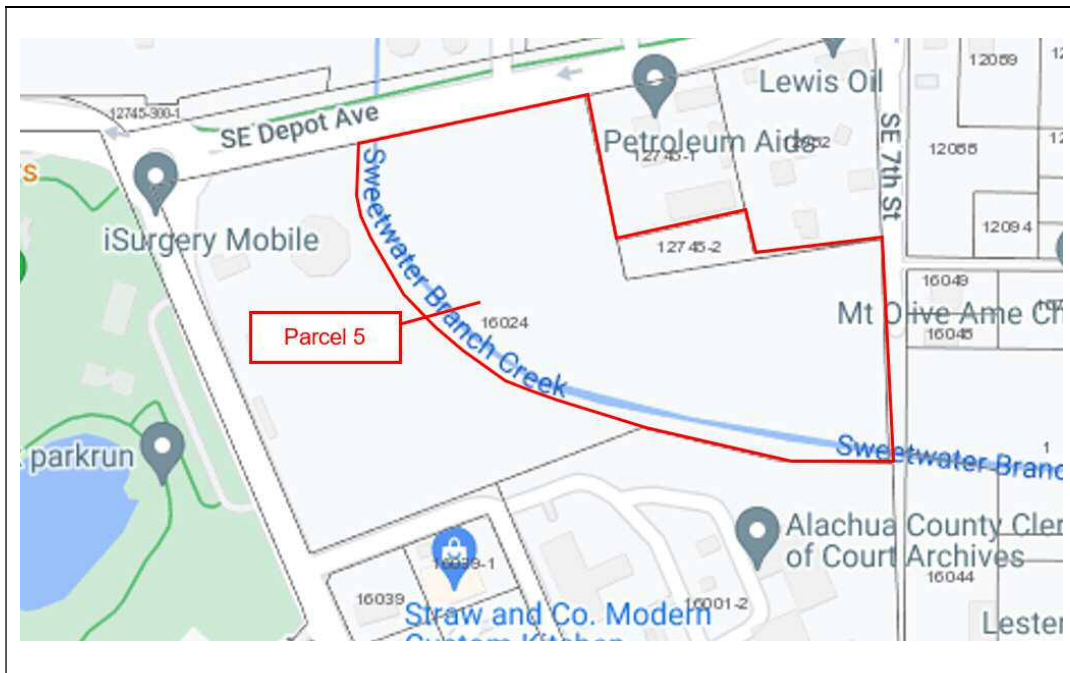
It appears that this site, in the past, has been used for a combination of storage yard and storage tanks, particularly along the Depot Avenue frontage where there is an existing concrete retaining wall around the wooded area, as shown on the attached aerial maps. The southern portion of the site is encumbered with two Gainesville Regional Utilities power transmission lines, which extend in a westerly to easterly direction through the southern portion of the site. The city will retain a 150 foot wide maintenance easement along these power lines, which would preclude building improvements in this area of the site. This area of the site could be used for parking, potentially water retention areas and limited yard storage. It is estimated that the creek setback and easement for the power lines will encumber about 3 acres of the site or about 53 percent of the site area. The remaining site area located north of the transmission lines along Depot Avenue and extending eastward to Southeast 7th Street could support building improvements. As shown by the enclosed photos, the portion of the property frontage along Depot Avenue, at one time, appears to have been improved with three storage tanks, which had a perimeter concrete bulkhead along the eastern, southern and western portions of this storage area. The concrete retaining wall is still in place and, potentially, the site could be developed using the retaining wall to level off the portion of the property fronting along Depot Avenue. See the "Historic Photo" from 1999 on the attached "Parcel 5 Photographs".

This parcel is currently vacant and has been owned by the City of Gainesville for many years and there does not appear to have been any recent sale transactions concerning this property within the last three years.

The property is described as a subpart of Tax Parcel 16024-000-000 and all of Tax Parcel 12745-002-000. The property appears to be adequately drained and the majority of the site is located within Zone "X", an area of low flood risk. However, the portions of property located along the Sweetwater Branch Creek are located within a flood hazard area (Zone "A").

The site is currently zoned "PS" (Public Services and Operations) district because it is owned by the City of Gainesville and has been used by Gainesville Regional Utilities for powerline transmission and for tank storage purposes. It is anticipated that if the property is sold, it would be rezoned to the most comparable zoning of the adjacent parcels, which would be either the "I-1" or "I-2" zoning categories. It appears more probable that the property would be zoned "I-1" (Industrial) district, which is assumed for the appraisal analysis.

See attached "Parcel Map" and "Photographs".



Parcel 5

Parcel 5 – Gainesville, FL (5/2/2023)



Depot Avenue facing west



Depot Avenue facing east



Frontage along Depot Avenue



Access drive from Depot Avenue
south to storage yard area



SE 7th Street facing north



SE 7th Street facing south

Photographs Page 1 of 2

Parcel 5 – Gainesville, FL (5/2/2023)



Frontage along SE 7th Street



Retaining wall between Depot Avenue frontage and storage yard area



1999 Aerial photograph of site showing 3 storage tanks and the retaining wall area along Depot Ave.



Storage yard area facing east, note powerline



Storage yard area facing west,
note powerline



Sweetwater Branch Creek

Photographs Page 2 of 2

PARCEL 5

HIGHEST AND BEST USE

General information concerning the highest and best use of the subject property is provided in the introduction information section of the appraisal report. A specific highest and best use conclusion for this parcel is as follows.

As described, Parcel 5 is irregular in shape, with its primary frontage along Southeast Depot Avenue, with secondary frontage along Southeast 7th Street. The site is slightly sloping in elevation down from the Depot Avenue frontage to the Sweetwater Branch Creek Basin along the western and southern property lines and the property appears to be adequately drained and has the availability of public water, sanitary sewer and electric utilities. As such, the site is physically capable of supporting a wide range of prospective building improvements.

Several limitations for the site are the Gainesville Regional Utilities power lines and frontage along Sweetwater Branch Creek. The corridor for the creek will require about 50 feet of setback from the creek on the site and also the city will retain a 150 foot wide power line maintenance easement in the southern portion of the site. It is estimated that about 3 acres of the site or 53 percent will be encumbered with either creek frontage or power line maintenance easement area. These areas will only be able to be used for limited purposes, including parking, potentially for water retention and/or for limited storage yard uses. Any building improvements would have to be located along the Depot Avenue frontage or the portion of the property extending eastward to Southeast 7th Street.

The property is currently zoned "PS" (Public Services and Operations) district and it is estimated, with the property being determined to be surplus property and offered for sale, that the property would be rezoned to the most probable zoning of the surrounding parcels, which, for the appraisal analysis, is estimated to be the "I-1" (Industrial) zoning category.

The most probable use for the property is for an industrial or business use that can take advantage of the large parking area or storage yard underneath the existing power lines on the southern portion of the property. The property is improved with a retaining wall along the Depot Avenue frontage, which could be utilized to level this portion of the site for building purposes.

The property is currently vacant land, and as such, the most applicable highest and best use is the highest and best use of the site as if vacant. In summary, Parcel 5 is estimated to have a highest and best use for industrial and commercial uses consistent with the uses permitted by right within the "I-1" zoning category.

APPRAISAL PROCESS

Because the subject property is a vacant parcel of land, the appraisal process applied for the analysis is application of the Direct Land Sales Comparison Approach to market value. The analysis is as follows.

DIRECT LAND SALES COMPARISON APPROACH

The "as is" land value for the subject Parcel 5 as if vacant was estimated in the introduction section of the report for the subject parcel. Essentially, recent sales of similar industrial and/or commercial land sales were researched in the subject neighborhood or Gainesville urban area, which resulted in four comparable sales to use for comparison purposes.

PARCEL 5

DIRECT LAND SALES COMPARISON APPROACH (CONT'D)

The sales were adjusted for physical differences between the subject property, indicating an estimated land value for the portion of the property unencumbered by the easement and creek (2.7 acres) of \$3.40 per square foot. The power lines and creek encumbered portion of the property was estimated to have a land value at about 25 percent of the buildable lot value or \$0.85 per square foot. Applying this to the subject site indicates an overall land value of \$510,000 (rounded).

The subject property is vacant land and no adjustments were applied for HAZMAT abatement/remediation, land/site environmental remediation, demolition costs or other adjustments. This indicates an "as is" market value subject to the enclosed Special Appraisal Assumptions of \$510,000.

See attached "Market Value Summary Table".

Applicable Special Appraisal Assumptions are for environmental conditions, Sweetwater Branch Creek right of way and survey/title search information.

Estimated Market Value Parcel 5

\$510,000

Power District Property Market Value Summary - Parcel 5

Parcel 5 Vacant Land

Highest and Best Use Conclusion :

Vacant Land , existing site available for redevelopment to its estimated Highest and Best Use as if vacant

Estimated Land Value with adjustments

Land Value	5	5.70 Acres	100%	\$510,000
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Adjustments

Less: HASMAT Abatement/Remediation for Lead, Asbestos and any other hazards Vacant land - no structures	\$0
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Less: Land/Site Environmental Remediation No remediation costs included for analysis (see special appraisal assumption for Environmental Conditions)	\$0
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Less: Demolition cost of existing structures Vacant land - no structures	\$0
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Less: Other Adjustments None	\$0
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Total Adjustments	0%	\$0
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Indicated Market Value (land value less adjustments)	100%	\$510,000
Rounded		\$510,000

Estimated Market Value - Parcel 5	\$510,000
--	------------------

(As Is value subject to special appraisal assumptions - 5/2/2023)

Applicable Special Appraisal Assumptions

Environmental Conditions
Sweetwater Branch right of way
Survey/Title Search Information

PARCEL 5

VALUE CONCLUSION

Parcel 5 is a vacant 5.7 \pm acre lot, as described in the report. There are no existing building improvements and no adjustments were necessary to the estimated land value of \$510,000. Therefore, the "as is" market value for Parcel 5 is estimated to be equal to the estimated land value of \$510,000.

Estimated Market Value - Parcel 5
("As Is" Condition, May 2, 2023)

\$510,000.00

The estimated marketing/exposure time frame is about 6 to 24 months.

See attached "Valuation Summary Table".

Power District Property Valuation Summary

<u>Parcel 5</u>	Vacant		Indicated	
			Value	
Direct Land Sales Comparison Approach			\$510,000	
Indicated Value			\$510,000	
Estimated Market Value - Parcel 5			\$510,000	
(As Is Condition - May 2, 2023)				
Separated as follows:		%		
Land (as if vacant)	100.00%	\$510,000		
Building Improvements	0.00%	\$0		
Fixtures & Equipment	0.00%	\$0		
Business Value	0.00%	\$0		
Total	100.00%	\$510,000		
Estimated Exposure/Marketing Time Frame, 6 - 24 months				
<u>Applicable Special Appraisal Assumptions</u>				
Environmental Conditions				
Sweetwater Branch right of way				
Survey/Title Search Information				

POWER DISTRICT PROPERTIES ADDENDA

QUALIFICATIONS OF THE APPRAISER

William Emerson, MAI

Employment:

Secretary/Treasurer of Emerson Appraisal Company. Actively engaged in the real estate appraisal profession since 1983, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to the Gainesville, Alachua County and the North Central Florida geographical region.

Contact Information:

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Appraisal License:

State of Florida
State Certified General Real Estate Appraiser RZ248

Educational Background:

B.S.B.A. University of Florida, 1983
Major-Computer and Informational Science
Minor-Economics

Professional Seminars:

A.I.R.E.A. R41B Seminar, 1985
S.R.E.A. R41C Seminar, 1987
A.I. Powerline Easement & EMF's, 1995
A.I. Data Confirmation and Verification Methods, 1996
A.I. Small Hotel/Motel Valuation, 1998
A.I. Standards of Professional Appraisal Practice, 1998
A.I. Case Studies in Commercial Highest & Best Use, 1999
A.I. Appraisal of Nonconforming Uses, 1999
A.I. Standards of Professional Appraisal Practice, 2002
A.I. Real Estate Disclosure, 2002
A.I. New Technology for RE Appraisers, 2004
A.I. USPAP Update, 2004
A.I. USPAP Update, 2006
A.I. Appraising from Blueprints and Specifications, 2006
A.I. Analyzing Operating Expenses, 2006
A.I. New Technology for Real Estate Appraisers, 2007
A.I. USPAP Update, 2008
A.I. Supervisory/Trainee Roles and Relationships, 2008
A.I. Office Building Valuation, 2008
A.I. Feasibility, Market Value, Investment Timing: Option Value, 2008
A.I. Appraising Distressed Commercial Real Estate, 2009
A.I. Valuing Commercial Green Buildings, 2009
A.I. USPAP Update, 2010
A.I. USPAP Update, 2012
A.I. USPAP Update, 2014
A.I. New Technology for Real Estate Appraisers, 2018
A.I. USPAP Update 2022
A.I. The Paperless Real Estate Appraisal Office, 2022

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

Professional Education:

A.I.R.E.A. Course/Exam #8-2, Residential Valuation (October 1984)
A.I.R.E.A. Course/Exam 1B-A, Capitalization Theory & Techniques, Part A (July 1985)
A.I.R.E.A. Course/Exam 1B-B, Capitalization Theory & Techniques, Part B (July 1985)
A.I.R.E.A. Course/Exam #8-1, Real Estate Appraisal Principles (October 1985)
A.I.R.E.A. Course/Exam 2-1, Case Studies in Real Estate Valuation (October 1986)
A.I.R.E.A. Exam 1A-2, Basic Valuation Procedures (February 1987)
A.I.R.E.A. Course/Exam 2-2, Report Writing and Valuation Analysis (July 1989)
A.I.R.E.A. Course/Exam 10, Market Analysis in Valuation Appraisals (June, 1991)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (July 1992)
A.I. Course/Exam, Code of Professional Ethics (Part B) (July 1992)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1994)
A.I. Course/Exam, Code of Professional Ethics (Part B) (November 1994)
A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1996)
A.I. Course, Advanced Sales Comparison and Cost Approaches (November 2004)
A.I. Course, Business Practices and Ethics (2009)
A.I. Course, Residential Design and Functional Utility (2010)
A.I. Course, Business Practices and Ethics (2014)
A.I. Course, Site Valuation and Cost Approach (2014)
A.I. Course, Appraising Automobile Dealerships (2018)
A.I. Course, Subdivision Valuation (2018)

Professional Organizations:

Licensed Real Estate Broker, State of Florida
Gainesville Board of Realtors
Florida Association of Realtors
National Association of Realtors
Appraisal Institute - MAI Member No. 10,546 (1994)
Appraisal Institute - Ocala/Gainesville Chapter, Vice Chairman (1995)
Appraisal Institute - Ocala/Gainesville Chapter, Chairman (1996)
Appraisal Institute - East Florida Chapter, Board of Directors (2007-2009)
Appraisal Institute - Region X (Florida) Regional Representative (2008-2009)

Expert witness:

Qualified as Expert Witness: Eighth Judicial Circuit, Gainesville, Florida, 1992

Community Activities:

Alachua County - Mandatory Refuse Collection Task Force, Vice Chairman (1987)
Alachua County - Illegal Dumping Task Force, Chairman (1988)
Gainesville Area Chamber of Commerce - Leadership Gainesville XVI Program (1989)
Delta Tau Delta Fraternity - House Corporation Secretary (1995 to 2003)
Delta Tau Delta Fraternity - House Corporation Treasurer (2004 to Present)



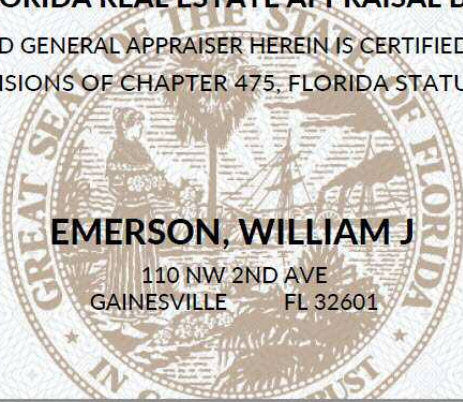

Brief Property Types Appraised List (properties appraised last 5+ years):

Automotive Service-Sales	Multiple Family Acreage
Agricultural, Timberland	Pasture, Farmland
Bank Buildings	Residential
Commercial Land	Restaurants, Fast Food
Condominium	Restaurants, Table Service
Dental Office	Retail Small Stores
Gasoline-Convenience Sales	Shopping Center
Hotel/Motel	Small Multiple Family
Industrial	Subdivision Appraisals
Large Multiple Family	Suburban Office
Medical Office	Vacant Industrial
Mobile Home Parks	Wetlands
Multi-Story Office	

Special use properties appraised include the following:

Animal Hospital	Emergency Medical	Membership Lodge
Bowling Alley	Farm Supply	Mini Storage
Car Wash	Fast Oil Change	Private School
Churches	First Magnitude Springs	River Acreage
Cold Storage Warehouse	Fraternities/Sororities	Sports Club
Dairies	Funeral Homes	
Daycare Center	Golf Driving Range	

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI

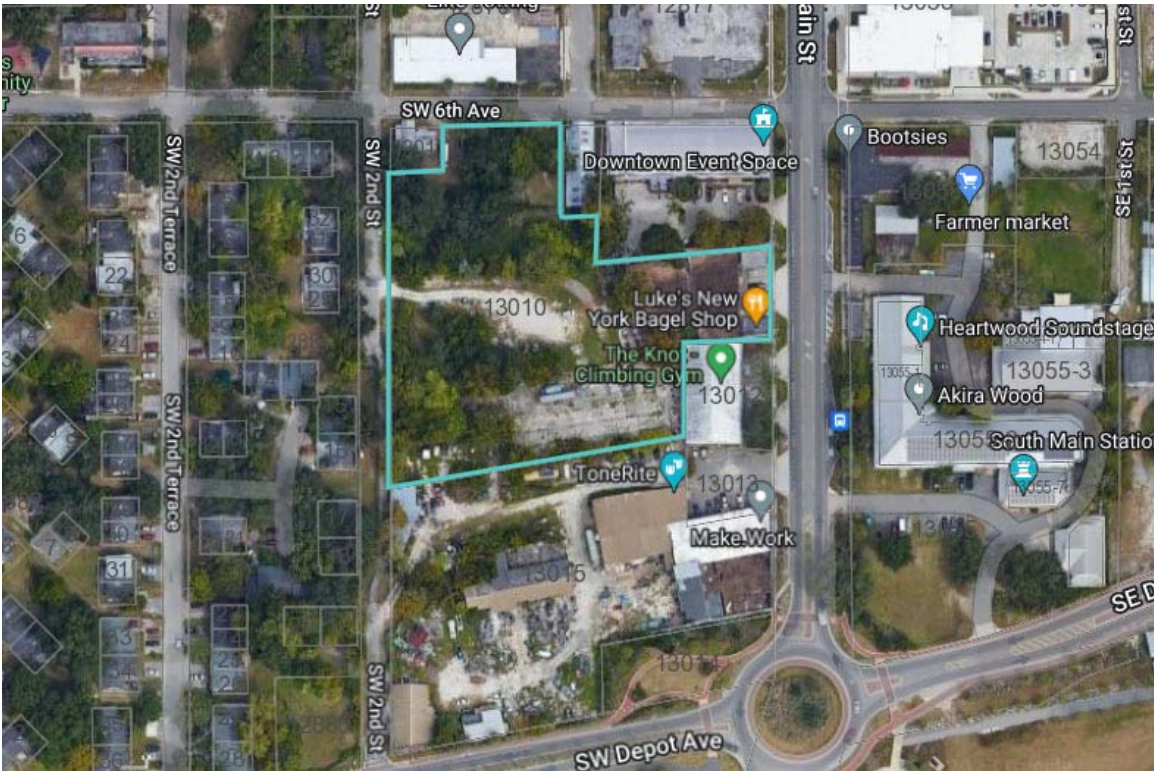
	Ron DeSantis, Governor	Melanie S. Griffin, Secretary	
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION			
FLORIDA REAL ESTATE APPRAISAL BD			
THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES			
 EMERSON, WILLIAM J 110 NW 2ND AVE GAINESVILLE FL 32601			
<div style="border: 1px solid black; padding: 2px; display: inline-block;">LICENSE NUMBER: RZ248</div> EXPIRATION DATE: NOVEMBER 30, 2024 Always verify licenses online at MyFloridaLicense.com			
	Do not alter this document in any form. This is your license. It is unlawful for anyone other than the licensee to use this document.		

Rev. 11/22

Land Sale No. 1



Land Sale No. 1 (Cont.)



Property Identification

Record ID	1422
Property Type	Commercial Land, Commercial Mixed Use
Property Name	Megahee South Main Lot
Address	618 South Main Street, Gainesville, Alachua County, Florida 32601
Location	South Main Street, one block NW of Depot Park
Tax ID	13010-000-000
Latitude, Longitude	W29.646012, N-82.325391
Market Type	Mixed Use Commercial

Sale Data

Grantor	Megahee Enterprises, LTD
Grantee	700 Soma, LLC
Sale Date	March 10, 2023
Deed Book/Page	5077/1530
Property Rights	Fee Simple
Marketing Time	24 Months
Conditions of Sale	Arms length
Financing	Owner financing mtg. \$3,848,052
Sale History	No sales within 3 years
Verification	Eric Ligman, listing agent; 352-256-2112, April 19, 2023; Other sources: MLS and public records, Confirmed by Bill Emerson

Land Sale No. 1 (Cont.)

Sale Price	\$3,100,000
Cash Equivalent	\$3,100,000

Land Data

Zoning	U6 - Urban 6 District, Mixed Use
Topography	Level
Utilities	City water, sewer and electric
Shape	Irregular

Land Size Information

Gross Land Size	2.760 Acres or 120,226 SF
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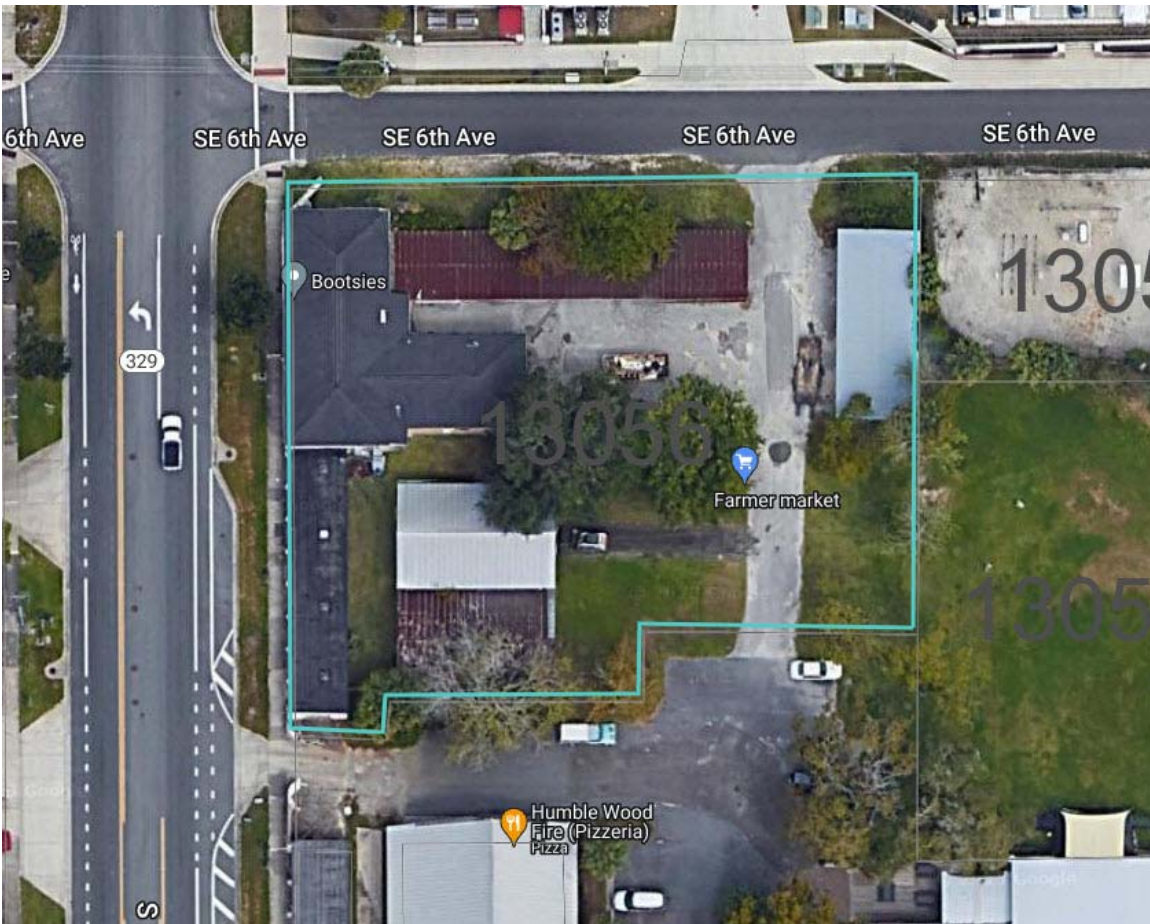
Indicators

Sale Price/Gross Acre	\$1,123,188
Sale Price/Gross SF	\$25.78

Remarks

This is the Megahee South Main street lot located at 618 South Main Street just south of the downtown area of Gainesville and about one block northwest of Depot Park. This is a 2.76 acre parcel of land that is improved with an older commercial building containing about 9,949 square feet that was built in 1949 and is in overall fair to poor condition. The building is leased and has some value as an interim use to offset holding costs while the property is taken through the development approval process. The property was purchased for the land for redevelopment. The land is zoned U6 - Urban 6 District which permits a wide range of multiple family, office and commercial uses and allows a development density by right of up to 50 units per acre. The property sold in March of 2023 for \$3,100,000 indicating a price level of \$1,123,188 per acre or \$25.78 per square foot of land area. The property had been listed for sale at \$3,300,000 and was on the market for about 2 years when it sold. The most probable redevelopment use is for a mixed use commercial and apartment project to take advantage of the property's location near downtown, depot park and the University of Florida Campus about one mile to the northwest.

Land Sale No. 2



Land Sale No. 2 (Cont.)



Property Identification

Record ID	1424
Property Type	Commercial Land, Commercial Mixed Use
Property Name	South Main Station Lot
Address	601 South Main Street, Gainesville, Alachua County, Florida 32601
Location	South Main Street, one block NW of Depot Park
Tax ID	13056-000-000
Latitude, Longitude	W29.646510, N-82.324765
Market Type	Mixed Use Commercial

Sale Data

Grantor	Stephen R. Boyes, Trustee
Grantee	601 Group, LLC
Sale Date	July 11, 2019
Deed Book/Page	4700/1932
Property Rights	Fee Simple
Marketing Time	7.3 Months
Conditions of Sale	Arms length
Financing	Owner financing mtg. \$535,000

Land Sale No. 2 (Cont.)

Sale History	No sales within 3 years
Verification	Mary Brunel, listing agent; 352-281-1968, May 02, 2023; Other sources: MLS and public records, Confirmed by Bill Emerson

Sale Price	\$1,035,000
Cash Equivalent	\$1,035,000

Land Data

Zoning	DT - Downtown, Mixed Use
Topography	Level
Utilities	City water, sewer and electric
Shape	Irregular

Land Size Information

Gross Land Size	0.669 Acres or 29,136 SF
Front Footage	169 ft South Main; 196 ft SE 6th Avenue;

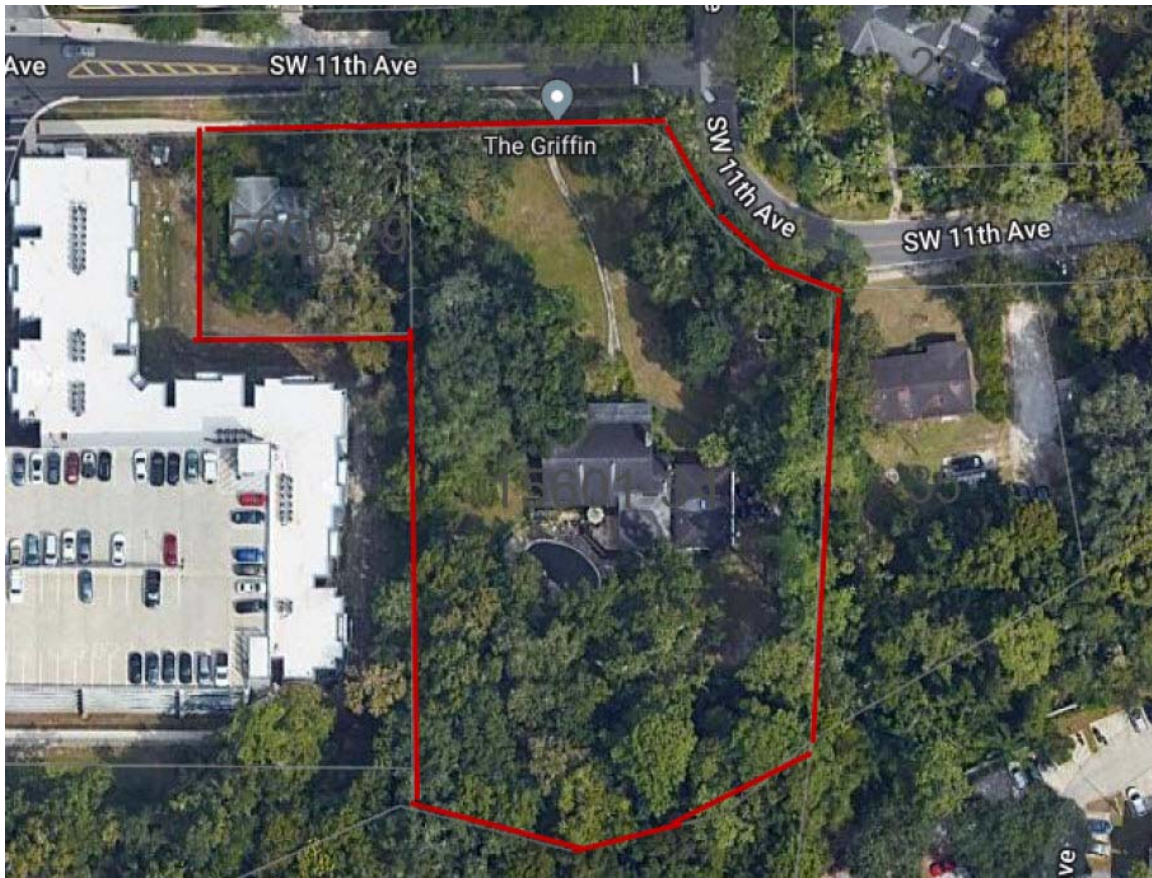
Indicators

Sale Price/Gross Acre	\$1,547,385
Sale Price/Gross SF	\$35.52

Remarks

This is the South Main Station lot located at 601 South Main Street just south of the downtown area of Gainesville and about one block north of Depot Park. This is a 0.67 acre parcel of land that is improved with an older commercial buildings containing about 4,966 square feet that was built in 1962 and is in overall average to fair condition. The buildings have some value as an interim use to off set holding costs while the property is taken through the development approval process. The property was purchased for the land for redevelopment in the future. The land is zoned DT - Downtown District which permits a wide range of multiple family, office and commercial uses and allows a development density by right of up to 150 units per acre and a building height of up to 12 stories. The property sold in July of 2019 for \$1,035,000 indicating a price level of \$1,547,385 per acre or \$35.52 per square foot of land area. The property had been listed for sale at \$1,300,000 and was on the market for about 7.3 months when it sold. The most probable redevelopment use is for a mixed use commercial and apartment project to take advantage of the property's location near downtown, depot park and the University of Florida Campus about one mile to the northwest.

Land Sale No. 3



Land Sale No. 3 (Cont.)



Property Identification

Record ID	1425
Property Type	Multi-family, Apartment Land
Property Name	Griffin Apartments Lot
Address	1139 SW 11th Avenue, Gainesville, Alachua County, Florida 32601
Location	SW 11th Avenue, 1 block east of SW 13th street, just SE of UF campus
Tax ID	15601-034-000 & 15600-029-000
Latitude, Longitude	W29.640226, N-82.337283
Market Type	Apartments

Sale Data

Grantor	Lawson and West
Grantee	Gainesville Gator Walk, LLC
Sale Date	September 19, 2020
Deed Book/Page	4816/2065 & 2059
Property Rights	Fee Simple
Conditions of Sale	Arms length
Financing	Cash Sale

Land Sale No. 3 (Cont.)

**Sale History
Verification**

No prior sales within 3 years
Robert Mitchell, Listing agent; 352-374-8579, May 03, 2023;
Other sources: Public records & MLS, Confirmed by Bill Emerson

Sale Price	\$2,365,000
Cash Equivalent	\$2,365,000
Upward Adjustment	\$30,000 Demolition Improvements
Adjusted Price	\$2,395,000

Land Data

Zoning	U8 and U9 Districts, Urban Mixed Use
Topography	Level
Utilities	City water, sewer & electric
Dimensions	Irregular

Land Size Information

Gross Land Size	1.731 Acres or 75,392 SF 85
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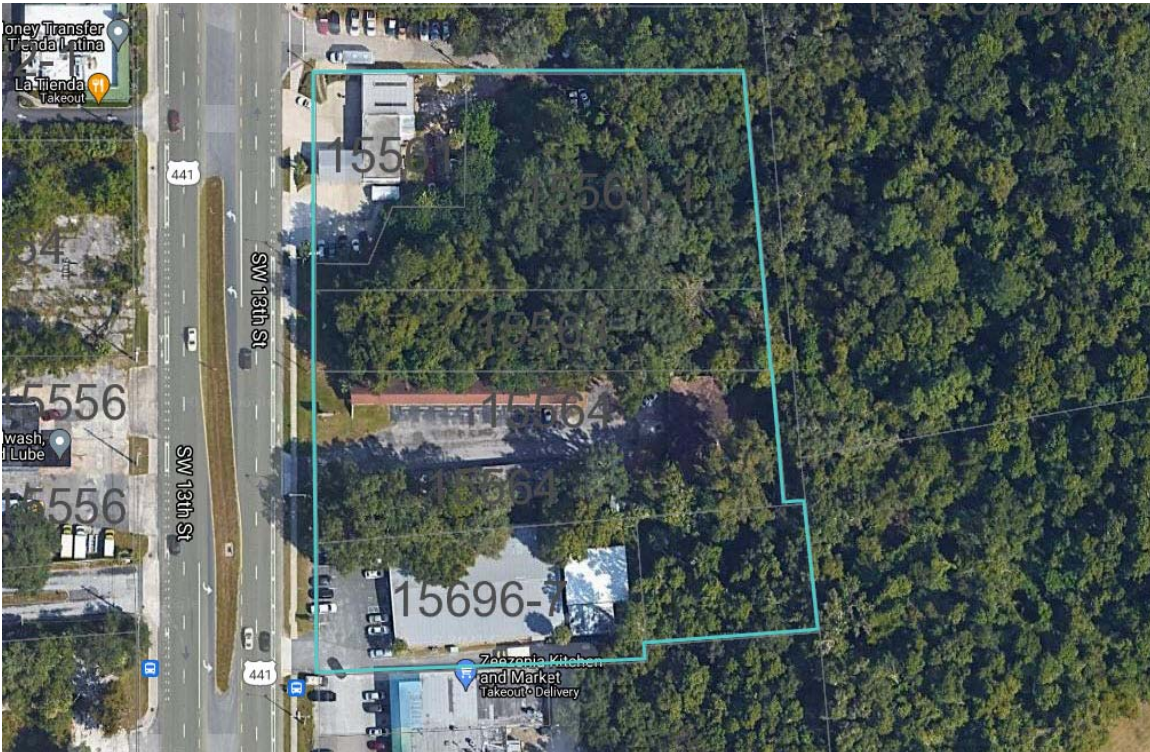
Indicators

Sale Price/Gross Acre	\$1,383,783 Adjusted
Sale Price/Gross SF	\$31.77 Adjusted
Sale Price/ Unit	\$28,176 Adjusted

Remarks

This is The Griffin Apartment land which is located along southwest 11th avenue about one block east of southwest 13th street and is about 5 blocks southeast of the University of Florida campus. This location is near the UF Health/Shands Hospital complex in an established commercial and residential district of the city. This is a 1.73 acre parcel of land that was plotted together with the purchase of two residential houses located along southwest 11th avenue. The total purchase price was \$2,365,000 which is adjusted upward \$30,000 for the estimated demolition costs for the existing houses. The property was zoned a mix of U8 and U9 District and was improved with 85 apartment units with 294 bedrooms in four 2 to 6 story building together with a parking garage. The sale indicated a price level of \$28,176 per unit, \$8,146 per bedroom and \$31.77 per square foot. The apartment project was completed in 2022.

Land Sale No. 4



Property Identification

Record ID

1327

Property Type

Multi-family, Apartment Land

Land Sale No. 4 (Cont.)

Property Name	Metropolitan Apartments Lot
Address	2205 SW 13th Street, Gainesville, Alachua County, Florida 32608
Location	SEC of SW 22 Ave. and SW 13th St., 11 blocks south of UF campus
Tax ID	15561-000-000 (5 tax parcels)
Latitude, Longitude	W29.631468, N-82.338999
Market Type	Apartments

Sale Data

Grantor	Carrsmith, Inc and 4 others
Grantee	LMP Gainesville Property Owner, LLC
Sale Date	September 20, 2021
Deed Book/Page	4934/896-916
Property Rights	Fee Simple
Conditions of Sale	Arms length
Financing	Synovus Bank \$43,767,100 Mtg.
Sale History	No prior sales within 3 years
Verification	Other sources: Public records, Confirmed by Bill Emerson
Sale Price	\$5,950,000
Cash Equivalent	\$5,950,000
Upward Adjustment	\$150,000 Demolition Improvements
Adjusted Price	\$6,100,000

Land Data

Zoning	U7 Urban 7 District, Urban Mixed Use
Topography	Level
Utilities	City water, sewer & electric
Dimensions	Irregular

Land Size Information

Gross Land Size	3.430 Acres or 149,410 SF
Planned Units	169

Indicators

Sale Price/Gross Acre	\$1,778,435 Adjusted
Sale Price/Gross SF	\$40.83 Adjusted
Sale Price/Planned Unit	\$36,095 Adjusted

Remarks

This is the Metropolitan Apartments land which is located at the southeast corner of southwest 13th street and southwest 22nd avenue about eleven blocks south of the University of Florida campus. This location is also about seven blocks south of the Shands Hospital complex in an established commercial and residential district of the city. This is a 3.43 acre parcel of land that was improved with several commercial buildings including an older motel, retail building and auto repair building at the time of sale in September 2021. The property is an irregular shaped parcel of land that fronts southwest 13th street and is planned to be improved with a 169 unit/464 bedroom four story apartment complex with a 399 parking space garage. The purchase price was \$5,950,000 which is adjusted upward \$150,000 to \$6,100,000 for the estimated demolition costs for the existing building and site improvements. The sale indicated a price level of \$36,095 per unit, \$13,147 per bedroom and \$40.83 per square foot of land area. The apartment project is planned to be completed for the 2023/2024 school year at the University of Florida and will target students.

Arby's
Fast Food • S

15618

Taco Bell
Fast Food • S

15618

15620

15620

SW 13th St

SW 13th St

24A

24A

226

441

Land Sale No. 5 (Cont.)



Property Identification

Record ID	1349
Property Type	Commercial, Retail Lot
Property Name	Taco Bell Restaurant Lot
Address	1515 SW 13th Street, Gainesville, Alachua County, Florida 32608
Location	East side of SW 13th Street, 1/2 block north of SW 16th Avenue
Tax ID	15619-000-000 & 15620-002-000
Latitude, Longitude	W29.637433, N-82.338928
Market Type	Retail Lot

Sale Data

Grantor	Brewer Properties, LLC
Grantee	Gator Bells, LLC
Sale Date	August 12, 2021
Deed Book/Page	4921/444
Property Rights	Fee Simple
Conditions of Sale	Arms length
Financing	Conventional Mtg. for new construction
Sale History	No sales within 3 years
Verification	Adam Brewer, Seller; May 24, 2022; Other sources: Public records, Confirmed by Bill Emerson
Sale Price	\$1,400,000
Cash Equivalent	\$1,400,000
Upward Adjustment	\$25,000 Demolition costs

Land Sale No. 5 (Cont.)

Adjusted Price \$1,425,000

Land Data

Zoning U9 - Urban 9, Mixed Use
Topography Level, borders creek ravine
Utilities City water, sewer, elec. & gas

Land Size Information

Gross Land Size 0.664 Acres or 28,931 SF
Front Footage 191 ft SW 13th Street/US Hwy. 441;
Actual/Planned Building SF 2,177

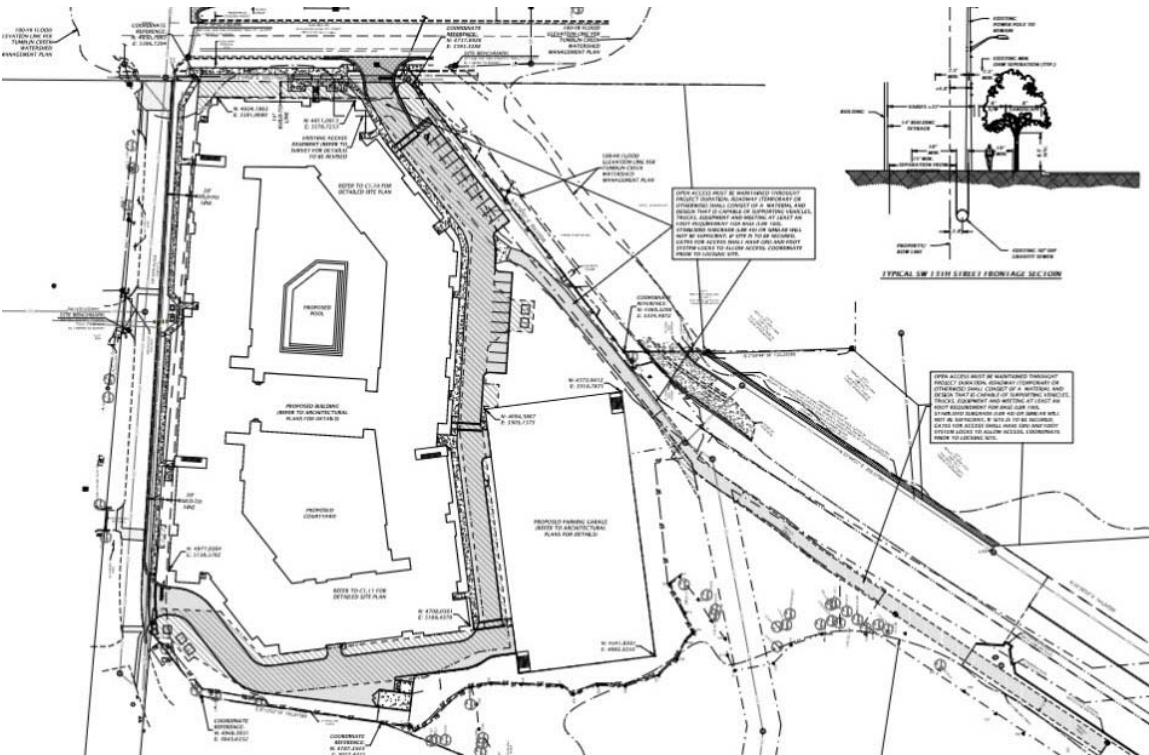
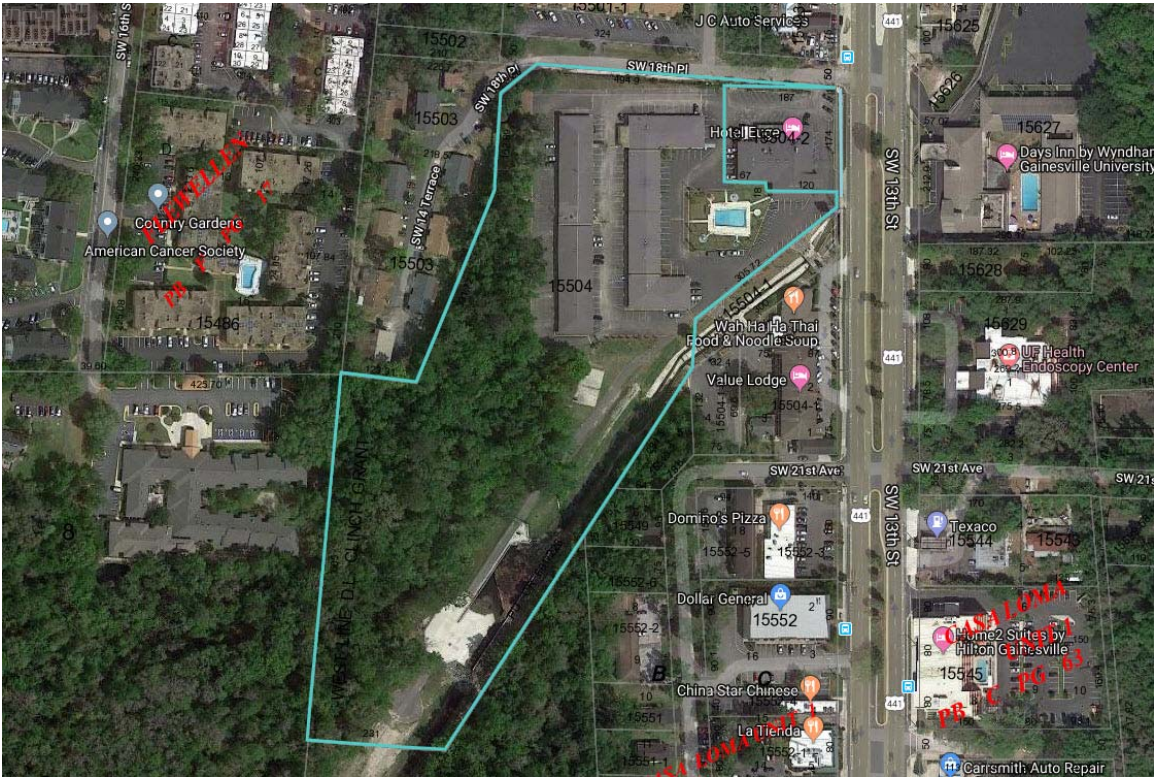
Indicators

Sale Price/Gross Acre \$2,145,553 Adjusted
Sale Price/Gross SF \$49.26 Adjusted
Sale Price/Planned Bldg. SF \$654.57 Adjusted

Remarks

This is the Taco Bell Restaurant lot sale that is located along the east side of Southwest 13th street just north of Southwest 16th Avenue at 1515 Southwest 13th Street. This location is in a commercial strip district along Southwest 13th Street located across the street from the UF Health and VA Hospitals and about eight blocks south of the University of Florida Campus. The property was improved with the Adams Rib BBQ restaurant that was torn down for the construction of a new 2,177 square foot Taco Bell Restaurant with drive through lane. The lot is level in elevation but extends into the ravine of Tumbler Creek to the east. The level useable lot area is about 28,931 square feet or about 0.66 acres. The property sold in August of 2021 for \$1,400,000 and is adjusted upward \$25,000 for the demolition cost to remove the existing buildings and site improvements. The adjusted sales price is \$1,425,000 indicating a price level of \$49.26 per square foot of land area and \$654.57 per square foot of proposed restaurant building area.

Land Sale No. 6



Land Sale No. 6 (Cont.)

Property Identification

Record ID	1161
Property Type	Multi-family, Apartment Land
Property Name	Campus Advantage Apartments Lot
Address	1900 SW 13th Street, Gainesville, Alachua County, Florida 32608
Location	SWC of SW 13th St./SW 18th Place, 8 blocks south of UF campus
Tax ID	15504-002-000 & 15504-000-000
Market Type	Apartments

Sale Data

Grantor	Sanmukh and Savita Patel
Grantee	Crocker Gainesville 1031 TIC,LLC , et al
Sale Date	October 30, 2018
Deed Book/Page	4641/1499
Property Rights	Fee Simple
Marketing Time	12 months
Conditions of Sale	Arms length
Financing	US Bank \$43,750,000 Mtg.
Sale History	No prior sales within 3 years
Verification	Other sources: Public records, Confirmed by Bill Emerson

Sale Price	\$6,780,000
Cash Equivalent	\$6,780,000
Upward Adjustment	\$210,000 Demolition Improvements
Adjusted Price	\$6,990,000

Land Data

Zoning	U8 Urban 8 District, Urban Mixed Use
Topography	Level
Utilities	City water,sewer & electric
Dimensions	Irregular - fronts creek

Land Size Information

Gross Land Size	11.336 Acres or 493,814 SF
Useable Land Size	5.670 Acres or 247,000 SF , 50.02% 235
Front Footage	193 ft SW 13th Street; 495 ft SW 18th Place;
Actual/Planned Building SF	293,472

Indicators

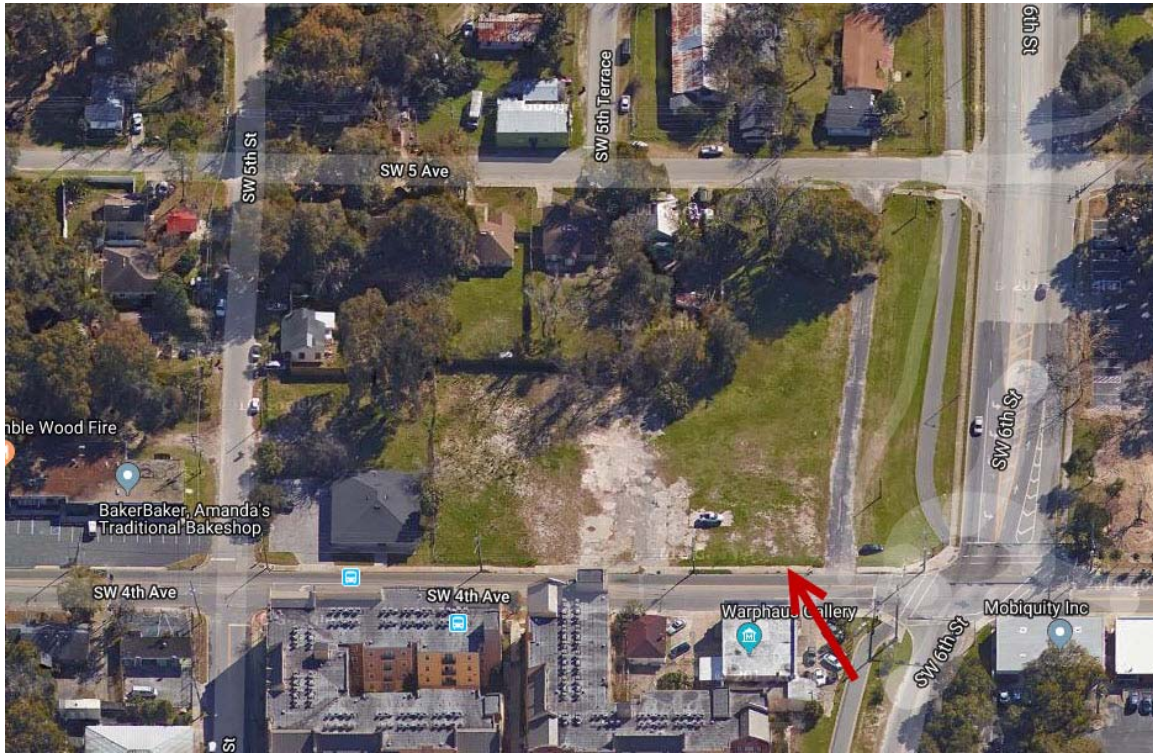
Sale Price/Gross Acre	\$616,597 Adjusted
Sale Price/Gross SF	\$14.16 Adjusted
Sale Price/Useable Acre	\$1,232,730 Adjusted
Sale Price/Useable SF	\$28.30 Adjusted
Sale Price/ Unit	\$29,745 Adjusted
Sale Price/Planned Bldg. SF	\$23.82 Adjusted

Land Sale No. 6 (Cont.)

Remarks

This is the Campus Advantage Apartments land which is located at the southwest corner of southwest 13th street and southwest 18th Place about eight blocks south of the University of Florida campus. This location is also about four blocks south of the Shands Hospital complex in an established commercial and residential district of the city. This is a 11.34 acre parcel of land that was improved with the America's Best Value Inn, an older hotel at the time of sale in October of 2018. The property is an irregular shaped parcel of land that fronts along Tumblin Creek with rear low areas. About half of the site is developable and is planned to be improved with a 235 unit/618 bedroom four story apartment complex with a six level parking garage (517 spaces). The purchase price was \$6,780,000 which is adjusted upward \$210,000 to \$6,990,000 for the estimated demolition costs for the existing hotel building improvements. The sale indicated a price level of \$29,745 per unit, \$11,311 per bedroom and \$14.16 per square foot for the entire site or about \$28.30 per square foot for the developable site area. The apartment project is planned to be completed in early 2020 and will target both students and employees of the Shands/VA hospitals.

Land Sale No. 7



Land Sale No. 7 (Cont.)



Property Identification

Record ID	1111
Property Type	Mixed Use, Mixed Use
Property Name	Heritage Investment Group Lot
Address	500 Blk. SW 4th Avenue, Gainesville, Alachua County, Florida 32601
Location	University Heights neighborhood just east of UF Campus
Tax ID	13490,13490-1,13490-2,13491,13493 & 13498
MSA	Gainesville, Florida

Sale Data

Grantor	CFT II, LLC; George Pollack & Harold Gertner
Grantee	Heritage Investment Group of Gainesville,LLC
Sale Date	September 04, 2018
Deed Book/Page	4628/1897;4626-628;4628-1
Property Rights	Fee Simple
Marketing Time	3 months
Conditions of Sale	Arms length
Financing	First Federal Bank Mtg \$1,193,600 80% LVR.

Land Sale No. 7 (Cont.)

Sale History Verification	No prior sales within 3 years John Fleming, Buyers Agent; 352-376-6223, September 20, 2018; Other sources: Public records and Appraisal, Confirmed by Bill Emerson
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Sale Price	\$1,492,000
Cash Equivalent	\$1,492,000
Adjusted Price	\$1,492,000

Land Data

Zoning	MU-1 & RMF-5, Multi-Family
Topography	Level
Utilities	City Water, Sewer & Elec.
Shape	Irregular corner lot

Land Size Information

Gross Land Size	1.569 Acres or 68,349 SF
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Indicators

Sale Price/Gross Acre	\$950,877
Sale Price/Gross SF	\$21.83

Remarks

This property is the Heritage Investment Group Lot, which consists of a corner commercial/Residential lot located near the Innovation Square District in Central Gainesville, which is between the University of Florida campus and downtown. The site contains about 1.57 acres and was vacant at the time of sale. This property was purchased for future development for commercial and/or residential apartment use. The lot is near the Innovation Square District project and has the "MU-1" (Mixed Use) and RMF-5 (Multiple Family Residential) zoning, which permits a wide range of commercial, office and residential uses for the lot. The property was purchased from three separate parties and sold for a total of \$1,492,000 in September 2018, indicating a purchase price of \$21.83 per square foot of site area. This was an arms length transaction that was negotiated between the buyer and seller's which took about three months.

Land Sale No. 1



Land Sale No. 1 (Cont.)

Property Identification

Record ID	1426
Property Type	Industrial, Industrial Land
Property Name	Bosch Industrial Lot
Address	1004 SE 21st Avenue, Gainesville, Alachua County, Florida 32601
Location	North side of SE 21st Avenue , South of Waldo Road near Evergreen Cemetery
Tax ID	15862-001-000
Latitude, Longitude	W29.632489, N-82.313772
User 1	Part of Section 9-10-20
MSA	Gainesville, Florida
Market Type	Industrial Land

Sale Data

Grantor	Akira Holdings, LLC and James D. Williams
Grantee	Alina Bosch Coll
Sale Date	February 27, 2023
Deed Book/Page	5067/2113 & 5073/2150
Property Rights	Fee Simple
Marketing Time	1.8 Months
Conditions of Sale	Arms length
Financing	Cash
Sale History	No prior sales within 3 years
Verification	Jordan Fennell, Listing agent; 941-232-6888, May 05, 2023; Other sources: Public records & MLS, Confirmed by Bill Emerson

Sale Price	\$322,600
Cash Equivalent	\$322,600

Land Data

Zoning	I-1, Industrial city of Gainesville, Industrial
Topography	Level
Utilities	City water and sewer in area
Dimensions	Irregular
User 5	SE 21st Ave- 2 lane road
User 6	Vacant industrial lot
User 7	Industrial use

Land Size Information

Gross Land Size	2.770 Acres or 120,661 SF
Front Footage	157 ft SE 21st Avenue;

Indicators

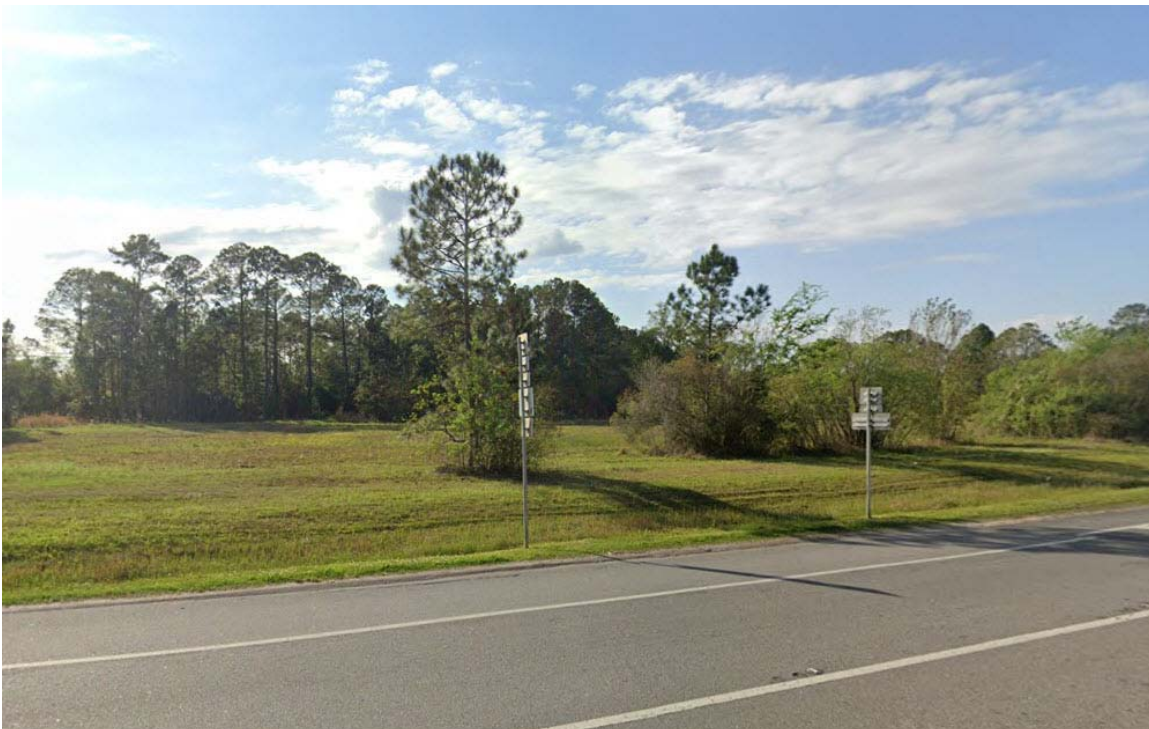
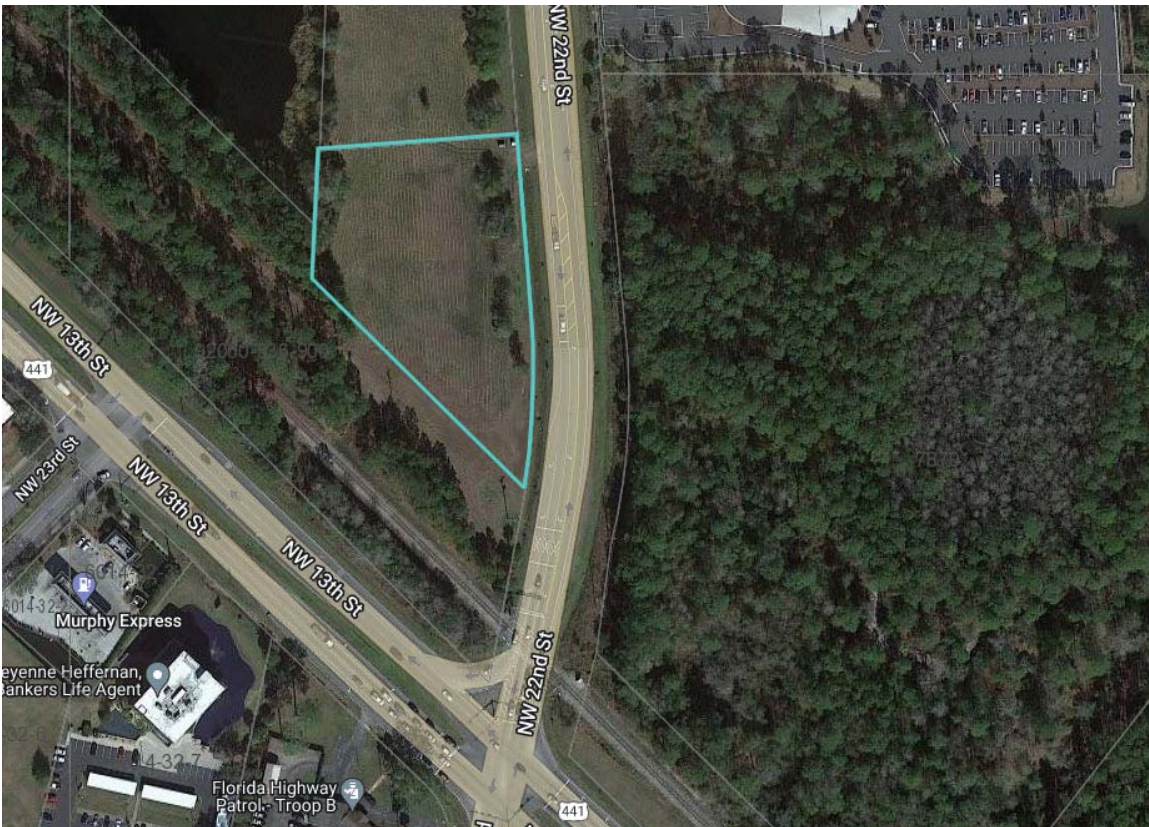
Sale Price/Gross Acre	\$116,462
Sale Price/Gross SF	\$2.67

Land Sale No. 1 (Cont.)

Remarks

This sale is the Bosch lot which is a 2.77 acre industrial site located along the north side of southeast 21st avenue just north and across the street from Evergreen Cemetery. The site has direct frontage along the rail to trails bike path along its eastern boundary. The lot was purchased as two transaction by the same buyer from different owners. The lot is wooded, zoned I-1 Industrial district and fronts along the rails to trails bike path along its eastern boundary. This lot sold in February 2023 for a combined price of \$322,66 indicating a purchase price of \$2.67 per square foot.

Land Sale No. 2



Land Sale No. 2 (Cont.)

Property Identification

Record ID	1362
Property Type	Industrial, Light Industrial
Property Name	Copalo Investments Land
Address	6500 Blk. NW 22nd Street (SR 121), Gainesville, Alachua County, Florida 32606
Location	West side of SR 121 about 1 block north of US 441
Tax ID	07879-068-004
Latitude, Longitude	W29.713801, N-82.353966
Market Type	Industrial Land

Sale Data

Grantor	Turkey Creek, Inc.
Grantee	Copalo Investments, LLC
Sale Date	May 19, 2022
Deed Book/Page	5006/2385
Property Rights	Fee Simple
Marketing Time	23 Months
Conditions of Sale	Arms length
Financing	Cash Sale
Sale History	No prior sales within 3 years
Verification	Ben Boukari, Listing agent; 352-262-2679, July 14, 2022; Jeff Button, Selling agent, 941-313-1193, July 14, 2022; Other sources: MLS and Public Records, Confirmed by Bill Emerson

Sale Price	\$375,000
Cash Equivalent	\$375,000

Land Data

Zoning	BI , Business Industrial, Business Industrial
Topography	Level
Utilities	City water, sewer and elec. (Nearby)
Shape	Irregular

Land Size Information

Gross Land Size	2.205 Acres or 96,060 SF
Front Footage	484 ft SR 121 (NW 22nd Street);

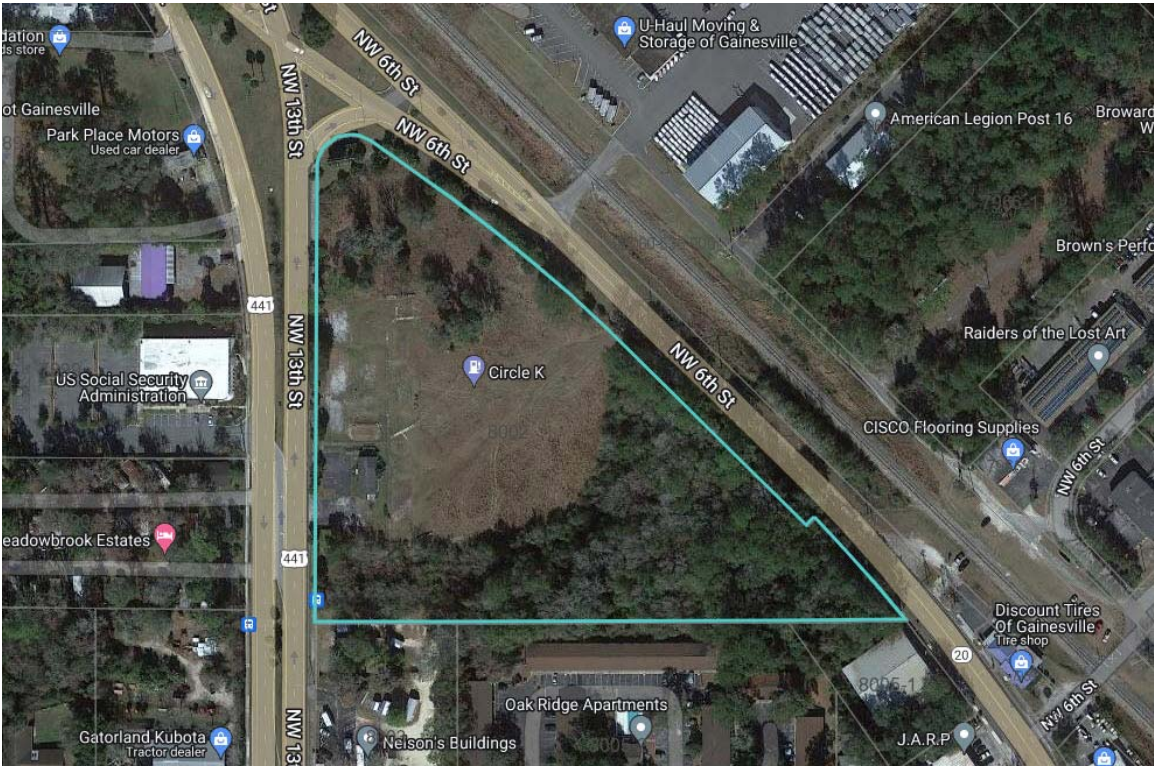
Indicators

Sale Price/Gross Acre	\$170,050
Sale Price/Gross SF	\$3.90

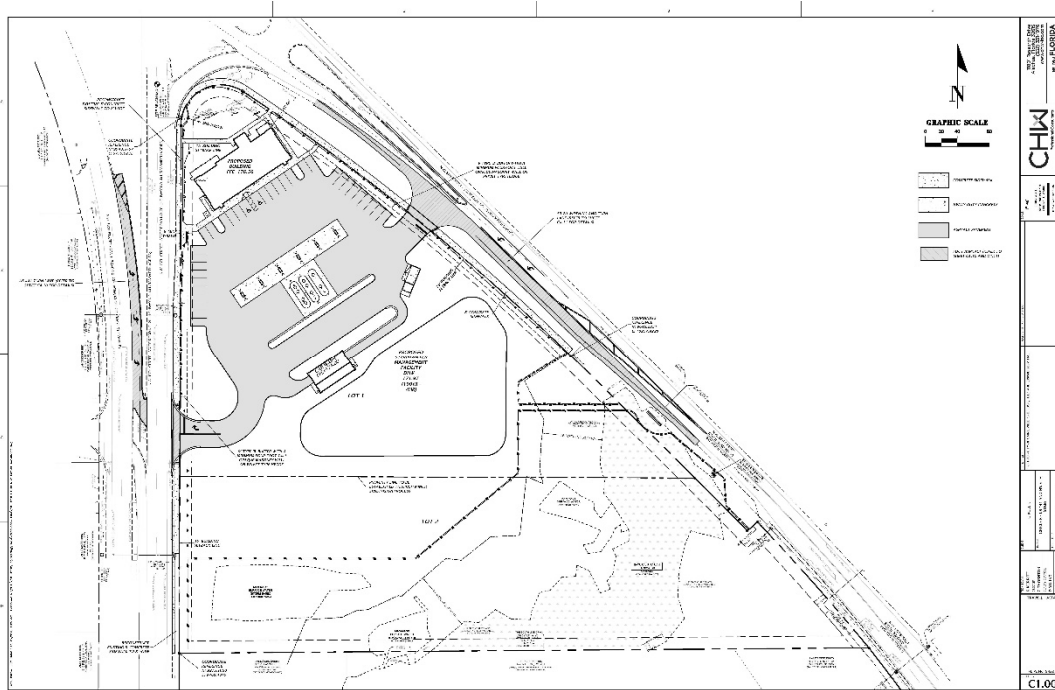
Remarks

This is the Copala Investments lot located in the 6500 block of Northwest 22nd Street (State Road 121) in an established industrial and commercial district of North Gainesville. The property consists of a 2.21 acre parcel of land fronting along State Road 121 that is zoned "BI" Business Industrial which permits a wide range of industrial and commercial uses. The lot is level in elevation, irregular in shape and mostly clear of tree growth. The property was listed for sale for about 23 months for \$400,000 when it sold for \$375,000 in May 2022, indicating a price level of \$3.90 per square foot of land area.

Land Sale No. 3



Land Sale No. 3 (Cont.)



Property Identification

Record ID	1363
Property Type	Commercial, Highway Commercial
Property Name	Circle K Gas Station Lot
Address	4565 NW 13th Street, Gainesville, Alachua County, Florida 32609
Location	Apex of NW 13th Street and NW 6th Street
Tax ID	08002-000-000
Latitude, Longitude	W29.698105, N-82.338613
Market Type	Highway commercial

Sale Data

Grantor	W.R.J. Sales, Inc.
Grantee	Circle K Stores, Inc.
Vendor	Circle K Gas Station
Sale Date	September 15, 2021
Deed Book/Page	4932/813
Property Rights	Fee Simple
Marketing Time	54 Months
Conditions of Sale	Arms Length
Financing	Cash Sale
Sale History	5/19/2010 \$1,300,000 OR 3957/198

Land Sale No. 3 (Cont.)

Verification Dean Cheshire, Sales Agent; 352-745-1883, July 07, 2022;
Other sources: MLS & Public Records, Confirmed by Don Emerson

Sale Price \$1,450,000
Cash Equivalent \$1,450,000

Land Data

Zoning BA, Business Automotive
Utilities City Water, Sewer & Elec.
Shape Irregular

Land Size Information

Gross Land Size 8.240 Acres or 358,934 SF
Useable Land Size 4.950 Acres or 215,622 SF , 60.07%
Front Footage NW 13th Street; NW 6th Street;

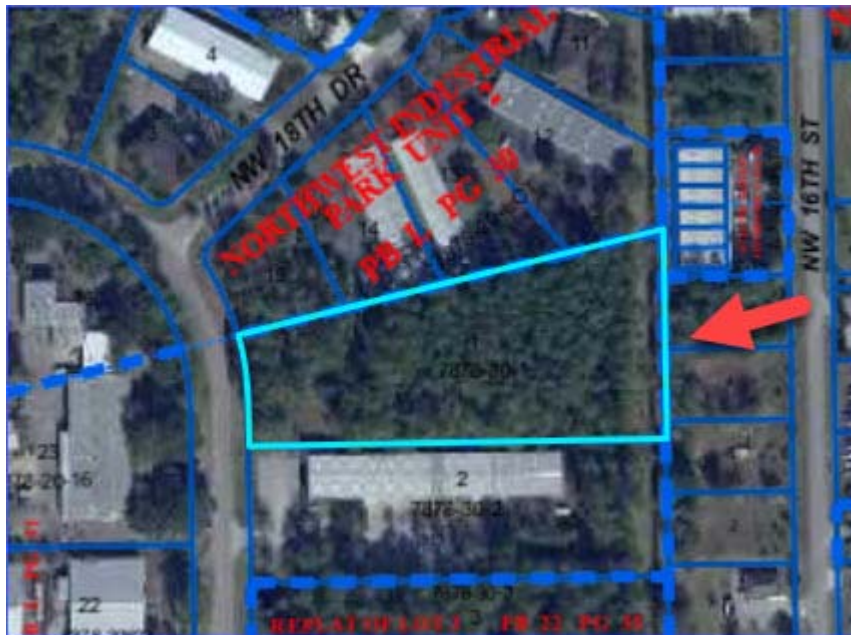
Indicators

Sale Price/Gross Acre \$175,971
Sale Price/Gross SF \$4.04
Sale Price/Useable Acre \$292,929
Sale Price/Useable SF \$6.72

Remarks

This is the Circle K Gas Station lot located at the apex of Northwest 13th Street and Northwest 6th Street at 4565 Northwest 13th street in Gainesville. This is an 8.24 acre lot that was bought to use for a new Circle K gas station with car wash. The southern 40+/- percent of the site was wetlands or land required to be used as a wetlands setback indicating that about 60+/- percent of the site or 4.95 acres was usable land area. The site had previously been used for mobile home sales and is zoning "BA" Business Automotive district. The property was originally listed for sale at \$1,699,000 and sold in September 2022 for \$1,450,000 indicating a price level of about \$4.04 per square foot of land area and \$6.72 per square foot of usable land area. The lot was improved after the sale with a Circle K gas station with convenience store, 12 fueling positions and a car wash.

Land Sale No. 4



Property Identification

Record ID

1310

Property Type

Industrial, Industrial Land

Land Sale No. 4 (Cont.)

Property Name	Wilcox Lot
Address	6611 NW 18th Drive, Gainesville, Alachua County, Florida 32653
Location	Northwest Industrial Park
Tax ID	07878-030-001
Latitude, Longitude	W29.715400, N-82.345650

Sale Data

Grantor	Balarama LLC
Grantee	Wilcox REIT, LLC
Sale Date	September 11, 2020
Deed Book/Page	4813/575
Property Rights	Fee simple
Marketing Time	15 months
Conditions of Sale	Typical
Verification	James Ulmer, sales agent; 352-871-3925, Other sources: Public Records & MLS, Confirmed by Don Emerson

Sale Price	\$195,000
Cash Equivalent	\$195,000
Adjusted Price	\$195,000

Land Data

Zoning	I1, Limited Industrial
Topography	Mostly level
Utilities	Water, sewer & elec.
Shape	Irregular
Flood Info	Well drained

Land Size Information

Gross Land Size	2.990 Acres or 130,244 SF
Front Footage	NW 18 Drive;

Indicators

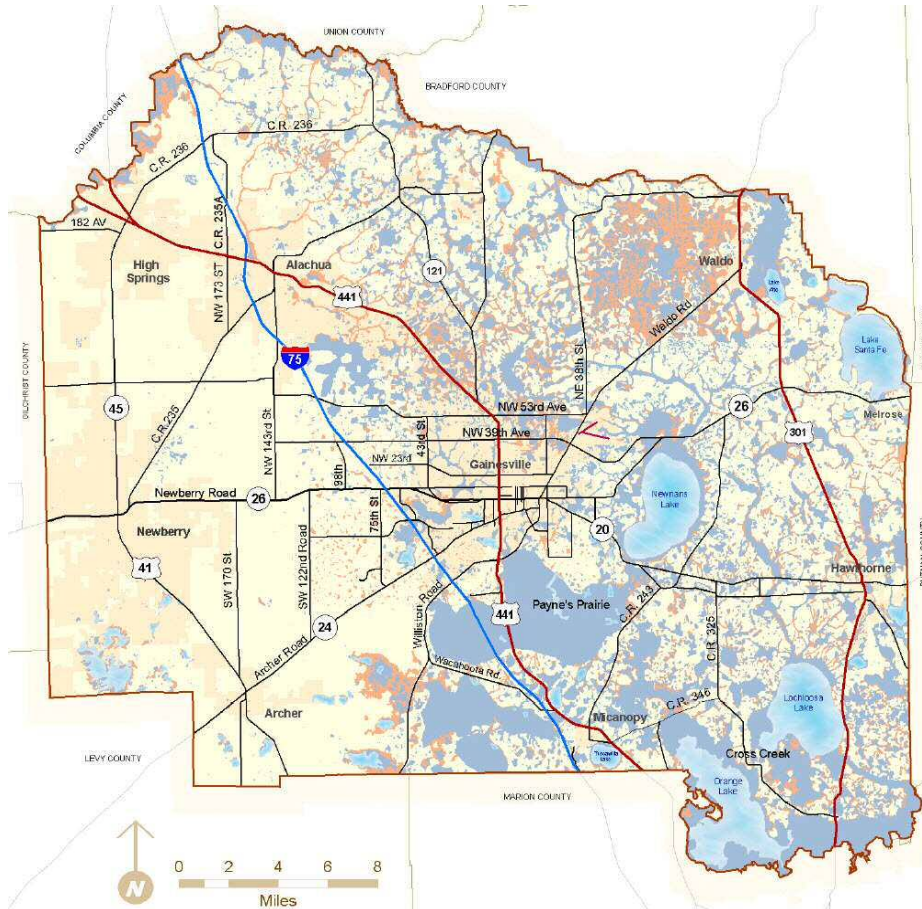
Sale Price/Gross Acre	\$65,217
Sale Price/Gross SF	\$1.50

Remarks

This parcel is the Wilcox industrial lot located in the Northwest Industrial Park Unit 3. This location is just east of US Highway 441 and State Road 20 along the main road into the industrial park. The site is a relatively large lot zoned I-1, in an established industrial park with all available city utilities for immediate building construction. The parcel contains about 2.99 acres and sold for \$195,000 in September of 2020 reflecting a price of about \$1.50 per/sf or about \$65,340 per/acre. The site was purchased for future industrial development.

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

This area summary provides a brief overview of the underlying population, housing and economic factors influencing growth and trends in the Gainesville and Alachua County areas. This information is provided as background for the enclosed analysis and is a broad overview of demographic characteristics that influence the area.



Alachua County is located in the approximate center of the State of Florida, midway between the Atlantic Ocean and the Gulf of Mexico, and midway between Miami and Pensacola. It is 72 miles Southwest of Jacksonville, 100 miles Northeast of Tampa/St. Petersburg and 143 miles Southeast of Tallahassee, the state capitol.

Gainesville, the county seat, is located in approximately the center of Alachua County and is the largest city in the county. Gainesville has a commissioner form of government and was established as a community in 1854, and incorporated by 1869. The city has approximately 32± square miles of land area and an elevation of about 75 feet above sea level.

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Population

The 2000, 2010 and 2020 Census populations and the 2022 estimates for the county and individual cities are as follows:

Gainesville's 2020 Census population was 141,085 persons within the city limits. The surrounding unincorporated area had a population of 108,824, and the combined population for all of Alachua County was 278,468 (2020 Census). The projected Alachua County population for 2022 is 287,872 persons, which indicates that the county is projected to grow in population at a rate of about 1.49± percent over the twelve year period. The 2022 estimate is 287,872 reflecting a eleven year growth estimate of 16.3 percent or about 1.48 percent per year.

<u>Population Profile</u>				Percent		Percent
Area	2000 Census	2010 Census	2020 Census	Change 2010 to 2020 Per/Yr.	2022 Estimate	Change 2010 to 2022 Per/Yr.
Alachua County	217,955	247,336	278,468	1.35%	287,872	1.49%
Alachua (City)	6,098	9,059	10,574	4.86%	10,844	1.79%
Archer	1,289	1,118	1,140	-1.33%	1,151	0.27%
Gainesville	95,477	124,354	141,085	3.02%	145,278	1.53%
Hawthorne	1,415	1,417	1,478	0.01%	1,480	0.40%
High Springs	3,863	5,350	6,215	3.85%	6,741	2.36%
LaCrosse	143	360	316	15.17%	288	-1.82%
Micanopy	653	600	648	-0.81%	656	0.85%
Newberry	3,316	4,950	7,342	4.93%	8,066	5.72%
Waldo	821	1,015	846	2.36%	875	-1.25%
Unincorporated	104,910	99,113	108,824	-0.55%	111,630	1.15%
State of Florida	15,982,378	18,801,310	21,538,187	1.76%	22,276,132	1.68%

Source: UF Bureau of Economic Research and Florida EDR

Historical growth in the county from 2000 through 2020 reflected an average increase of 1.35 percent per year for the overall county and about 3 percent for the City of Gainesville. This included some areas that were annexed into the city reflecting in the relatively high growth rate. The county growth is just below the state average for the same time period, which is typical for most areas in the North Central Florida geographical region.

The population mix by sex and age is shown on the following Population Mix Table. The 2023 population growth estimates are included both for the male and female categories. In terms of the age distribution, a significant portion of the local population is between 15 and 24 and the age group 25 through 44, which primarily relates to the university city characteristics of Gainesville.

Population Mix				
<u>2010 Data</u>		<u>2023 Estimates</u>		<u>Change</u>
<u>Category</u>	<u>Population</u>	<u>Category</u>	<u>Estimate</u>	
<u>Sex</u>		<u>Sex</u>		<u>Annual Growth</u>
Male	119,786	Male	136,317	1.06%
Female	127,550	Female	143,246	0.95%
Total	247,336	Total	279,563	1.00%
<u>Age</u>	<u>Percent</u>	<u>Age</u>	<u>Percent</u>	<u>Change</u>
0 - 14	14.7%	0 - 14	14.0%	-0.09%
15 - 24	31.0%	15 - 24	23.6%	-0.93%
25 - 44	25.3%	25 - 44	26.0%	0.09%
45 - 64	22.9%	45 - 64	20.2%	-0.34%
65 - over	10.8%	65 - over	16.1%	0.66%

Gainesville is a young community, due primarily to the University of Florida and Santa Fe College, which typically have students in an age range of around 18 to 25 years. The average age for the county is about 31 years. Enrollment at the University of Florida and Santa Fe College has increased significantly over the past 20 years. In 2021-2022, the fall enrollment was 61,112 at UF, including 5,161 online students. Santa Fe College reported about 13,675 for 2021-2022. Total enrollment is about 69,626, excluding online students. This student population has also contributed to the high percentage of rental housing (primarily apartment units) in the Gainesville market.

GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Employment and Labor Force

Gainesville is home to a diverse group of employers, including a world-class university and nationally-renowned community college, a thriving IT and Biotechnology community. Employment distribution by industry category and major private employers in the Gainesville and Alachua County area are shown in the following table.

Alachua County and the City of Gainesville have a high percentage of government employment. In 2021, about 26.1 percent of Alachua County workforce is in local government employees, with an additional 19.9 percent in education and health services, including UF Health Hospitals and the VA Medical Center. Accordingly, about 46 percent of the local economic base in terms of employment is government related. This contributes to stability in employment and, historically, Gainesville and Alachua County have had unemployment rates significantly below the state average.

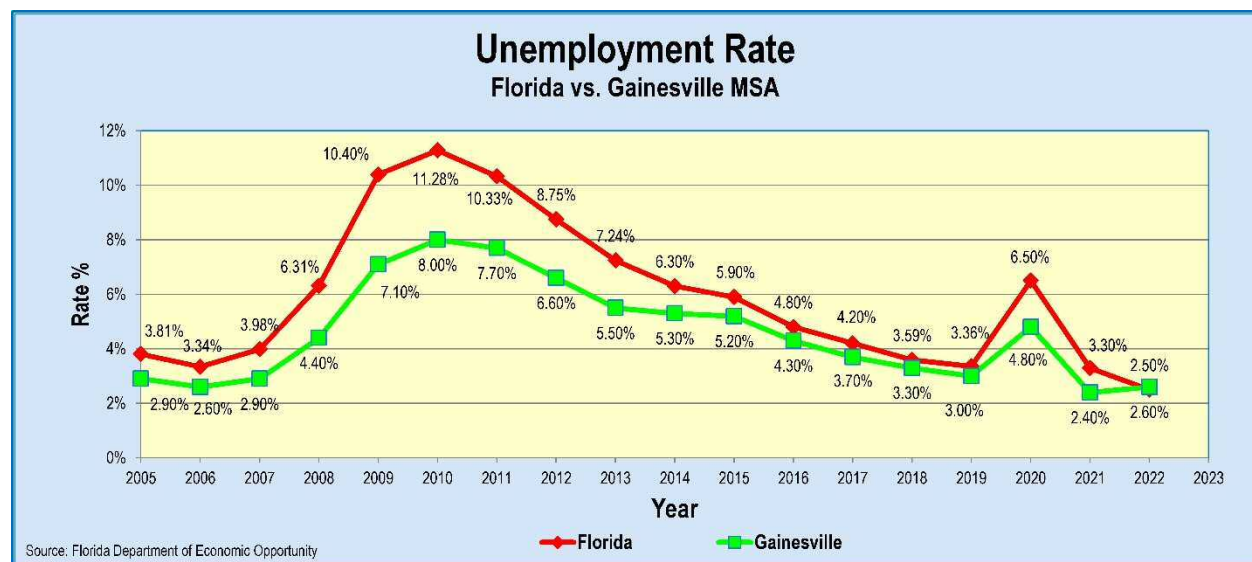
Also, because of the high governmental employment and numerous governmental building facilities, there are many properties that are exempt from real estate taxes. This primarily explains the relatively high real estate tax rates for Alachua County and the City of Gainesville.

The unemployment relationship between the Gainesville MSA and the State of Florida is shown in the chart below. Throughout upturns and downturns in the economy, Gainesville has continuously supported a lower unemployment rate in comparison with the State of Florida with about a 0.10 to 3.3 percent spread throughout the last 17 years. Again, this is primarily because of the high governmental employment in the local area and the stable economic base in Alachua County.

Average Annual Employment

Category	Alachua County
All Industries 2021	132,635
	<u>Percent</u>
Natural Resource & Mining	0.9%
Construction	4.4%
Manufacturing	3.1%
Trade, Transportation & Utilities	15.4%
Information	1.3%
Financial Activities	4.4%
Professional & Business Services	11.6%
Education & Health Services	19.9%
Leisure & Hospitality	10.7%
Other Services	2.2%
Government	26.1%

Source: Florida EDR - Employment by Industry



GAINESVILLE & ALACHUA COUNTY AREA OVERVIEW

Major Employers

The more significant employers in the Gainesville market are summarized on the following Major Employers Table. By far, the University of Florida and the UF Shands Healthcare System supports a very large group of governmental employees and, combined with Alachua County, Santa Fe College and the VA Hospital, significant portions of the local marketplace are provided by government employment and the county has a relatively large influx of out of county workers that regularly commute to the Gainesville urban area for employment opportunities. The private sector employers also have a significant impact on area employment. The service and retail areas account for a significant amount of local employment, together medical related facilities. The county does not have a large workforce in typical industrial categories, but does support specialty manufacturing opportunities for medical, biotechnology and other spinoff and startup employers with technology transfer from the University of Florida. This includes the RTI Surgical employer that has a large medical manufacturing plant in the research park just north of Gainesville inside the city limits of Alachua, the Progress Research Park and San Felasco Tech City further north in the City of Alachua.

Major Employers		
Company	Industry	Employees±
University of Florida	Education	17,648
UF Health Shands Teaching Hospital	Healthcare	9,944
Alachua County School Board	Public Education	4,634
US Department of Veterans Affairs	Public Education	3,438
Publix Supermarkets	Grocery	2,403
City of Gainesville	Government	2,265
North Florida Regional Medical	Medical & Surgical	1,857
Santa Fe Community College	Junior Colleges	1,388
Tacachale	Residential Mental	966
Alachua County Board Government	Legislative Bodies	947
Aramark campus	Food Service	897
Alachua County Sheriffs Office	Police	820
University Athletic Association	Sports Teams	755
United Postal Service	Postal Service	585
Florida Department of Economic Opportunity, Gainesville Chamber of Commerce 2021		

The county also has numerous small cities that serve as bedroom communities for the Gainesville urban area and also support local oriented business and commercial activities. The cities of High Springs, Alachua, Newberry, Hawthorne and Waldo have central water and sewer systems that facilitate local oriented growth. However, several small cities, including Archer, Micanopy, Melrose and LaCrosse do not have central sewer systems, which provides for more limited growth opportunities, especially for new commercial or industrial development. Most of the major new growth in the county has been in the western sector of Alachua County primarily in the I-75 corridor. However, there have been incentives spearheaded by the county and the City of Gainesville to increase development interest in the eastern sector of the county.

Housing Profile

Information relating to the housing profile for Alachua County is published by ESRI "Housing Profile" for various housing categories. In 2022, the county had total housing units of 126,029, which is anticipated to increase by 2.4 percent in 2027 to 129,028. The distribution in 2022 was about 48.2 percent for owner occupied, 43.1 percent for renter occupied and about 8.7 percent vacant. The 2027 forecast is estimating about 49.1 percent owner occupied, 41.9 percent renter occupied, with vacancy at about 9 percent. Data is provided relating to owner occupied housing units by value stratified from \$50,000 to over \$2,000,000, with the largest category from about \$250,000 to \$400,000 in the local marketplace. Upper end homes, greater than about \$500,000, make up about 10.7 percent for 2022, which is anticipated to increase to just over 13.3 percent in 2027. Because of the large student population in Gainesville, there is almost an even division between owner occupied and renter occupied units in the local marketplace.

GAINESVILLE & ALACHUA COUNTY AREA ANALYSIS

Economic and Geographic Profile

Summary information is provided on the following attachments from the State of Florida Office of Economic and Demographic Research (EDR). This provides addition demographic information relating to the overall county.

Summary

The continuous support of the University of Florida, Santa Fe College and numerous other governmental funded agencies has contributed greatly to the stability and growth of the economic base in the Gainesville and Alachua County area. This governmental influx of funds has enabled Alachua County to continue growing economically, even during mild downward trends and recessions in the national economy.

Rev. 3/23

Alachua County

Florida's 24th most populous county
with 1.3% of Florida's population



Census Population

Census Population	Alachua County	Florida
1980 Census	151,369	9,746,961
1990 Census	181,596	12,938,071
2000 Census	217,955	15,982,824
2010 Census	247,336	18,801,332
2020 Census	278,468	21,538,187
% change 2010-2020	12.6%	14.6%
Age		
% Under 18 years of age	18.2%	19.5%
Race (alone) & Ethnicity		
% Not Hispanic-White	57.6%	51.5%
% Not Hispanic-Black or African American	18.4%	14.5%
% Not Hispanic-American Indian and Alaska Native	0.2%	0.2%
% Not Hispanic-Asian	6.4%	2.9%
% Not Hispanic-Native Hawaiian and Other Pacific Islander	0.0%	0.1%
% Not Hispanic-Some Other Race	0.6%	0.6%
% Not Hispanic-Two or More Races	4.7%	3.7%
% Hispanic or Latino (of any race)	12.1%	26.5%

Real Gross Domestic Product

Real GDP (Thousands of Chained 2012 Dollars)	Alachua County	Florida
2015 GDP	11,236,022	852,242,411
Percent of the State	1.3%	
2016 GDP	11,440,644	881,539,238
Percent of the State	1.3%	
2017 GDP	11,879,414	912,687,386
Percent of the State	1.3%	
2018 GDP	12,277,166	941,626,696
Percent of the State	1.3%	
2019 GDP	12,553,649	965,672,478
Percent of the State	1.3%	
2020 GDP	12,770,647	950,164,387
Percent of the State	1.3%	
2021 GDP	13,560,730	1,029,575,591
Percent of the State	1.3%	

Population by Housing Type

	Alachua County	Florida
Household Population	260,839	21,073,604
Household Population per Occupied Housing Unit	2.31	2.47
Group Quarters Population	17,629	464,583

Population Estimates

	Alachua County	Florida
2021 Estimate	284,607	21,898,945
% change 2020-2021	2.2%	1.7%
2022 Estimate	287,872	22,276,132
% change 2020-2022	3.4%	3.4%
Based on 2021 Estimate		
2025	297,606	23,164,008
2030	310,589	24,471,129
2035	320,877	25,520,837
2040	328,767	26,405,472
2045	335,612	27,176,715
2050	341,795	27,877,707

Census Housing

Census Housing	Alachua County	Florida
Housing units	123,359	9,865,350
Occupied	112,723	8,529,067
Vacant	10,636	1,336,283

Building Permits

Units Permitted	Alachua County	Florida
2000	1,973	155,269
2010	454	38,679
2020	1,767	164,074
2021	2,179	213,494

Population Characteristics

	Alachua County	Florida
Language spoken at home other than English		
Persons aged 5 and over	15.0%	29.8%
Place of birth		
Foreign born	10.7%	21.0%
Veteran status		
Civilian population 18 and over	6.9%	8.2%

Density

	Alachua County	Florida
Persons per square mile		
2000	249.3	296.4
2010	282.7	350.6
2020	318.0	401.4
2022	325.0	408.2

Migration

Residence 1 Year Ago		
Persons aged 1 and over	Alachua County	Florida
Same house	78.1%	85.2%
Different house in the U.S.	20.8%	13.8%
Same county in Florida	10.6%	7.9%
Different county in Florida	7.5%	3.1%
Different county in another state	2.7%	2.9%
Abroad	1.1%	0.9%

Households and Family Households

	Alachua County	Florida
Households		
Total households, 2000 Census	87,509	6,338,075
Family households, 2000 Census	47,819	4,210,760
% with own children under 18	46.2%	42.3%
Total households, 2010 Census	100,516	7,420,802
Family households, 2010 Census	53,500	4,835,475
% with own children under 18	41.3%	40.0%
Average Household Size, 2010 Census	2.32	2.48
Average Family Size, 2010 Census	2.91	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.
Census counts may be corrected for Census Count Question Resolution (CCR).

Employment and Labor Force

Establishments 2021	Alachua County	Florida	Establishments % of All Industries, 2021	Alachua County	Florida
All industries	8,002	820,313	All industries	8,002	820,313
Natural Resource & Mining	97	5,545	Natural Resource & Mining	1.2%	0.7%
Construction	655	78,395	Construction	8.2%	9.6%
Manufacturing	204	22,795	Manufacturing	2.5%	2.8%
Trade, Transportation and Utilities	1,339	151,294	Trade, Transportation and Utilities	16.7%	18.4%
Information	167	16,928	Information	2.1%	2.1%
Financial Activities	744	89,810	Financial Activities	9.3%	10.9%
Professional & Business Services	2,030	205,828	Professional & Business Services	25.4%	25.1%
Education & Health Services	1,154	92,489	Education & Health Services	14.4%	11.3%
Leisure and Hospitality	760	63,682	Leisure and Hospitality	9.5%	7.8%
Other Services	626	57,817	Other Services	7.8%	7.0%
Government	131	5,893	Government	1.6%	0.7%

Average Annual Employment % of All Industries, 2021	Alachua County	Florida	Average Annual Wage 2021	Alachua County	Florida
All industries	132,635	8,859,818	All industries	\$66,050	\$60,299
Natural Resource & Mining	0.9%	0.8%	Natural Resource & Mining	\$39,656	\$42,128
Construction	4.4%	6.5%	Construction	\$51,760	\$59,088
Manufacturing	3.1%	4.4%	Manufacturing	\$62,104	\$69,997
Trade, Transportation and Utilities	15.4%	20.7%	Trade, Transportation and Utilities	\$45,901	\$53,762
Information	1.3%	1.6%	Information	\$70,642	\$104,461
Financial Activities	4.4%	6.9%	Financial Activities	\$65,418	\$93,945
Professional & Business Services	11.6%	16.5%	Professional & Business Services	\$56,384	\$74,787
Education & Health Services	19.9%	15.0%	Education & Health Services	\$58,142	\$59,043
Leisure and Hospitality	10.7%	12.7%	Leisure and Hospitality	\$24,672	\$31,029
Other Services	2.2%	3.0%	Other Services	\$38,307	\$44,107
Government	26.1%	11.8%	Government	\$72,825	\$61,210

Industries may not add to the total due to confidentiality and unclassified.

Labor Force as Percent of Population Aged 18 and Older	Alachua County	Florida	Unemployment Rate	Alachua County	Florida
2000	67.4%	61.8%	2000	3.0%	3.8%
2010	62.7%	64.2%	2010	7.8%	10.8%
2020	60.2%	58.6%	2020	5.8%	8.2%
2021	59.2%	59.0%	2021	3.7%	4.6%
2022 preliminary	59.8%	60.1%	2022 preliminary	2.5%	0.0%

Income and Financial Health

Personal Income (\$000s)	Alachua County	Florida	Per Capita Personal Income	Alachua County	Florida
2000	\$5,481,992	\$472,851,789	2000	\$25,076	\$29,466
2010	\$8,827,457	\$732,457,478	2010	\$35,625	\$38,872
% change 2000-2010	61.0%	54.9%	% change 2000-2010	42.1%	31.9%
2020	\$13,615,822	\$1,235,793,410	2020	\$48,858	\$57,292
% change 2010-2020	54.2%	68.7%	% change 2010-2020	37.1%	47.4%
2021	\$14,622,893	\$1,356,318,587	2021	\$52,367	\$62,270
% change 2020-2021	7.4%	9.8%	% change 2020-2021	7.2%	8.7%

Earnings by Place of Work (\$000s)	Alachua County	Florida	Median Income	Alachua County	Florida
2000	\$4,473,884	\$308,751,767	Median Household Income	\$53,314	\$61,777
2010	\$6,888,782	\$438,983,914	Median Family Income	\$79,712	\$74,237
% change 2000-2010	54.0%	42.2%			
2020	\$10,051,461	\$686,243,741			
% change 2010-2020	45.9%	56.3%			
2021	\$10,839,413	\$764,483,116			
% change 2020-2021	7.8%	11.4%			

Workers Aged 16 and Over	Alachua County	Florida	Personal Bankruptcy Filing Rate (per 1,000 population)	Alachua County	Florida
Place of Work in Florida			12-Month Period Ending September 30, 2021	0.60	1.45
Worked outside county of residence	5.8%	17.8%	12-Month Period Ending September 30, 2022	0.58	1.14
Travel Time to Work			State Rank	55	NA
Mean travel time to work (minutes)	22.0	27.9			

NonBusiness Chapter 7 & Chapter 13

Reported County Government Revenues and Expenditures

Revenue 2019-20	Alachua County	Florida*	Expenditures 2019-20	Alachua County	Florida*
Total - All Revenue Account Codes (\$000s)	\$459,847.5	\$52,645,134.4	Total - All Expenditure Account Codes (\$000s)	\$431,879.84	\$48,804,501.28
Per Capita \$	\$1,693.18	\$2,553.85	Per Capita \$	\$1,590.20	\$2,367.54
% of Total	100.0%	100.0%	% of Total	100.0%	92.7%
Taxes (\$000s)	\$182,260.1	\$16,651,821.4	General Government Services** (\$000s)	\$94,400.11	\$8,468,311.68
Per Capita \$	\$671.09	\$807.79	Per Capita \$	\$347.59	\$410.80
% of Total	39.6%	31.6%	% of Total	21.9%	16.1%
Permits, Fee, and Special Assessments (\$000s)	\$29,846.8	\$2,256,256.6	Public Safety (\$000s)	\$150,079.08	\$12,039,077.73
Per Capita \$	\$109.90	\$109.45	Per Capita \$	\$552.60	\$584.02
% of Total	6.5%	4.3%	% of Total	34.8%	22.9%
Intergovernmental Revenues (\$000s)	\$61,751.6	\$7,095,752.8	Physical Environment (\$000s)	\$39,412.88	\$5,403,299.24
Per Capita \$	\$227.37	\$344.22	Per Capita \$	\$145.12	\$262.12
% of Total	13.4%	13.5%	% of Total	9.1%	10.3%
Charges for Services (\$000s)	\$84,819.3	\$14,148,555.9	Transportation (\$000s)	\$23,632.58	\$5,666,984.30
Per Capita \$	\$312.31	\$686.36	Per Capita \$	\$87.02	\$274.91
% of Total	18.4%	26.9%	% of Total	5.5%	10.8%
Judgments, Fines, and Forfeits (\$000s)	\$1,737.8	\$161,937.7	Economic Environment (\$000s)	\$11,352.57	\$1,793,284.71
Per Capita \$	\$6.40	\$7.86	Per Capita \$	\$41.80	\$86.99
% of Total	0.4%	0.3%	% of Total	2.6%	3.4%
Miscellaneous Revenues (\$000s)	\$13,505.0	\$1,629,204.3	Human Services (\$000s)	\$16,929.09	\$4,112,446.49
Per Capita \$	\$49.73	\$79.03	Per Capita \$	\$62.33	\$199.50
% of Total	2.9%	3.1%	% of Total	3.9%	7.8%
Other Sources (\$000s)	\$85,927.0	\$10,701,605.8	Culture / Recreation (\$000s)	\$2,632.91	\$1,960,626.16
Per Capita \$	\$316.39	\$519.14	Per Capita \$	\$9.69	\$95.11
% of Total	18.7%	20.3%	% of Total	0.6%	3.7%
			Other Uses and Non-Operating (\$000s)	\$75,929.71	\$8,431,538.28
			Per Capita \$	\$279.58	\$409.02
			% of Total	17.6%	16.0%
			Court-Related Expenditures (\$000s)	\$17,510.91	\$928,932.70
			Per Capita \$	\$64.48	\$45.06
			% of Total	4.1%	1.8%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

Quality of Life

Crime	Alachua County	Florida
Crime rate, 2020 (index crimes per 100,000 population)	3,208.5	2,158.0
Admissions to prison FY 2021-22	677	25,362
Admissions to prison per 100,000 population FY 2021-22	235.2	113.9

State Infrastructure

Transportation	Alachua County	Florida
State Highway		
Centerline Miles	293.5	12,123.4
Lane Miles	1,042.5	45,337.5
State Bridges		
Number	71	7,079

State Facilities

Buildings/Facilities (min. 300 Square Feet)		
Number	364	9,426
Square Footage	1,686,314	65,539,144

Conservation Land (land acres only)

State-Owned (includes partially-owned)	76,409	5,689,323
% of Total Conservation Land (CL)	74.9%	54.9%
% of Total Area Land	13.6%	16.6%
% of Florida State-Owned CL	1.3%	

Health Insurance Status

Percent Insured by Age Group	Alachua County	Florida
Under 65 years	88.5%	84.5%
Under 19 years	93.9%	93.0%
18 to 64 years	86.8%	81.6%

State and Local Taxation

2022	Alachua County	Florida
	County-Wide	Not County-Wide*
County	7.7662	1.4906
School	6.4980	
Municipal		3.2648
Special Districts	1.5177	0.2392

*MSTU included in Not County-Wide "County" category

Education

Public Education Schools	Alachua County	Florida
Traditional Setting (2022-23)	School District	
Total (state total includes special districts)	52	3,780
Elementary	28	1,878
Middle	9	569
Senior High	10	725
Combination	5	608

Educational attainment

Persons aged 25 and older	Alachua County	Florida
% HS graduate or higher	93.2%	89.0%
% bachelor's degree or higher	45.2%	31.5%

Prepared by:
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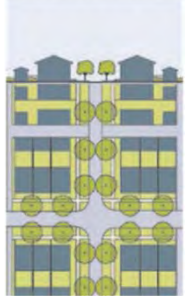
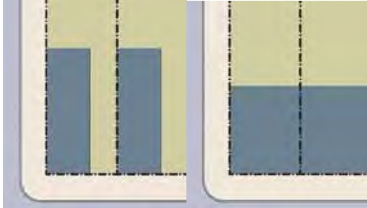
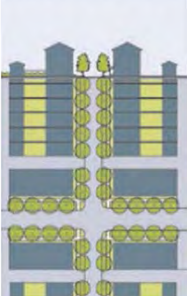
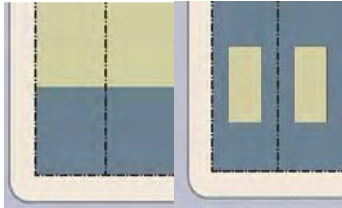


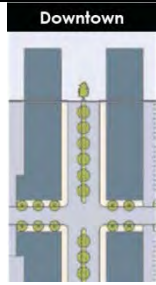
February 2023

DIVISION 2. TRANSECTS

Section 30-4.11. Generally.

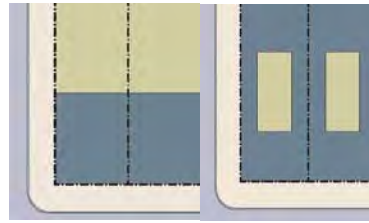
- A. *Intent.* The intent of this division is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.
- B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of environments that ranges from rural to urban. Using the transect to regulate development ensures that a community offers a full diversity of development types, and that each has appropriate characteristics for its location. There are typically six transects organizing the components of place-making: Natural Zone, Rural Zone, Urban Neighborhood Zone, General Urban Zone, Urban Center Zone, and Urban Core. This code assigns transects that are tailored to the unique character of the City of Gainesville. The allowable uses, dimensional standards, and development requirements for these zones are described within this division.

	ZONE DESCRIPTION	INTENDED SITE LAYOUT
Urban Zone 1 	Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.	 <i>Edge</i> Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.
Urban Zones 2-5 	Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.	 <i>Side</i> <i>Front</i> Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.
Urban Zones 6-9 	Urban Zones 6 - 9 Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	 <i>Front</i> <i>Courtyard</i> The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.



Downtown

Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.



Front

Courtyard

The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.

- C. *Streets*. Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the City Manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

- a. *Storefront*. Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, first floor residential development requires a 1.5 foot elevation above grade (3 feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



- b. *Principal*. Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



- c. *Thoroughfares*. Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually 4-lane or 6-lane streets.



- d. *Local*. Local Streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local Streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a Storefront, Principal, or Thoroughfare street should be assumed to be a Local Street.



- e. *Urban Walkways*. Urban Walkways are pedestrian/bicycle pathways that serve to improve pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space. These may be established as alternatives to new streets in some locations.



- f. *Alleys*. Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



Section 30-4.12. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S ¹	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential
7 use. No outdoor storage allowed.

Section 30-4.13. Building Form Standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min feet)	34'	18'							18'	18'
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%							90%	100%
Residential density by right/with SUP ¹ (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%							70%	80%
Secondary frontage (min)	30%	40%							50%	60%
E. BUILDING PLACEMENT										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	15'-20' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'							17'-27' 6'/6'/5'	17'-27' 6'/6'/5'
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'							19'-100' 8'/6'/5'	19'-100' 8'/6'/5'
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'
F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'

1 **LEGEND:**
2 1 = See Section 30-4.8 for development compatibility standards.
3

Composite Exhibit A
Article IV
Page **21** of **82**

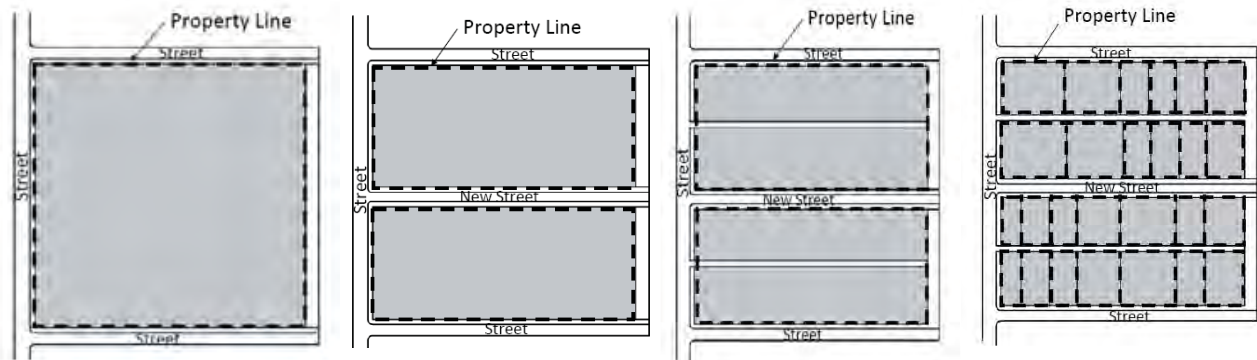
tial				
Min first floor - multi-family	-	30%		
Min upper floors - nonresidential and multi-family	-	15%		

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

A. *Block standards.*

1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect. When development cumulatively includes 50% or more of the total project area, it shall be required to include new local streets or urban walkways and the resulting block(s) shall not exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended approach to breaking down large blocks to provide a new street grid on a large site.

Figure V - 1: Creating Blocks



Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.

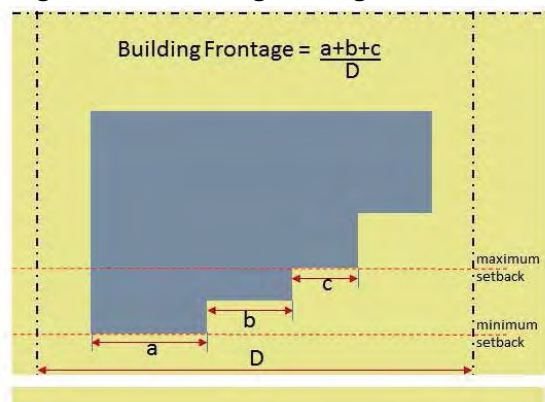
2. *Construction of new streets.*

- a. The required local streets or urban walkways shall be constructed at the expense of the owner/developer as part of the development review process and shall be constructed according to the appropriate city standards, but may be sited and configured in a manner so that they provide the most appropriate access to the development. Where a street is planned to continue beyond the extent of a development, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to edge of the property boundary.
- b. The required local streets, multi-use paths or urban walkways shall provide for public access and may be dedicated for public right-of-way after construction, if the city desires to accept same for maintenance.
- c. Notwithstanding any other provision in this chapter, a development may receive final approval prior to construction of the required local streets or urban walkways if the city, upon approval of the City Commission, has executed a binding agreement with the owner/developer that:
 - i. Requires the city and/or the Community Redevelopment Agency to construct the required local streets as public streets within two years of final approval; and
 - ii. Provides for the conveyance or dedication of the associated right-of-way from the property owner to the city, at no cost to the city.

The city may enter into such an agreement only when the city determines that doing so would be in the public interest and when the city and/or the Community Redevelopment Agency has budgeted legally available funds for the construction of the required local

- streets. The form and content of the agreement shall be provided by and acceptable to the city in its sole discretion.
- d. Board modifications from the requirement to construct new streets may be granted in accordance with the procedures and criteria for a variance, with specific consideration given to situations where the construction of a street is limited by: access management standards, regulated environmental features, regulated natural or archeological resources, public stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans for a future city street network, parks, or schools. Where a variance from these requirements is approved, the block perimeter shall be completed with the provision of sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to approval by the city.
3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a subdivision or development, their design and construction shall conform to the following standards and applicable design manual standards:
- New streets or urban walkways shall connect to existing streets on abutting properties, or be constructed in alignment with planned public streets on abutting properties.
 - Where a portion of a new street or urban walkway is newly constructed, it shall be designed to be extended to abutting property. Stub-outs shall extend to the property line.
 - Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or divided paved pathway. The pathway(s) shall be at least 10 feet wide in total width and shall provide for both bicycles and pedestrians. An urban walkway shall be landscaped with shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas may also contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained.
- B. *Building frontage.* Building frontage requirements shall create a continuous building presence along streets.
- The building frontage standards are a proportion of the building length relative to the width of the development site measured at the site frontage line, (see Figure V - 3).
 - Frontage hierarchy.*
 - Where a development has frontage along multiple street types that do not include a thoroughfare, the urban street (Storefront or Principal, in that order of hierarchy) shall be considered the primary street for the front face of the building.
 - Where a development has frontage on a thoroughfare and any other street type, the thoroughfare shall be considered the primary street.

Figure V - 3: Building Frontage



Section 30-4.18. Density Bonus Points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V - 6: Permitted Density Using Density Bonus Points

RMF-6		RMF-7		RMF-8	
Points	Max residential density (du/ac)	Points	Max residential density (du/ac)	Points	Max residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25

DIVISION 4. MIXED-USE AND NONRESIDENTIAL

Section 30-4.19. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensaries		P	P	A ¹	A ¹	A ²	P	-	-	-	-	-	-
Microbrewery Microwinery Microdistillery ³	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S		-	S	-	S	
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25% of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

Section 30-4.20. Dimensional Standards.

The following tables contain the dimensional standards for the various uses allowed in each district.

Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
DENSITY/INTENSITY												
Residential density (units/acre)												
Min ¹	8	12	None	None	10	None	None	None	8	None	None	None
Max	30	30	20	20	30	None	None	None	30	None	None	None
Nonresidential building coverage	60%	75%	40%	50%	50%	None	None	None	None	None	None	None
Nonresidential GLA (max)	100,000 ²	None ²	None	None	None	None	None	None	None	None	None	None
LOT STANDARDS												
Min lot area (sq. ft.)	None	None	6,000	6,000	None	None	None	6,000	None	None	None	None
Min lot width (ft.)	None	None	60	60	None	None	None	60	None	None	None	None
Min lot depth (ft.)	None	None	90	90	None	None	None	90	None	None	None	None
SETBACKS (ft.)												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 ⁴	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	10	15	10	10 ⁴	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	-	8	8	-	8	-	-	-	-

LEGEND:

1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.

2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.

3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.

4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, Section 30-4.8 development compatibility standards shall apply.

Section 30-4.21. Design Standards.

A. Parking.

1. Motor vehicle parking is required in accordance with Article VII. All motor vehicle parking except a double-loaded row of parking shall be located in the rear and/or interior side of the building, unless such a location is prevented by topography, stormwater retention or significant trees, as determined by the appropriate reviewing board, City Manager or designee. In no case shall more than 50% of the parking be located between the front facade and the primary abutting street, unless modified by the appropriate reviewing board, City Manager or designee. However, driveway entrances and exits to parking areas shall be allowed on the front side of the building. There shall be no limit on the number of parking spaces in parking structures.
2. Bicycle parking spaces shall be installed as required by Article VII. Such parking may encroach into the public right-of-way or beyond the setback line provided that at least 5 feet of unobstructed sidewalk width and any required tree strip is retained. Bicycle parking requirements may be waived if public bicycle parking exists to serve the use.

B. Sidewalks.

1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all street frontage. All developments shall provide pedestrian connections from the public sidewalk to the principal building. Entrance sidewalks shall be a minimum of 5 feet of clear width.
2. *Minimum sidewalk widths.*

Multi-Family Residential/Industrial	Commercial/Institutional/Office/Mixed-Use
7 feet	8 feet

The minimum unobstructed width shall be 2 feet less than the required sidewalk width, as long as at least 5 feet of unobstructed width is retained. At transit stops, the minimum width is 8 feet of unobstructed width. In areas where a sidewalk pattern as to materials and width has been adopted, the appropriate reviewing board, City Manager or designee may allow the pattern to be continued by each new development. If the sidewalks installed are less than the minimums provided above, sufficient space shall be provided in order for these minimum sidewalk widths to be added in the future.

- C. Building orientation.** The main entrance of buildings or units shall be located on the first floor on the more primary street.

- D. Glazing.** Building walls facing the more primary street shall have non-reflective, transparent windows or glazed area covering at least 25% of their surface at pedestrian level (between 3 feet and 8 feet above grade) on the first floor. Operable transparent entrance doors may be included in the calculation of total facade surface area.

- E. Mechanical equipment.** All mechanical equipment shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.

b. *External compatibility.*

- i. Buffering and screening of public service facilities shall be provided commensurate with the facility's degree of impact and incompatibility with surrounding developments.
- ii. Electrical transformers and other utility equipment shall be screened from public view.
- iii. Site illumination and public address systems, particularly for recreation areas, shall be designed so as to create no interference with the privacy of adjoining properties.
- iv. Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be mitigated through site design. Where necessary, building construction methods or mechanical equipment should also be used to mitigate these adverse impacts.

- c. *Preliminary development plan in conjunction with rezoning.* When a property is rezoned to the PS district, the plan board shall recommend to the City Commission whether a preliminary development plan is required before the property is rezoned or the uses permitted on the property are changed. The City Commission may require such development plan, or those specific items or portions of a preliminary development plan that the City Commission deems necessary, to be included as part of any petition to rezone property to this classification or to change the permitted uses on the property if the newly permitted use has not been previously approved. Should the City Commission deem a preliminary development plan is needed to judge whether the proposed use can be accommodated on the site without detriment to the health, safety and general welfare of surrounding properties, the development plan shall meet the requirements of this chapter.

A preliminary development plan is intended to help further the purpose of this district by providing the plan board and City Commission with additional information on site-specific conditions that will assist the City Plan Board and City Commission in their decision-making process relating to the accommodation of the proposed use(s) at appropriate locations necessary to serve the public; the assurance of public awareness of the proposed location of potential public facilities, utilities and recreation; and the assurance that the conditions placed upon the rezoning are designed to minimize any potential negative impacts on surrounding properties.

Section 30-4.23. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V - 9: Permitted Uses in Special Districts.

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Agricultural, forestry and fishing uses		P	-	-	-	-	-
Airports		-	S	-	-	-	-
Animal specialty services		P	-	-	-	-	P
Arboreta and botanical or zoological gardens		-	-	P	-	-	P
Armor systems manufacturing and assembly		-	P	-	-	-	-

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Assisted living facility		-	-	-	-	P	-
Business services		-	P	-	-	P	P
Campgrounds		P	-	-	-	-	P
Cemeteries		-	-	-	-	-	P
Community residential homes (up to 6 residents)	30-5.6	P	-	P	-	-	-
Correctional institutions		-	-	-	-	-	P
Day care center	30-5.7	-	-	-	-	P	P
Drive-through facilities	30-5.9	-	P	-	-	-	-
Emergency shelters		-	-	P	P	P	P
Equipment rental and leasing, heavy		P	P	-	-	P	-
Equipment rental and leasing, light		P	P	-	P	P	-
Farmers markets		P	-	-	-	-	P
Food distribution center for the needy	30-5.12	-	-	-	-	P	P
Food trucks	30-5.35	-	P	-	P	P	A
Fuel dealers		-	P	-	-	-	-
Funeral service and crematories		S	-	-	-	P	-
Gasoline/alternative fuel stations	30-5.13	-	P	-	-	-	P
Golf courses		P	P	-	-	-	P
Health services		-	P	-	-	P	P
Heliports		-	P	-	-	S	-
Hospitals		-	-	-	-	P	-
Hotels and motels		-	P	-	-	P	-
Libraries		-	-	-	-	-	P
Light assembly, fabrication and processing		-	P	-	-	-	-
Medical and dental laboratories		-	P	-	-	P	-
Medical marijuana dispensaries		-	-	-	-	A	-
Membership sports and recreation clubs		P	P	-	-	-	P
Mini-warehouses, self-storage		-	P	-	-	-	-
Museums and art galleries		-	-	-	P	-	P
Offices		-	P	-	-	P	P
Offices, medical and dental		-	P	-	-	P	-
Outdoor storage, principal use	30-5.19	S	S	-	-	-	-
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	P
Pet services		P	P	-	-	-	P
Places of religious assembly	30-5.21	-	P	-	P	-	-
Public administration buildings		-	P	-	P	-	P
Public maintenance and storage facilities		-	P	-	-	-	P
Public parks and recreational facilities		P	P	P	P	P	P
Recreation, indoor		P	P	-	P	-	P
Recreation, outdoor		-	P	-	P	-	P
Recreational vehicle parks and campsites		-	-	-	-	-	P

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Rehabilitation centers	30-5.24	-	-	-	-	P	P
Research, development and testing service		-	P	-	-	P	-
Residences for destitute people	30-5.22	-	-	-	-	P	P
Restaurants		-	P	-	-	P	-
Retail nurseries, lawn and garden supply stores		S	P	-	-	-	-
Retail sales		-	P	-	-	A	-
Sale of agricultural products		A	-	-	-	-	P
Schools, elementary, middle & high (public & private)		-	-	-	P	-	-
Schools, professional		-	P	-	P	-	-
Schools, vocational and trade		-	P	-	P	-	-
Shooting ranges, outdoor	30-5.24	S	-	-	-	-	-
Single-family dwellings		P	-	P	-	-	-
Skilled nursing facility		-	-	-	-	P	-
Social service facilities (not elsewhere classified)	30-5.25	-	-	-	-	P	-
Solar generation station	30-5.27	P	P	-	-	-	P
Stadiums and athletic/sports arenas		-	-	-	P	-	P
Theaters, drive-in		-	S	-	-	-	-
Truck, train or bus terminal/maintenance facilities		-	P	-	-	-	P
Utilities		-	-	-	-	-	P
Vehicle repair	30-5.28	-	P	-	-	-	P
Vehicles sales and rental		-	P	-	-	-	-
Veterinary services	30-5.29	P	P	-	-	-	-
Warehouse/distribution facilities (\leq 50,000 SF)		-	P	-	-	-	-
Warehouse/distribution facilities ($>$ 50,000 SF)		-	P	-	-	-	-
Waste management facilities		-	-	-	-	-	S
Water conservation areas, water reservoirs and control structures, drainage wells and water wells.		-	-	P	-	-	P
Wholesale trade		-	P	-	-	-	-
Wireless communication facilities	See 30-5.30						

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 * = Other uses may be allowed as designated by the ordinance rezoning a property to PS.

Section 30-4.24. Dimensional Standards.

The following table contains the dimensional standards for the various uses allowed in each special district.

Table V - 10: Dimensional Standards for Special Districts.

	AGR	AF	CON	ED	MD	PS ⁵
DENSITY/INTENSITY						
Max density (units/acre)	0.2		0.2			
Max lot coverage	20%	None	10% ¹	None	40% ²	
LOT STANDARDS						
Min lot area	5 acres	None	5 acres	None	6,000 sq. ft.	
Min lot width (ft.)	300	None	None	None	60	
Min lot depth (ft.)	300	None	None	None	None	
MIN SETBACKS (ft.)						
Front	50 ⁴	25	50	25 ⁷	20	
Side-street	50 ⁴	⁶	50	25 ⁷	15	
Side-interior	25 ⁴	⁶	25	15 ⁷	15	
Rear	50 ⁴	⁶	50	50	15	
BUILDING HEIGHT (stories)						
Max	3	None	3	None	5	
With SUP	NA	NA	NA	NA	14 ⁸	

LEGEND:

1 = By impervious cover of any kind.

2 = 50% when a minimum of 75% of parking is accommodated within a parking structure.

3 = Intensive recreation uses such as fairgrounds, stadia, community assembly buildings, performing arts halls, arenas, etc.

4 = Hog raising operations, buildings for commercial poultry raising, dog kennels and open runs or cages, and stables shall be located a minimum of 200 feet from any property line.

5 = Development standards to be determined at the time of rezoning.

6 = Per FAA and airport regulations.

7 = If the development abuts land shown as SF or RL on the Future Land Use Map, the setback along that property line shall be 50 ft. plus an additional 10-ft. setback per every floor above the second.

8 = Building heights may be increased through the special use permit process only for hospitals and large-scale medical office facilities.

August 21, 2015

Ms. Suzanne Wynn
Project Manager
Gainesville Community Redevelopment Agency
802 NW 5th Avenue, Suite 200
Gainesville, Florida 32601

Re: Order of Magnitude Estimates for Environmental Assessment/Remediation
Power District, Parcels 1, 2, and 4
SE 5th Avenue
Gainesville, Alachua County, Florida

PSI Project No. 06632553

Dear Ms. Wynn:

Professional Service Industries, Inc. (PSI) is pleased to provide this order of magnitude cost evaluation for potential environmental assessment and remediation activities for the above-referenced properties. One electronic copy and one paper copy of the document have been prepared for your use.

Project Background

The Gainesville Community Redevelopment Agency (CRA) is evaluating the subject property for redevelopment plans. In this process, the City of Gainesville and Gainesville Regional Utilities (GRU) contracted Environmental Consulting & Technology, Inc. (ECT) to prepare the following documents:

- *Phase I Environmental Site Assessment-Three City Parcels, Gainesville Regional Utilities-Parcel 1, September 2007*
- *Phase I Environmental Site Assessment-Three City Parcels, Gainesville Regional Utilities-Parcel 2, September 2007*
- *Phase I Environmental Site Assessment-Three City Parcels, Gainesville Regional Utilities-Parcel 3, September 2007*
- *Phase II Environmental Site Assessment Report-Three City Parcels, Gainesville Regional Utilities-Parcels 1 and 2, June 23, 2011*
- *Phase I Environmental Site Assessment Power District Addition Former Fleet Maintenance Facility, October 2014 (for Parcel 4)*
- *Low-Scored Site Initiative Report, June 2015 (for Parcel 4)*

Project Purpose

To assist the Gainesville CRA in evaluating the values of Parcels 1, 2 and 4, the client has requested that PSI develop order of magnitude estimates for potential assessment and remediation activities. Please note that due to the limited information available at this time (limited Phase II Environmental Site Assessment (ESA) data for Parcels 1, 2, and 4 with no delineation

of identified impacted media), the range of costs evaluated has been based on PSI's experience for other sites in Florida. Additionally, it is PSI's understanding that the Gainesville CRA has not yet determined the future intended uses of the properties. Without having a future development plan in place, it cannot be determined whether all of the impacted soil and groundwater at the site(s) will need to be remediated to below Chapter 62-777, Florida Administrative Code (FAC) cleanup target levels, or whether the parcels can achieve restricted regulatory closure (i.e., No Further Action With Conditions [NFAC]) while soil/groundwater impacts remain on the parcels. Therefore, a wide range of estimated costs for each parcel has been provided.

General

Please note that to achieve environmental regulatory closure for each property, the soil and groundwater impacted by test parameters at concentrations above Chapter 62-777, FAC cleanup target levels must be completely delineated (horizontally and vertically). The intended use of each parcel (i.e., residential, commercial, or mixed use with both components) may affect whether the site can achieve regulatory closure through a Site Rehabilitation Completion Order (SRCO or unconditional closure) or through a NFAC with some impacted media remaining. A NFAC usually includes engineering controls to prevent human exposure to the media and/or leaching of impacted soil to the groundwater. Examples of engineering controls include 2 feet of clean fill, asphalt, or concrete covering impacted soil. A NFAC will also include institutional controls, such as a deed restriction that requires that the engineering controls are maintained on the property or that specifies that the site groundwater cannot be used for potable or irrigation purposes. Also note that achieving regulatory closure (either conditional or unconditional) can take a considerable amount of time. The timeframes for receiving regulatory closure are dictated by the individual site conditions and can take months or years to achieve.

Order of Magnitude Evaluation

Parcel 1 (528 SE 5th Avenue)

Summary of Previous Assessment Activities

The Phase I ESA report for Parcel 1 did not identify recognized environmental conditions (RECs) in accordance with Standard Practice ASTM E 1527-13; however, the report identified possible mold on walls of the field services building and potential asbestos containing materials (ACMs) located throughout the building. If the building is intended for future use, a mold survey is recommended to be performed by a Florida licensed mold assessor (FLMA) and if confirmed, the impacted materials may require removal. If not already done so, a Lead and Asbestos Operations and Maintenance (O&M) Plan should be developed and implemented to maintain the lead based paint (LBP) and ACMs documented in the Phase II ESA report. If the building is not intended for future use, ACMs identified by the asbestos survey may be required to be abated, or demolished in place under wet conditions, by a Florida licensed abatement contractor, prior to or during demolition. To evaluate costs associated with mold abatement, a mold survey would need to be completed first. To evaluate the costs associated with lead and asbestos O&M or abatement, additional information regarding the quantity and condition of each LBP and ACM would be necessary.

ECT performed Phase II ESA activities at the site in April 2011, including the collection of eight soil samples and two groundwater samples for laboratory analysis. The Phase II ESA report for Parcels 1 and 2 identified the following:

- No test parameters were detected at concentrations above Chapter 62-777, FAC Soil Cleanup Target Levels (SCTLs) in the soil samples collected from Parcel 1.
- One polynuclear aromatic hydrocarbon (PAH) test parameter was detected at a concentration above its Chapter 62-777, FAC Groundwater Cleanup Target Level (GCTL) in the groundwater sample collected from Soil Boring SB-4. Benzo(a)anthracene was detected at 0.64 microgram per liter ($\mu\text{g/L}$), which exceeds the GCTL of 0.05 $\mu\text{g/L}$. The groundwater sample was collected from the northwest portion of the property.

Based on limited assessment data currently known for Parcel 1, no soil impacts have been identified that would require further assessment or remediation. The limited groundwater data indicates that the site groundwater may be impacted above Chapter 62-777, FAC GCTLs. However, the groundwater samples collected in 2011 were collected from temporary points. Therefore, PSI recommends initially installing a monitoring well using hollow stem auger methods and sampling according to Florida Department of Environmental Protection (FDEP) standard operating procedures (SOPs) to confirm the groundwater results in the vicinity of SB-4. If groundwater impact is confirmed in this area, PSI recommends additional groundwater assessment activities to evaluate the extent of the impact.

The Phase II ESA report also documented results of lead paint sampling and an asbestos survey performed at the site. Lead was detected in five of the material samples collected from Parcel 1, including one sample from the field services technician building and four samples from the wastewater building. Asbestos was identified in three of the samples collected from Parcel 1, including one sample from the wastewater building and two samples from the field services technician building.

Order of Magnitude Cost Estimates Based on Provided Information

- Mold Survey - \$2,500
- Lead and Asbestos O&M Plan - \$2,500 - \$3,500
- Groundwater Assessment - \$10,000 - \$50,000
- Conditional Closure (no active remediation required) - \$10,000 - \$20,000
- Unconditional Closure (groundwater remediation required) - \$100,000 - \$500,000

Based on the 2011 Phase II ESA data, it is unlikely that active groundwater remediation will be required to achieve regulatory closure for Parcel 1.

Parcel 2 (555 SE 5th Avenue)

Summary of Previous Assessment Activities

The Phase I ESA report for Parcel 2 identified the following RECs: it was reported that polychlorinated biphenyls (PCBs) were stored in a materials storage building that was not accessible during ECT's Phase I ESA site visit, and the adjoining northwest property had a petroleum discharge that had ongoing assessment and remedial activities since 1987. Additionally, the report identified eight drums of used oil filters, rags, and trash located outside of the on-site warehouse in the southwest portion of the property as a de minimis condition. Additionally, the report identified possible mold on walls of the main office buildings and potential ACMs located throughout the buildings. If the buildings are intended for future use, a mold survey is recommended to be performed by a FLMA and if confirmed, the impacted materials may require removal. If not already done so, a Lead and Asbestos O&M Plan should be developed to maintain

the LBP and ACMs documented in the Phase II ESA report. If the buildings are not intended for future use, ACMs identified by the asbestos survey may be required to be abated, or demolished in place under wet conditions, by a Florida licensed abatement contractor, prior to or during demolition. To evaluate costs associated with mold abatement, a mold survey would need to be completed first. To evaluate the costs associated with lead and asbestos O&M or abatement, additional information regarding the quantity and condition of each LBP and ACM would be necessary.

ECT performed Phase II ESA activities at the site in April 2011, including the collection of 17 soil samples and three groundwater samples for laboratory analysis. The Phase II ESA report for Parcels 1 and 2 identified the following:

- Arsenic was detected in Soil Sample SB-13, collected from approximately 4-5 feet below land surface (BLS) along the west boundary of Parcel 2, at a concentration above its Chapter 62-777, FAC Direct Exposure-Residential (DE-I) SCTL; however, below its Chapter 62-777, FAC Direct Exposure-Commercial/Industrial (DE-II) SCTL.
- Arsenic and the Benzo(a)pyrene Toxicity Equivalent (BaP TEQ, a PAH calculation) were detected in Soil Sample SB-19, collected from approximately 0.5 foot BLS along the south boundary of Parcel 2, at concentrations above DE-I SCTLs; however, below DE-II SCTLs and Leachability SCTLs (LSCTLs).
- PAH test parameters and the BaP TEQ were detected in Soil Boring SB-21, collected from approximately 0.5 foot BLS along the east boundary of Parcel 2, at concentrations above DE-I SCTLs, DE-II SCTLs, and/or LSCTLs.
- Total petroleum hydrocarbons (TPH) and PAHs including the BaP TEQ were detected in Soil Sample SB-23, collected from approximately 6-8 feet BLS in the south central portion of Parcel 2, at concentrations above DE-I SCTLs and/or LSCTLs; however, below DE-II SCTLs.
- No test parameters were detected at concentrations above GCTLs in the groundwater samples collected from Parcel 2.

Based on limited assessment data currently known for Parcel 2, soil impacts were identified in four of the 17 soil samples collected. PSI recommends additional soil assessment activities in these areas to evaluate the extent of the impacts. No groundwater impacts have been identified that would require further assessment or remediation at this time. However, the results of the recommended additional soil assessment activities may indicate that supplemental groundwater assessment will be required in targeted areas.

The Phase II ESA report also documented results of lead paint sampling and asbestos survey performed at the site. Lead was detected in 15 of the material samples collected from Parcel 2, including four samples from warehouse #2, 10 soil samples from warehouse #1, and one soil sample from the operations center. Asbestos was identified in two of the samples collected from Parcel 2, both collected from the operation center/warehouse.

Order of Magnitude Cost Estimates Based on Provided Information

- Mold Survey - \$2,500
- Lead and Asbestos O&M Plan - \$2,500 - \$3,500
- Soil Assessment - \$25,000 - \$75,000
- Conditional Closure (no active remediation required) - \$10,000 - \$20,000
- Unconditional Closure (soil remediation required) - \$100,000 - \$200,000

Based on the 2011 Phase II ESA data, it is unlikely that active soil remediation will be required, or only isolated soil removal activities will be required, to achieve regulatory closure for Parcel 2.

Parcel 4 (528 SE 5th Avenue)

Summary of Previous Assessment Activities

The Phase I ESA report for Parcel 4 identified the following RECs: the subject property was listed as a Leaking Underground Storage Tank (LUST) facility with a reported historic petroleum discharge that impacted site soil and groundwater, as well as previous uses of various site structures including automotive repair, historical paint shop, car wash area, and an underground sediment collection sump. Please note that the Phase I ESA did not discuss mold, LBP, or potential ACMs. No documents regarding lead or asbestos sampling have been provided to PSI for Parcel 4. If the site buildings are intended for future use, a LBP and asbestos survey should be performed. If either materials are identified, an O&M plan should be prepared and implemented for the property.

The current site conditions related to the LUST designation were assessed by ECT in March through May 2015. No petroleum-impacted soil or groundwater was identified at concentrations above Chapter 62-777, FAC SCTLs or GCTLs by ECT in 2015. In their June 2015 Low-Scored Site Initiative (LSSI) Report, ECT concluded that the site met the qualifications for a LSSI NFA. The report also recommended that one additional groundwater sampling event be performed in August 2015 to achieve the NFA requirements. The FDEP issued a July 28, 2015 comment letter regarding the July 2015 report. In the letter, the FDEP agreed with ECT's recommendation to perform another groundwater sampling event. However, the FDEP needs to issue a new work order to ECT so that they can perform the sampling activities. Therefore, it is not known when the groundwater sampling event will be able to be scheduled.

In June 2015, PSI performed Phase II ESA activities at Parcel 4 to address the RECs identified in ECT's October 2014 Phase I ESA report, with the exception of the former petroleum impacts associated with the LUST that are being addressed by ECT. PSI collected three soil samples and three groundwater samples for laboratory analysis. The Phase II ESA report for Parcel 4 identified the following:

- Tetrachloroethene (PCE, a chlorinated solvent) was detected in Soil Sample SB-1@1', collected inside the main maintenance building, at a concentration above the LSCTL; however, below the DE-I SCTL and DE-II SCTL.
- PCE was detected in the groundwater sample collected from Temporary Monitoring Well TMW-1, also inside the main maintenance building east of SB-1@1', at a concentration of 5.3 µg/L, which exceeds the GCTL of 3 µg/L.

Based on limited assessment data currently known for Parcel 4, soil and groundwater impacts above Chapter 62-777, FAC cleanup target levels were identified in one soil sample and one groundwater sample collected. PSI recommends additional soil and groundwater sampling activities to evaluate the extent of the site impacts. Since the groundwater sample collected in 2015 was collected from a temporary well, PSI recommends initially installing a monitoring well using hollow stem auger methods and sampling according to FDEP SOPs to confirm the groundwater results in the vicinity of TMW-1. If groundwater impact is confirmed in this area, PSI recommends additional groundwater assessment activities to evaluate the extent of the impact.

Order of Magnitude Cost Estimates Based on Provided Information

- Lead Based Paint Survey - \$3,500 - \$5,500
- Asbestos Survey - \$4,500 - \$7,500
- Lead and Asbestos O&M Plan (if identified) - \$2,500 - \$3,500
- Soil Assessment - \$10,000 - \$100,000
- Groundwater Assessment - \$10,000 - \$100,000
- Conditional Closure (no active remediation required) - \$10,000 - \$20,000
- Unconditional Closure (groundwater remediation required) - \$250,000 - \$1,000,000

Based on the limited 2015 Phase II ESA data and the nature of chlorinated solvents, PSI is unable to determine at this time if active remediation will be required at this property to achieve regulatory closure. The limited data known to date also prevents PSI from determining whether a conditional closure will be possible for Parcel 4. Additionally, PSI recommends that a soil vapor survey be performed once the future use of the property is determined, including the locations and construction specifications of future buildings. Soil vapor assessments are most effective once the future use and development of a site is known. A soil vapor assessment for Parcel 4 would cost \$15,000-\$30,000, depending on how much information regarding the future use is known at the time of the assessment activities.

If you have any questions regarding the information contained herein, please contact the undersigned at (407) 304-5560.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.



Angela C. Garzia, P.E.
Regional Engineer



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Project Geologist

ACG/ALA;acg
08-15 Power District Order of Magnitude Estimates.docx

cc: Vicki Lewis, PSI

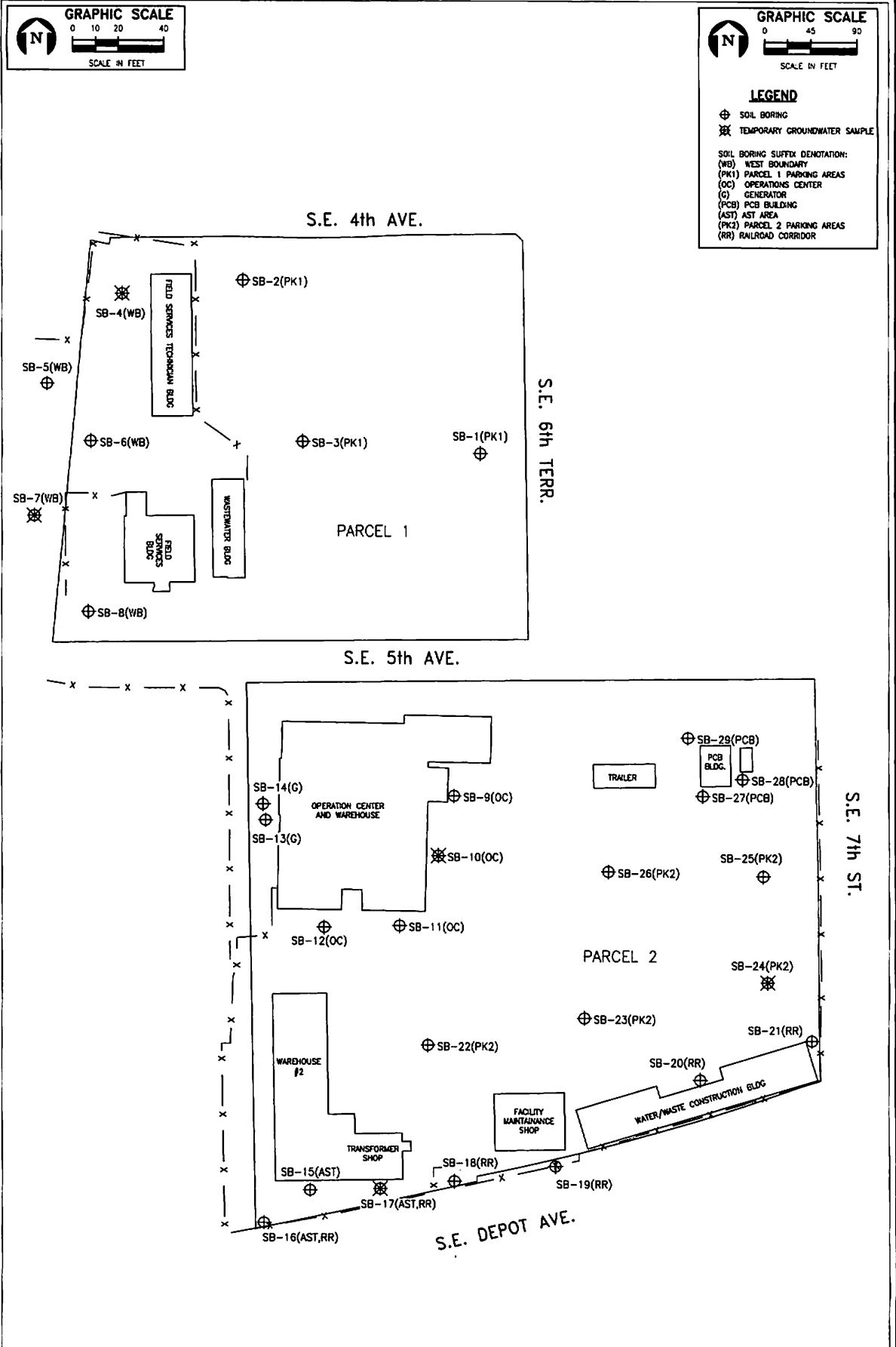
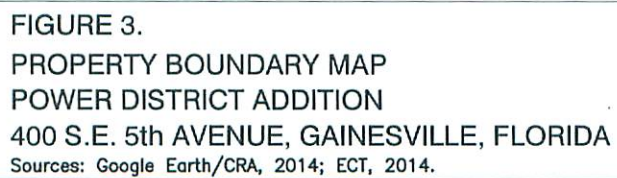


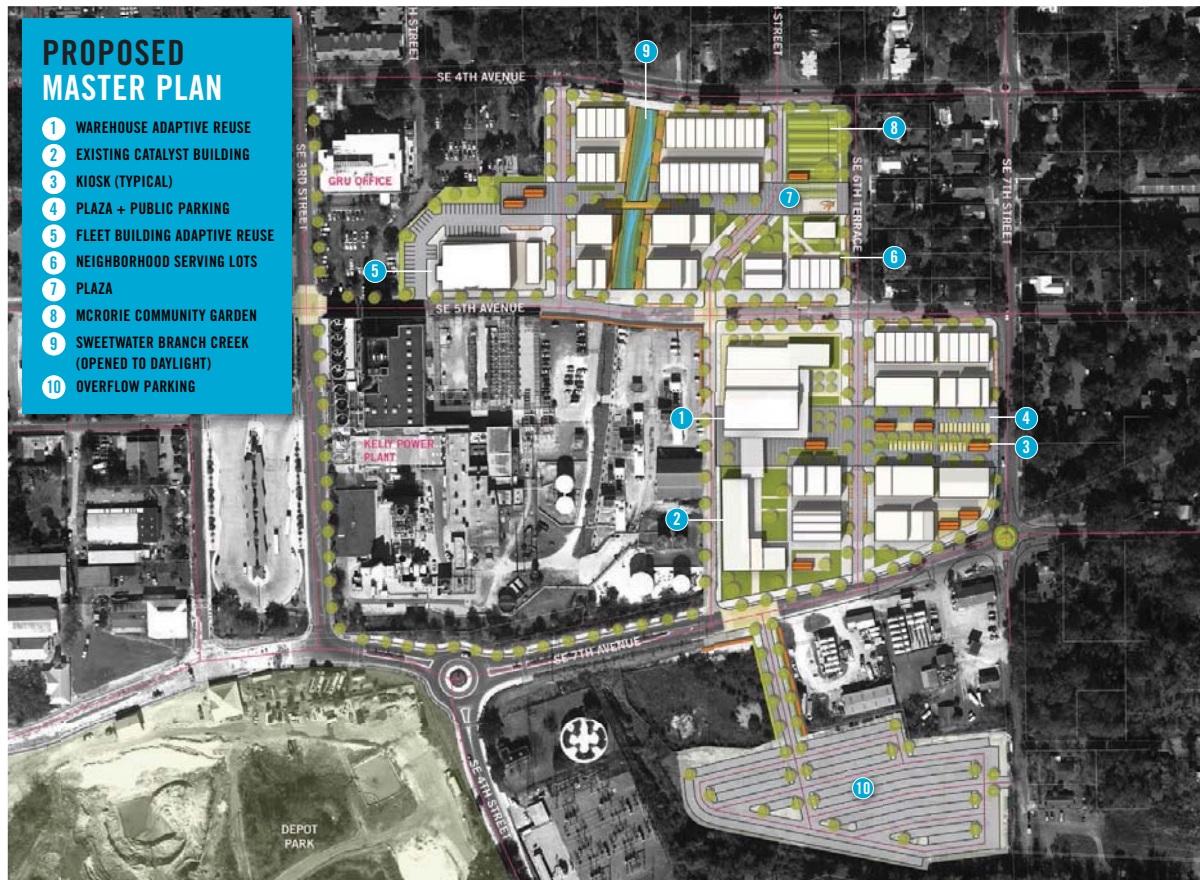
FIGURE 2.
BORING LOCATION PLAN

Sources: GRU, 2011; ECT, 2011.



ECT Environmental Consulting & Technology, Inc.

POWER DISTRICT BUILDING NEEDS ASSESSMENTS



May 2015



with



TABLE OF CONTENTS

Introduction	2
1. Building A: Fleet Garage	
1.1 Executive Summary	4
1.2 Existing Building Conditions	5
1.3 Conclusion and Cost Model	10
1.4 Code Summary and Floor Plans	12
2. Building B: Fleet Building	
2.1 Executive Summary	16
2.2 Existing Building Conditions	17
2.3 Conclusion and Cost Model	21
2.4 Code Summary and Floor Plans	23
3. Building C: Water Waste Water Building	
3.1 Executive Summary	26
3.2 Existing Building Conditions	27
3.3 Conclusion and Cost Model	32
3.4 Code Summary and Floor Plans	34
4. Building D: Field Services Building	
4.1 Executive Summary	37
4.2 Existing Building Conditions	38
4.3 Conclusion and Cost Model	43
4.4 Code Summary and Floor Plans	45
5. Building E: Water Waste Water Ready Room	
5.1 Executive Summary	48
5.2 Existing Building Conditions	49
5.3 Conclusion and Cost Model	54
5.4 Code Summary and Floor Plans	56
6. Building F: Operations Center & Warehouse	
6.1 Executive Summary	59
6.2 Existing Building Conditions	60
6.3 Conclusion and Cost Model	65
6.4 Code Summary and Floor Plans	67
7. Building G: Carpenters Shop Building	
7.1 Executive Summary	71
7.2 Existing Building Conditions	72
7.3 Conclusion and Cost Model	77
7.4 Code Summary and Floor Plans	79
8. Building H: Water Distribution Construction Building	
8.1 Executive Summary	82
8.2 Existing Building Conditions	83
8.3 Conclusion and Cost Model	88
8.4 Code Summary and Floor Plans	90

INTRODUCTION

The Power District is located between Downtown Gainesville and Depot Park. This district of predominantly former industrial buildings grew around the Gainesville Regional Utilities (GRU) headquarters on the southern edge of Downtown which extends southeast over several blocks beginning with GRU's office building at the corner of SE 5th Avenue and SE 3rd Street. GRU's complex includes the administrative buildings, the Kelly Power Plant (constructed 1912), as well as various operational facilities.

In 2008 GRU planned to relocate from its downtown complex to a new facility north of the City. At that time, the Gainesville Community Redevelopment Agency (GCRA) commissioned a planning study that was formally adopted as a Redevelopment Plan for the land that GRU intended to vacate. In the ensuing years, GRU's facilities' plans evolved to continue operating the downtown complex (specifically, office building and power plant) but vacate approximately 13 acres of land and buildings which form the core of this study area. Although the Power District is more than just

the land that GRU is opening for development, this core 13 acres will be used to spark development and set a standard for quality throughout the larger Power District.

In 2011, the GCRA renovated a former GRU building in the redevelopment area, turning an under utilized building into the Catalyst Warehouse, a space for tech-oriented economic development that is presently leased to a local robotics company. The 2013 "Redevelopment Plan Update" expands the investment made in the Catalyst building by laying out a development framework that will serve as a platform for economic growth and investment in the community while improving the quality of life in the Power District and surrounding neighborhoods.

This Power District Building Needs Assessment focuses on eight existing structures totaling approximately 75,000 square feet within the Power District to assess their condition and their potential for renovation and repurposing as a possible interim phase of redevelopment.

LEGEND

Building A - Fleet Garage
12,225 Square Feet

Building B - Fleet Building
1,600 Square Feet

Building C - Water Waste Water Building
5,171 Square Feet

Building D - Field Services Building
3,129 Square Feet

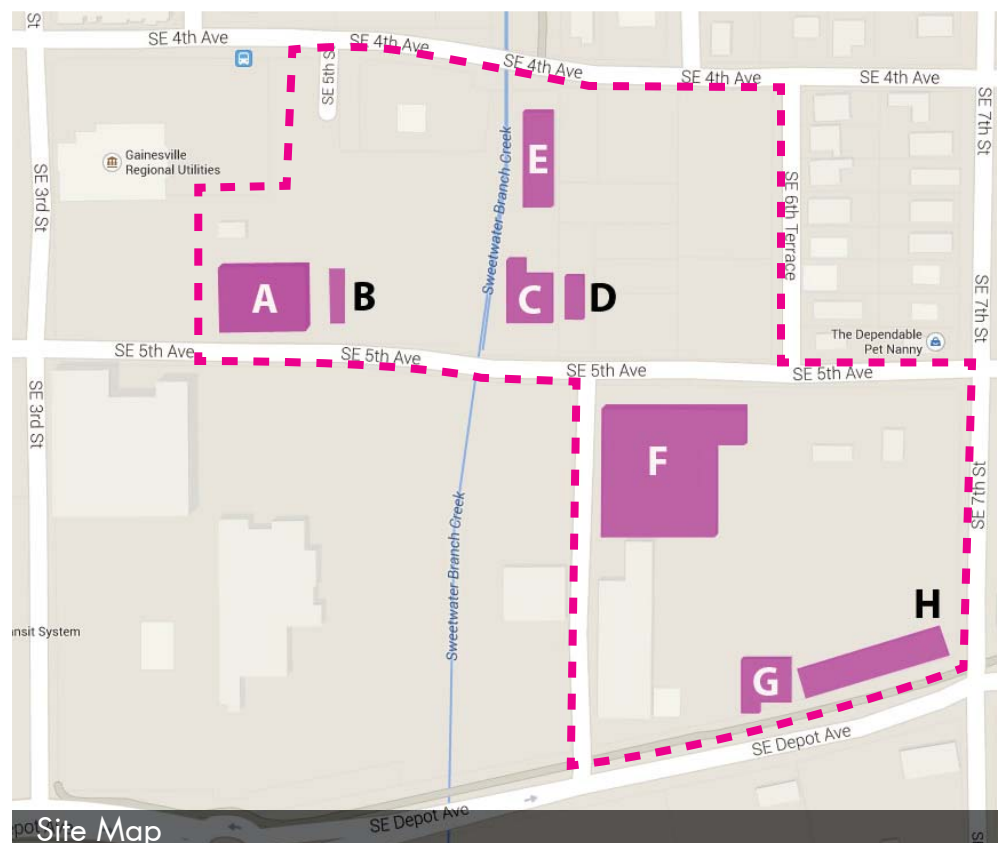
Building E - Water Waste Water Ready Room
5,633 Square Feet

Building F - Operations Center & Warehouse
36,660 Square Feet

Building G - Carpenters Shop Building
3,917 Square Feet

Building H - Water Distribution Construction Building
8,640 Square Feet

Power District Boundary



Scope of Services

The intention of this report is to summarize the current condition of eight buildings and to give general information on the level of infrastructure investment required to repurpose each building. The format of the report is intended to help end users quickly understand the existing conditions of each building and their organization, potential uses, environmental remediation requirements and cost implications of anticipated uses. We have employed graphical communication strategies where possible to facilitate transfer of important information.

Summary Overview

This Building Needs Assessment report for Buildings A, B, C, D, E, F, G, and H at the Power District includes a review of the each existing building space and systems to assess the practicality of renovating the spaces to suit the needs of future occupants.

The information contained in this document summarizes discussions held with the Gainesville Community Redevelopment Agency (GCRA) and design professionals.

Analysis of architectural systems is provided by Walker Architects, Inc., analysis of mechanical, electrical, and plumbing systems by Moses & Associates, Inc., and analysis of structural systems by Sputo and Lammert Engineering, LLC. GLE Associates, Inc. performed asbestos, lead, and mold surveys of each building. Termite inspections were performed by McCall Service, Inc.

This report will first give a brief overview of each building, including square footage and general condition, followed by a detailed assessment of individual building conditions and recommendations for renovation.

The table below contains summarized findings of the Asbestos, Lead, Mold, and Termite Surveys performed at Buildings A through H.

BUILDING NAME	SURVEY FINDINGS			
	Asbestos	Lead	Mold	Termites
Building A - Fleet Garage	Yes	Yes	Yes	Yes
Building B - Fleet Building	No	Yes	Yes	No
Building C - Water Waste Water Building	Yes	Yes	Yes	No
Building D - Field Services Building	Yes	Yes	Yes	Yes
Building E - Water Waste Water Ready Room Building	Yes	No	Yes	No
Building F - Operations Center and Warehouse	Yes	Yes	Yes	Yes
Building G - Carpenters Shop Building	Yes	Yes	Yes	Yes
Building H - Water Distribution Construction Building	Yes	Yes	Yes	Yes

BUILDING A - FLEET GARAGE

Building Location: 400 Southeast 5th Avenue, Gainesville, FL 32601

Building Size: 12,225 GSF

Number of Floors: 2

Property Type: Warehouse/Office Support

Property Use Type: Vacant Warehouse

Area Square Footages:

- Ground Floor: 11,228 GSF
- Mezzanine: 997 GSF

Square Footage By Type

(Does not include Restrooms, Corridors, or Vestibules):





- Business: 2,336 NSF
- Storage: 841 NSF
- Garage: 7,549 NSF



Initial survey of the entire facility revealed that most building components are in moderate/poor condition and may be reused, relocated or sold as deemed appropriate by the Owner. The facility is well suited for a manufacturing use to take advantage of the warehouse type space. Conditioning the existing facility and bringing the envelope up to current code requirements is possible, but would be costly.



BUILDING A - FLEET GARAGE: STRUCTURAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings available). All indications are that the foundation system is performing as designed without issue.	
Wall Systems	Exterior Type 1 - CMU. Exterior masonry is in fair condition. Minimal exterior cracks were observed. Paint is in poor condition and repainting is recommended. No wall insulation was observed.	 Interior partitions should be removed and replaced rather than refinished.
	Interior Type 1 - Paint on CMU. In general, the interior CMU walls are in good condition.	
	Interior Type 2 - Paint or vinyl wall covering on gypsum wall board or wood paneling with wood stud framing. Finishes are in bad condition.	
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)	
	Type 2: Office Mezzanine - Concrete with wood subfloor overbuild	
	Warehouse Floors - Concrete slab on grade	
Roof	Metal roof panels on wood purlins on wood/steel truss system.	 In general, the roof is in fair condition. Several locations were noted to have pinholes, but the roof is intact. Roof replacement is recommended for a change in use of the facility. No roof insulation was observed.



Deteriorating Exterior Paint On CMU




Deteriorating Interior Wall Finishes




Roof System

BUILDING A - FLEET GARAGE: EXTERIOR OPENINGS

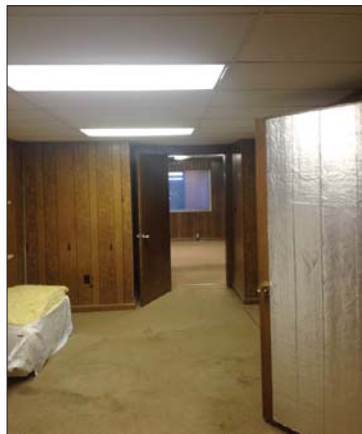
SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	The existing windows appear to be the original single pane glass. Many openings are cracked or missing.	 <p>If the structure is deemed historically significant, the fenestration will require rehabilitation. Otherwise, full replacement of windows is recommended.</p> <p>In general, exterior door hardware is in poor condition and full opening replacement is recommended.</p>
Exterior Doors	Type 1: Hollow Metal Doors. Surface rust was noted on exterior hollow metal doors.	

BUILDING A - FLEET GARAGE: ARCHITECTURAL FINISHES

SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	Office Floors - Offices have three different types of floors installed. No floor cracking or severe wear was observed. System 1: Carpet. Glued down sheet carpet is in poor condition. (Located In several office spaces)	 <p>The office areas should be completely renovated if they are to be reused.</p>
Ceiling System	Type 1: Lay-in acoustic ceiling tile. Most of the existing ceiling system is in poor condition and replacement is recommended. Batt insulation is present on top of the ceiling tile system. Type 2: Warehouse spaces are exposed to the building structure.	



Office With Sagging Ceiling Tiles And Worn Carpeting




Office Area With Worn Carpeting



Break Room With Cement Floor




BUILDING A - FLEET GARAGE: ELECTRICAL SYSTEMS

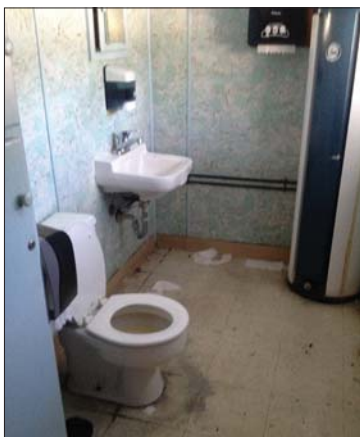
SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are old and obsolete.	 Gut and replace all electrical systems.
Emergency Lighting	None exists.	
General Lighting	Old and obsolete T12 fluorescent fixtures. Old and noisy HID high bays in warehouse.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	There is no existing fire alarm system.	
Exit Signage	Inadequate.	
Telecom	Cabling is old and obsolete; poorly installed and routed.	

BUILDING A - FLEET GARAGE: MECHANICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Maintenance Bays	Cooling: The maintenance bays in Building A are not mechanically cooled.	Demolish and replace existing cooling and heating units with new heat pumps and controls.
	Heating: The main maintenance bay has LP gas unit heaters installed. The heaters appear to be in serviceable condition. The northeast bay is heated by an LP gas fan heating unit with uninsulated galvanized steel ductwork. The heating unit appears to be in serviceable condition.	Demolish existing process ductwork not connected to equipment.
	Ventilation: Maintenance bay ventilation consists of operable doors and wall-mounted propeller exhaust fans (total of five). The exhaust fans are rusted and appear to be beyond their expected serviceable life.	Demolish existing process ductwork not connected to equipment.
Storage Rooms	Storage areas in this building are not conditioned or ventilated.	Replace propeller ventilation fans serving maintenance bays.
Offices	Cooling: Offices are cooled by a combination of split-system AC units, window AC units and a packaged AC unit. All units are past their expected serviceable life. The second floor heat pump does not have code-required access for maintenance. Most ductwork is comprised of flexible duct attached to galvanized mains. All visible ductwork is in poor condition.	Provide outside air energy recovery unit to supply ventilation air where natural ventilation is not available.
	Heating: Heating in office areas is provided as part of each cooling system.	Demolish and replace existing cooling and heating units with new heat pumps and controls.
	Ventilation: Existing ventilation is provided by operable windows in most spaces. Some office areas do not have exterior openings or ducted outdoor air.	Provide outside air energy recovery unit to supply ventilation air where natural ventilation is not available.

BUILDING A - FLEET GARAGE: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Toilet Rooms	Building A has two toilet rooms downstairs and one upstairs. The plumbing fixtures in the toilet rooms are very old and obsolete.	 <p>Demolish existing plumbing fixtures and piping in toilet rooms back to utility connections. Install new fixtures to meet current code requirements.</p>
Piping	Existing water and waste piping is concealed.	
Hot Water Systems	An existing electric water heater is located in the west toilet room. Water heater casing appears to be damaged.	
Gas System	There are a total of five LP gas tanks serving Building A. These tanks appear to be in serviceable condition.	 <p>Hire LP gas supplier to inspect tanks, piping and regulators, and replace as needed.</p>
Other	Maintenance bays are piped with multiple process system piping including automatic transmission fluid, grease, compressed air, and process water. The equipment requiring these services is no longer in place. Multiple water coolers, which are old and obsolete, are placed throughout the building.	 <p>Demolish existing process piping.</p> <p>Demolish existing water coolers and sinks. Install new water coolers and sinks to serve new tenant layout.</p>



West Toilet Room with Water Heater







Existing HVAC Equipment



Maintenance Bay with Ductwork

BUILDING A - FLEET GARAGE: ASBESTOS, LEAD, MOLD, AND TERMITES

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	Drywall with joint compound and composite in Lounge, Restrooms 116 and 117, east central office, southwest storage room ceiling.	 Mitigate all asbestos.
	12" x 12" white floor tile with brown mastic in Northwest office area and restroom 106 (under carpet, except for Restroom 106).	
	Black caulk in hatched windows in doors throughout interior.	
	Gray window glazing in perimeter metal framed windows.	
	White/gray caulk on exterior windows.	
	Silver roof coating on west room.	
Lead	Light blue paint on wood cabinets and trim in west restroom, Restroom 104.	 Mitigate all lead.
	Wood walls of offices, in the area of Business 102 and 103, Corridor 104, and Vestibule 105.	
	Blue paint on metal door in vestibule 116, next to lounge/kitchen, Business 110.	
	Blue paint on wood door and frames in lounge/kitchen, Business 110.	
	Tan paint on wood door and trim in electrical closet below mezzanine.	
	Tan paint on metal stairs and rail in stairs to mezzanine, Business 113.	
	White paint on upper concrete walls throughout interior of building.	
	Gray paint on lower concrete walls in west rooms and central room, Garage 100.	
	Gray paint on various wood doors and frames throughout interior of building.	
	Gray paint on various metal doors throughout interior of building.	
Mold	Mold was found.	 Mitigate all mold.
Termites	Evidence of subterranean termites was found.	 Treat for termites.

Complete environmental technical reports are available as supplemental documents.

BUILDING A - FLEET GARAGE

General Condition Conclusion

The warehouse area is in fair condition and could be used as-is for manufacturing or warehouse uses that do not require significant humidity or temperature control. The office areas should be completely renovated if they are to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes. The existing second floor office suite is not accessible and can be used for non-public access functions only, provided that a duplicate function exists on the ground floor.

See Sheet LS100 in Section 1.4 for conducted building code analysis on existing structure.

Toilet rooms do not appear to meet current FBC 2010 requirements.

Life safety and egress requirements do not appear to meet current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are not compliant with the current code requirements.



Building A - Fleet Garage

Critical Repairs Needed

In order to prevent further decline, immediately replace all exterior windows and doors.

Potential Future Reuse

Building A could be repurposed as:

- Auto Repair / Vehicle Maintenance Facility
- Industrial Manufacturing
- Club or Restaurant
(Significant infrastructure upgrades would be required.)
- Mugs and Movies

Conceptual Cost Model Summary (Renovation to Core and Shell)

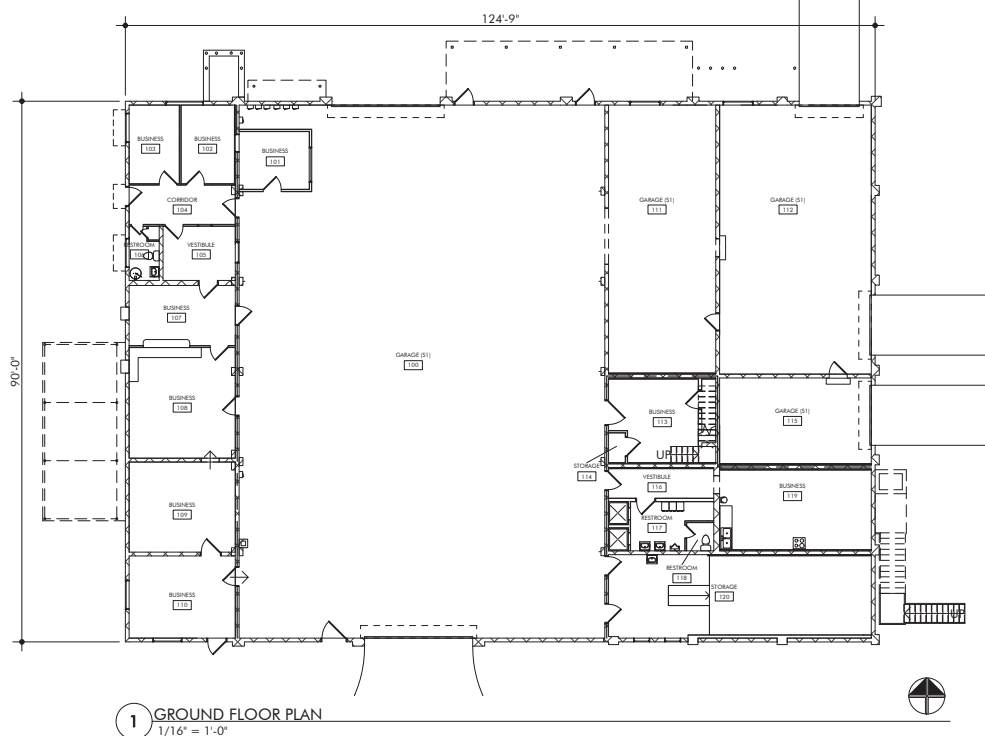
The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

Demolition	\$293,724
Roof	\$502,695
Windows and Doors	\$247,670
Interior Finishes	\$280,108
MEPF Systems	\$426,245

Power District Building A - Fleet Garage					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business-Total of 1st & 2nd levels)	2,290	SF	\$10.00	\$22,900.00	
Selective Demolition (Warehouse)	9,935	SF	\$2.25	\$22,353.75	
Termite Mitigation	1	LS	\$2,500.00	\$2,500.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	12,225	SF	\$4.00	\$48,900.00	
					\$96,653.75
Division 3					
Slab on Grade	50	CuY	\$225.00	\$11,250.00	
Concrete Floor Patch	0	SF	\$3.00	\$0.00	
					\$11,250.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	
					\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$15,000.00	\$15,000.00	
Second Floor Egress Stair Repairs	1	LS	\$10,000.00	\$10,000.00	
New Handrails/Guard Rails for Stairwells	60	LF	\$150.00	\$9,000.00	
					\$34,000.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	12,225	SF	\$25.00	\$305,625.00	
					\$305,625.00
Division 8					
Repair Existing Clerestory Windows	16	ea	\$750.00	\$12,000.00	
Repair/Replace Existing Windows	8	ea	\$550.00	\$4,400.00	
New Exterior Doors	6	ea	\$1,500.00	\$9,000.00	
New Interior Doors	21	ea	\$1,200.00	\$25,200.00	
					\$50,600.00
Division 9					
Painted Plaster Walls & Patching	12,225	SF	\$3.50	\$42,787.50	
New Painted GWB Walls	0	SF	\$15.50	\$0.00	
Repair Existing Floor	250	SF	\$15.00	\$3,750.00	
Paint Existing Plaster Ceiling	6,500	SF	\$5.00	\$32,500.00	
New Carpet Tile	0	SF	\$4.00	\$0.00	
New VCT	0	SF	\$2.00	\$0.00	
New Porcelain Tile Flooring Repair/Patching	400	SF	\$10.00	\$4,000.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	
New Lay-In Ceiling	0	SF	\$3.50	\$0.00	
					\$83,037.50
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	
					\$0.00
Division 13					
Not Used					
Division 14					
New HC Lift	1	EA	\$45,000.00	\$45,000.00	
					\$45,000.00
DIVISION 2-14 SUB-TOTAL					\$626,166.25
MEPF SYSTEMS					
HVAC (Business)	2,290	SF	\$17.50	\$40,075.00	
HVAC (Warehouse)	9,935	SF	\$5.50	\$54,642.50	
Electrical/AV/IT (Business)	2,290	SF	\$12.25	\$28,052.50	
Electrical/AV/IT (Warehouse)	9,935	SF	\$7.50	\$74,512.50	
Plumbing (Business)	2,290	SF	\$5.25	\$12,022.50	
Plumbing (Warehouse)	9,935	SF	\$2.00	\$19,870.00	
Fire Protection	1	LS	\$0.00	\$0.00	
					\$229,175.00
SUB-TOTAL					\$855,341.25
Contingency @ 20%					\$171,068.25
SUB-TOTAL with Contingency					\$1,026,409.50
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$82,112.76	\$82,112.76
Contractor's OH&P @ 18%					\$184,753.71
TOTAL ESTIMATED COST (Core & Shell Renovation)					
	12,225	SF	\$106.00		\$1,293,275.97
				Rounded Value	\$1,294,000.00
Estimated Core & Shell New Construction	12,225	SF	\$175.00	\$2,139,375.00	
Estimated demolition of existing structure	12,225		\$15.00	\$183,375.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$2,322,750.00
Estimated Business space build out	2,290	SF	\$100.00	\$229,000.00	
Estimated Warehouse space build out	9,935	SF	\$50.00	\$496,750.00	
TOTAL ESTIMATED COST (Typical interior Build Out)					\$725,750.00
TOTAL ESTIMATED COST (New Building with Similar Program)					\$3,048,500.00
	12,225	SF	(~\$250/SF)		

*Note: 1% escalation per month should be factored into total project costs

	2	3	4	5	6	7	8	9	10
A									
	<div><div>BUILDING CODE SUMMARY</div></div>								
	<div>ARCHITECT'S PROJECT NO.: 14062 - BUILDING A - FLEET GARAGE</div>								
B	<div>APPLICABLE CODES</div> <div><div>FLORIDA BUILDING CODE, BUILDING (FBC-B)</div><div>2010 EDITION</div></div> <div><div>FLORIDA BUILDING CODE, MECHANICAL (FBC-M)</div><div>2010 EDITION</div></div> <div><div>FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)</div><div>2010 EDITION</div></div> <div><div>FLORIDA BUILDING CODE, PLUMBING (FBC-P)</div><div>2010 EDITION</div></div> <div><div>FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)</div><div>2010 EDITION</div></div> <div><div>FLORIDA FIRE PREVENTION CODE (FFPC)</div><div>5TH EDITION</div></div> <div><div>NATIONAL ELECTRICAL CODE (NEC)</div><div>2008 EDITION</div></div>								
C	<div><div>BUILDING INFORMATION & LIMITATIONS</div><div><div>BUILDING OCCUPANCY CLASS:</div><div>STORAGE (S1/S2)</div></div><div><div>CONSTRUCTION TYPE:</div><div>TYPE III B</div></div><div><div>SPRINKLERED:</div><div>NO</div></div><div><div>ALLOWABLE BUILDING HEIGHT:</div><div>2 STORIES (55')</div></div><div><div>ALLOWABLE BUILDING AREA (PER STORY):</div><div>17,500 GSF</div></div></div> <div><div>GROSS BUILDING AREA</div><div><div>GROUND FLOOR GROSS AREA:</div><div>11,228 GSF</div></div><div><div>MEZZANINE FLOOR GROSS AREA:</div><div>997 GSF</div></div><div><div>TOTAL GROSS FLOOR AREA:</div><div>12,225 GSF</div></div></div> <div><div>AREAS & OCCUPANT LOAD CALCULATIONS</div><div><div>GROUND FLOOR:</div><div><div>NET FLOOR AREA (B)(1 OCC./100 GSF):</div><div>1691 NSF</div><div>(17)</div></div><div><div>NET FLOOR AREA (STORAGE)(S2)(1 OCC./300 NSF):</div><div>8151 NSF</div><div>(28)</div></div><div><div>NET FLOOR AREA (STORAGE/MECH.)(1 OCC./300 NSF):</div><div>45 OCC.</div></div><div><div>OCCUPANT LOAD :</div></div></div><div><div>MEZZANINE FLOOR:</div><div><div>NET FLOOR AREA (B)(1 OCC./100 GSF):</div><div>462 NSF</div><div>(5)</div></div><div><div>NET FLOOR AREA (STORAGE/MECH.)(S1/S2/M)(1 OCC./300 NSF):</div><div>242 NSF</div><div>(1)</div></div><div><div>OCCUPANT LOAD:</div><div>6 OCC.</div></div></div><div><div>NET FLOOR AREA:</div><div>10,546 NSF</div></div><div><div>TOTAL OCCUPANT LOAD:</div><div>46 OCC.</div></div></div> <div><div>MEANS OF EGRESS</div><div><div>PRIMARY OCCUPANCY CLASS:</div><div>STORAGE (S1/S2)</div></div><div><div>MAX. TRAVEL DISTANCE:</div><div>200'</div></div><div><div>MIN. NUMBER OF EXITS:</div><div>2 REQUIRED PER STORY, 1 REQUIRED FROM MEZZANINE</div></div><div><div>MIN. EGRESS CORRIDOR WIDTH:</div><div>44" CLEAR</div></div><div><div>MIN. EGRESS DOOR WIDTH:</div><div>34" CLEAR</div></div><div><div>MAX. DEAD END CORRIDOR:</div><div>20'</div></div></div> <div><div>FIRE SEPARATION:</div><div><div>CORRIDORS:</div><div>0 HOUR RATED</div></div><div><div>FLOOR TO FLOOR SEPARATION:</div><div>0 HOUR RATED</div></div><div><div>S2 (GARAGE) & B1</div><div>2 HOUR RATED</div></div></div> <div><div>EMERGENCY ILLUMINATION:</div><div>REQUIRED</div></div> <div><div>FIRE ALARM:</div><div>NOT REQUIRED</div></div> <div><div>PORTABLE FIRE EXTINGUISHERS (F.E.)</div><div><div>MAX. TRAVEL DISTANCE TO F.E.:</div><div>75'</div></div><div><div>MIN. NUMBER OF F.E. (1 F.E. / 11,250 GSF):</div><div>1 REQUIRED</div></div></div> <div><div>MINIMUM PLUMBING FACILITIES:</div><div><div>WATER CLOSETS:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>LAVATORIES:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>DRINKING FOUNTAINS:</div><div>1 PER 1000 = 1 REQUIRED</div></div><div><div>SERVICE SINK:</div><div>1 REQUIRED</div></div></div>								
D									
E									
F									
	<div><div><div></div></div></div>	<div>4055 NW 43RD STREET, STE 28 GAINESVILLE, FL 32606 V: 352 - 672 - 6448 F: 352 - 672 - 6468 WWW.WALKER-ARCH.COM AA26002009 JOSEPH B. WALKER, AIA LICENSE NO. AR0017272</div>	<div>POWER DISTRICT ANALYSIS - BUILDING A - FLEET GARAGE</div>				<div>DRAWN BY: SDH</div>	<div>WA PROJECT NO.: 14062</div>	
	<div><div><div></div></div></div>	<div>SHEET TITLE: BUILDING CODE SUMMARY</div>					<div>ISSUE DATE: 5/22/2015</div>	<div>SHEET NO.: LS100</div>	



ROOM AREA SCHEDULE		
NUMBER	NAME	AREA
100	GARAGE (S1)	5,262 SF
101	BUSINESS	111 SF
102	BUSINESS	116 SF
103	BUSINESS	109 SF
104	CORRIDOR	114 SF
105	VESTIBULE	108 SF
106	RESTROOM	40 SF
107	BUSINESS	177 SF
108	BUSINESS	324 SF
109	BUSINESS	264 SF
110	BUSINESS	241 SF
111	GARAGE (S1)	795 SF
112	GARAGE (S1)	1,131 SF
113	BUSINESS	198 SF
114	STORAGE	14 SF
115	GARAGE (S1)	361 SF
116	VESTIBULE	85 SF
117	RESTROOM	89 SF
118	RESTROOM	21 SF
119	BUSINESS	334 SF
120	STORAGE	585 SF
200	STORAGE	232 SF
201	BUSINESS	219 SF
202	RESTROOM	27 SF
203	STORAGE	10 SF
204	BUSINESS	243 SF

TOTAL AREA: 11228 GSF



4055 NW 43RD STREET, STE 28
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WWW.WALKER-ARCH.COM
A-236002009
JOSEPH B. WALKER, AIA
LICENSE NO. A80017272

POWER DISTRICT ANALYSIS - BUILDING A - FLEET GARAGE

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:

OAG

WA PROJECT NO.:

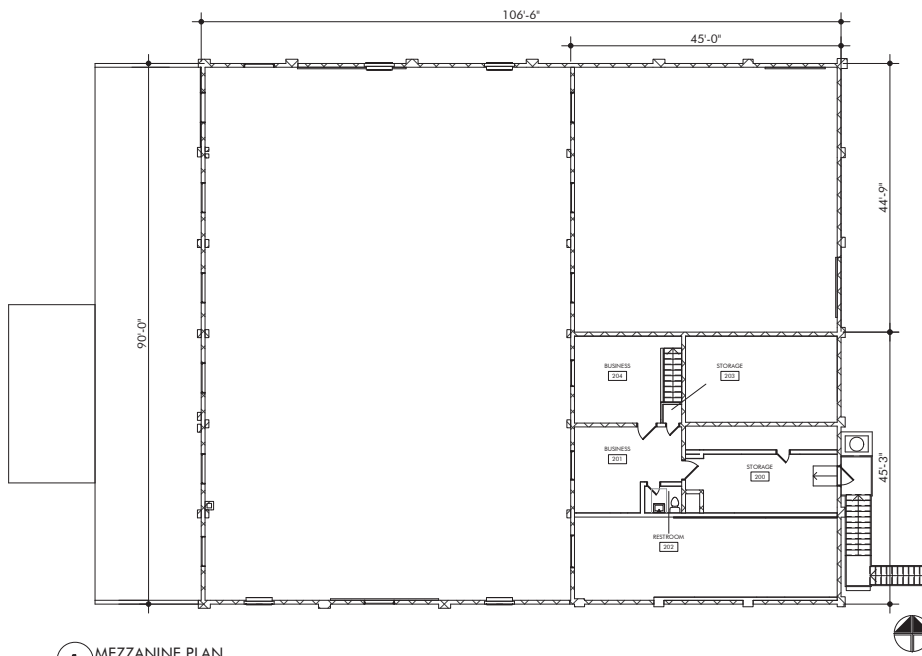
14062

ISSUE DATE:

5/22/2015

SHEET NO.:

A110



ROOM AREA SCHEDULE

NUMBER	NAME	AREA
100	GARAGE (S1)	5,262 SF
101	BUSINESS	111 SF
102	BUSINESS	116 SF
103	BUSINESS	109 SF
104	CORRIDOR	114 SF
105	VESTIBULE	108 SF
106	RESTROOM	40 SF
107	BUSINESS	177 SF
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203	STORAGE	10 SF
204	BUSINESS	243 SF

TOTAL AREA: 11228 GSF



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A-265002009
JOSEPH B. WALKER, AIA
LICENSE NO. AB0017272

POWER DISTRICT ANALYSIS - BUILDING A - FLEET GARAGE

SHEET TITLE:
MEZZANINE PLAN

DRAWN BY:

OAG

WA PROJECT NO.:

14062

ISSUE DATE:

5/22/2015

SHEET NO.:

A111

BUILDING B - FLEET BUILDING

Building Location: 405 Southeast 5th Avenue, Gainesville, FL 32601

Building Size: 1,600 GSF

Number of Floors: 1

Property Type: Warehouse/Storage

Property Use Type: Vacant Storage

Area Square Footages:

- Ground Floor: 1,600 GSF

Square Footage By Type:





- Utility: 1,468 NSF



Initial survey of the entire facility revealed that most building components are in above average condition and may be reused, relocated or sold as deemed appropriate by the Owner.



BUILDING B - FLEET BUILDING: STRUCTURAL SYSTEMS

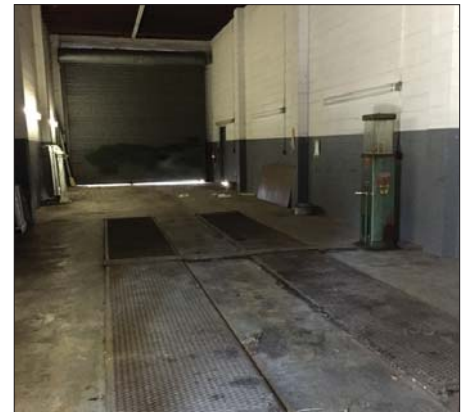
SYSTEM	CONDITION	RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings available). All indications are that the foundation system is performing as designed without issue.	
Wall Systems	Exterior Type 1 - CMU. Moderate exterior cracks were observed.	 Repair cracks.
	Interior Type 1 - Paint on CMU. Observed wall cracking was mostly mortar separation, but daylight is visible through the cracks.	
Floor System	First Floor - Poured-in-place concrete slab (slab on grade) Vehicle lift is in place, but does not appear to be functional at this time.	 Concrete slab may be reused. Remove or repair vehicle lift.
Roof	Existing roof system is asphalt shingles on plywood decking on wood trusses. Shingles appear to be in good condition. Installation date is unknown.	



Broken CMU




Wall Cracking




Slab With Vehicle Lift

BUILDING B - FLEET BUILDING: EXTERIOR OPENINGS

SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	None.	
Exterior Doors	Type 1: Roll-up garage doors. Door hardware and frame systems are all in good working order.	 <p>In general, exterior door hardware is in poor condition and full opening replacement is recommended.</p>
	Type 2: Hollow Metal Doors. Surface rust was noted on exterior hollow metal doors.	

BUILDING B - FLEET BUILDING: ARCHITECTURAL FINISHES

SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	Sealed concrete.	
Ceiling System	No ceiling systems. Exposed to the structure above.	



Roll-Up Door




Exposed Roof Structure



Exterior

BUILDING B - FLEET BUILDING: ELECTRICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are old and obsolete.	 Gut and replace all electrical systems.
Emergency Lighting	None exists.	
General Lighting	Old and obsolete T12 fluorescent fixtures.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	None exists.	
Exit Signage	None exists.	
Telecom	None exists.	





BUILDING B - FLEET BUILDING: MECHANICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
No mechanical HVAC systems exist.		Provide new HVAC systems as required to serve new building use.

BUILDING B - FLEET BUILDING: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
No plumbing systems exist.		Provide new plumbing systems as required to serve new building use.

BUILDING B - FLEET BUILDING: ASBESTOS, LEAD, MOLD, AND TERMITES

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	No asbestos was found.	
Lead	Green paint on north roll-up metal door.	 Mitigate all lead.
	White and gray paint on concrete walls throughout interior of building.	
	Gray paint on interior surfaces of east and west metal doors.	
	Tan paint on exterior surfaces of east and west metal doors.	
	Tan paint on concrete walls throughout exterior of building.	
Mold	Mold was found.	 Mitigate all mold.
Termites	No evidence of termites was found.	

Complete environmental technical reports are available as supplemental documents.

BUILDING B - FLEET BUILDING

General Condition Conclusion

The warehouse area is in fair condition and could be used as-is for manufacturing or warehouse uses that do not require significant humidity or temperature control.

See Sheet LS100 in Section 2.4 for conducted building code analysis on existing structure.

Life Safety and Egress Requirements appear to meet all current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

Code Deficiencies (minor)

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are compliant with the current code requirements.



Building B - Fleet Building

Critical Repairs Needed

Building B's structure is sound. There are currently no critical repairs to be made.

Potential Future Reuse

Building B could be repurposed as:

- Art Studio
- Coffee Shop or Cafe
- Office
- Storage

Conceptual Cost Model Summary (Renovation to Core and Shell)

The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

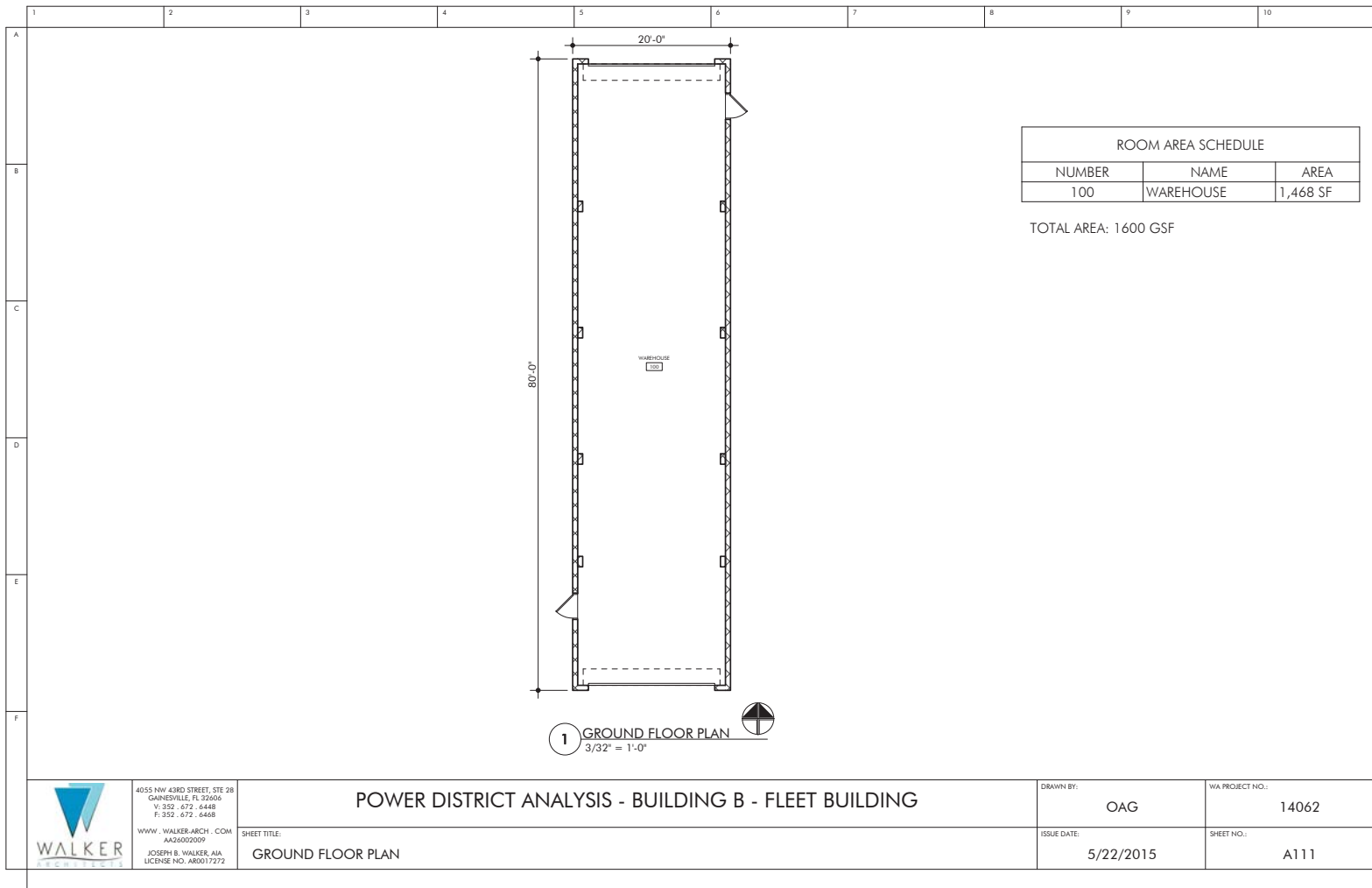
Demolition	\$26,151
Roof	\$25,751
Windows and Doors	\$19,151
Interior Finishes	\$27,901
MEPF Systems	\$40,151

Power District Building B - Fleet Building					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Warehouse)	1,600	SF	\$2.25	\$3,600.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	1,600	SF	\$4.00	\$6,400.00	
					\$10,000.00
Division 3					
Slab on Grade	10	CuY	\$225.00	\$2,250.00	
Concrete Floor Patch	0	SF	\$3.00	\$0.00	
					\$2,250.00
Division 4					
CMU repair	150	SF	\$30.00	\$4,500.00	
					\$4,500.00
Division 5					
Misc. Structural Repairs	1	LS	\$5,000.00	\$5,000.00	
					\$5,000.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	1,600	SF	\$6.00	\$9,600.00	
					\$9,600.00
Division 8					
New Exterior Doors	2	ea	\$1,500.00	\$3,000.00	
					\$3,000.00
Division 9					
Painting	1,600	SF	\$5.00	\$8,000.00	
Repair Existing Floor	250	SF	\$15.00	\$3,750.00	
					\$11,750.00
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$0.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	
					\$0.00
Division 13					
Not Used					
Division 14					
N/A	0	EA	\$0.00	\$0.00	
					\$0.00
DIVISION 2-14 SUB-TOTAL					\$46,100.00
MEPF SYSTEMS					
HVAC (Warehouse)	1,600	SF	\$5.50	\$8,800.00	
Electrical/AV/IT (Warehouse)	1,600	SF	\$7.50	\$12,000.00	
Plumbing (Warehouse)	1,600	SF	\$2.00	\$3,200.00	
Fire Protection	1	LS	\$0.00	\$0.00	
<u>DIVISION 21, 22, 23 & 26 SUB-TOTAL</u>					\$24,000.00
SUB-TOTAL					\$70,100.00
Contingency @ 20%					\$14,020.00
SUB-TOTAL with Contingency					\$84,120.00
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$6,729.60	\$6,729.60
Contractor's OH&P @ 18%					\$15,141.60
TOTAL ESTIMATED COST (Core & Shell Renovation)	1,600	SF	\$66.00		\$105,991.20
				Rounded Value	\$106,000.00
Estimated Core & Shell New Construction	1,600	SF	\$100.00	\$160,000.00	
Estimated demolition of existing structure	1,600	SF	\$15.00	\$24,000.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$184,000.00
TOTAL ESTIMATED COST (Typical interior Build Out)	1,600	SF	\$50.00	\$80,000.00	\$80,000.00
TOTAL ESTIMATED COST (New Building with Similar Program)	1,600	SF	(~\$165/SF)		\$264,000.00

*Note: 1% escalation per month should be factored into total project costs

1	2	3	4	5	6	7	8	9	10																																																																		
A	<div style="border: 1px solid black; padding: 10px;"> <h2 style="text-align: center; margin: 0;">BUILDING CODE SUMMARY</h2> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> ARCHITECTS PROJECT NO.: 14062 - BUILDING B - FLEET BUILDING </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> APPLICABLE CODES <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">FLORIDA BUILDING CODE, BUILDING (FBC-B)</td><td style="width: 40%;">2010 EDITION</td></tr> <tr> <td>FLORIDA BUILDING CODE, MECHANICAL (FBC-M)</td><td>2010 EDITION</td></tr> <tr> <td>FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)</td><td>2010 EDITION</td></tr> <tr> <td>FLORIDA BUILDING CODE, PLUMBING (FBC-P)</td><td>2010 EDITION</td></tr> <tr> <td>FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)</td><td>2010 EDITION</td></tr> <tr> <td>FLORIDA FIRE PREVENTION CODE (FFPC)</td><td>5TH EDITION</td></tr> <tr> <td>NATIONAL ELECTRICAL CODE (NEC)</td><td>2008 EDITION</td></tr> </table> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> BUILDING INFORMATION & LIMITATIONS <table style="width: 100%;"> <tr> <td style="width: 60%;">BUILDING OCCUPANCY CLASS:</td><td style="width: 40%;">UTILITY (U)</td></tr> <tr> <td>CONSTRUCTION TYPE:</td><td>TYPE III B</td></tr> <tr> <td>SPRINKLERED:</td><td>NO</td></tr> <tr> <td>ALLOWABLE BUILDING HEIGHT:</td><td>2 STORIES (55')</td></tr> <tr> <td>ALLOWABLE BUILDING AREA (PER STORY):</td><td>17,500 GSF</td></tr> </table> GROSS BUILDING AREA <table style="width: 100%;"> <tr> <td style="width: 60%;">GROUND FLOOR GROSS AREA:</td><td style="width: 40%;">1,600 GSF</td></tr> </table> AREAS & OCCUPANT LOAD CALCULATIONS <table style="width: 100%;"> <tr> <td style="width: 60%;">GROUND FLOOR:</td><td style="width: 40%;"></td></tr> <tr> <td>NET FLOOR AREA (UTILITY)(U)(1 OCC./300 NSF):</td><td>1,468 NSF</td></tr> <tr> <td>OCCUPANT LOAD :</td><td>(3) 3 OCC.</td></tr> </table> </td><td style="width: 50%; vertical-align: top;"> MEANS OF EGRESS <table style="width: 100%;"> <tr> <td style="width: 60%;">PRIMARY OCCUPANCY CLASS:</td><td style="width: 40%;">UTILITY (U)</td></tr> <tr> <td>MAX. 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	4055 NW 43RD STREET, STE 28 GAINESVILLE, FL 32606 V: 352 . 672 . 6448 F: 352 . 672 . 6468 WWW - WALKER-ARCH - COM A-236002009	POWER DISTRICT ANALYSIS - BUILDING B - FLEET BUILDING	DRAWN BY: <div style="text-align: center; font-weight: bold;">SDH</div>	WA PROJECT NO.:	14062
	SHEET TITLE: <div style="text-align: center; font-weight: bold;">BUILDING CODE SUMMARY</div>	ISSUE DATE: <div style="text-align: center; font-weight: bold;">5/22/2015</div>	SHEET NO.: <div style="text-align: center; font-weight: bold;">LS100</div>		



BUILDING C - WATER WASTE WATER BUILDING

Building Location: 528 Southeast Fifth Avenue Gainesville, FL 32601

Building Size: 5,171 GSF

Number of Floors: 1

Property Type: Office

Property Use Type: Vacant Office Building

Area Square Footages:

- Ground Floor: 5,171 GSF

Square Footage By Type

(Does not include Restrooms, Corridors, or Vestibules):

- Business: 3,735 NSF
- Storage: 189 NSF









Building C - Water Waste Water Building

Initial survey of the entire facility revealed that most building components are in average to poor condition and may be renovated, relocated or sold as deemed appropriate by the Owner. Though some tenants may find the condition of the office space as-is to be acceptable, we would recommend new ceiling systems, MEPF, flooring and paint. The exterior of the building is in fair condition and may be used as is.

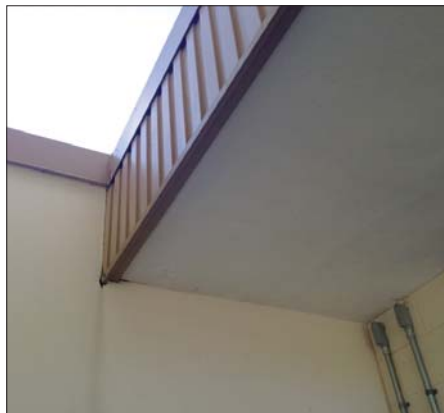


BUILDING C - WATER WASTE WATER BUILDING: STRUCTURAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings exist). All indications are that the foundation system is performing as designed without issue.	
Wall Systems	Exterior Type 1 - Brick on CMU. Exterior brick is in excellent condition. No exterior cracks were observed.	
	Exterior Type 2 - Cementitious stucco on CMU. No flaws were noticed on initial survey.	 New paint is recommended.
	Exterior Type 3 - Paint on CMU.	
	Interior Type 1 - Paint on CMU.	 Interior Walls: Vinyl wall covering should be removed on any GWB wall at exterior locations to prevent possibility of mold infiltration.
	Interior Type 2 - Paint or vinyl wall covering on gypsum wall board. Finishes are in fair condition. No deficiencies were noted on initial walk-through.	
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)	
Roof	System 1: Built up roof system on metal deck on steel roof trusses.	 Repair roof leaks.
	Some water damage was observed on the exterior soffit which indicates a roof leak may be present. No other evidence of roof leaking was observed.	



Exterior Brick





Possible Roof Leak




Damage Indicating Possible Roof Leak

BUILDING C - WATER WASTE WATER BUILDING: EXTERIOR OPENINGS

SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	All exterior storefront glazing and sealant systems are in fair condition. No leaks or potential leaks were noted on initial walk-through.	
Exterior Doors	Type 1: Storefront Doors. Door hardware, glazing and frame systems are all in working order.	 Rekeying, new seals and closing hardware are recommended. Mitigate rust by applying rust-inhibiting primer and new paint.
	Type 2: Hollow Metal Doors. Minor surface rust was noted on exterior hollow metal doors.	

BUILDING C - WATER WASTE WATER BUILDING: ARCHITECTURAL FINISHES

SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	System 1: Carpet. Glued down sheet carpet is in fair condition. (Offices, corridors)	 Replace all finishes.
	System 2: Ceramic Tile. Varied sizes and colors and in fair condition. (Toilet rooms and lobby areas)	
Ceiling System	Type 1: Office spaces have standard sound absorbent 2x2 or 2x4 acoustic ceiling tile. There has been some exposure to moisture which is evidenced by the sagging tiles.	



Office With Worn And Dirty Carpet





Lobby With Tile Flooring




Storefront



BUILDING C - WATER WASTE WATER BUILDING: ELECTRICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are in fair condition.	 Retain main electrical panels.
Emergency Lighting	Provided, but many are non-functional.	 Remove and replace all other electrical systems.
General Lighting	Old and obsolete T12 fluorescent fixtures.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	There is no existing fire alarm system.	
Exit Signage	Inadequate.	
Telecom	Cabling is old and obsolete.	

BUILDING C - WATER WASTE WATER BUILDING: MECHANICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Cooling	Air conditioning is provided by two packaged rooftop AC systems. One system is a Weatherking brand and is beyond its serviceable life. The other system is a York brand and appears to be in serviceable condition. The unit could not be started during our visit. It is unlikely that the capacity of the unit is sufficient to provide ventilation as required by current codes and standards. The ductwork for both units is internally insulated galvanized steel.	 Demolish existing ductwork. Install new insulated galvanized steel ductwork. Replace exhaust fans and ductwork serving toilet rooms. Demolish and replace existing rooftop units with new heat pumps and controls. Replace exhaust fans. Repair or replace controls.
Heating	Heating provided as part of each cooling system.	
Ventilation	Ventilation is currently provided by rooftop unit intakes.	
Exhaust	Two exhaust fans currently exhaust the two gang toilet rooms at the rear of the building. Each exhaust fan appears to be beyond its serviceable life.	
Controls	Controls were not operable at the time of our visit.	

BUILDING C - WATER WASTE WATER BUILDING: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Toilet Rooms	There are two existing toilet rooms in the building. The fixtures in the toilet rooms are old and obsolete.	 Demolish existing plumbing fixtures and piping in toilet rooms back to utility connections. Install new fixtures to meet current code requirements.
Piping	Existing water and waste piping is concealed, except in break room where CPVC water piping is exposed to serve the sink.	Partial demolition is required to evaluate this piping.
Hot Water Systems	Hot water is provided by a water heater below the counter in the women's restroom. The water heater is leaking and the case is rusted.	 Demolish existing water heating system. Reinstall water heaters as necessary for new layout.
Other	There is a sink and a water cooler in the break room. Both fixtures are old.	Demolish existing water cooler and sink. Install new water cooler and sink to serve new tenant layout.



Toilet Room With Under-Counter Water Heater







Lobby With Tile Flooring



Break Room Sink

BUILDING C - WATER WASTE WATER BUILDING: ASBESTOS, LEAD, MOLD,

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	Tan-flaked floor tile with yellow glue in men's and women's bathrooms.	 Mitigate all asbestos.
	Green VCT (bottom layer) in the men's room, Restroom 109.	
	Black mastic, metal tape, and black condensation barrier under sink in kitchenette area, Business 113.	
	VCT of indeterminate color at front doorway entrance, foyer of Business 101.	
	Tan surfacing on the exterior of the building.	
	Yellow insulation with black batt, carpet glue, ceiling board, wallboard, flexible metal duct work, joint compound, and grey/white/green terrazzo flooring throughout the building.	
	Black tar paper on exterior roof.	
Lead	Exterior door frame opening from Business 114.	 Mitigate all lead.
	Ceramic floors in Vestibule 107, foyer of Business 101, and Restroom 109.	
Mold	Mold was found.	 Mitigate all mold.
Termites	No evidence of termites was found.	

Complete environmental technical reports are available as supplemental documents.

BUILDING C - WATER WASTE WATER BUILDING

General Condition Conclusion

The overall office area is in poor condition and should be completely renovated if it were to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes.

See Sheet LS100 in Section 3.4 for conducted building code analysis on existing structure.

Toilet rooms do not appear to meet all current FBC 2010 requirements.

Life Safety and Egress Requirements appear to meet all current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are compliant with the current code requirements.



Building C - Water Waste Water Building

Critical Repairs Needed

In order to prevent further decline, immediately repair all roof leaks.

Potential Future Reuse

Building C could be repurposed as:

- Office
- Retail Space


Conceptual Cost Model Summary (Renovation to Core and Shell)

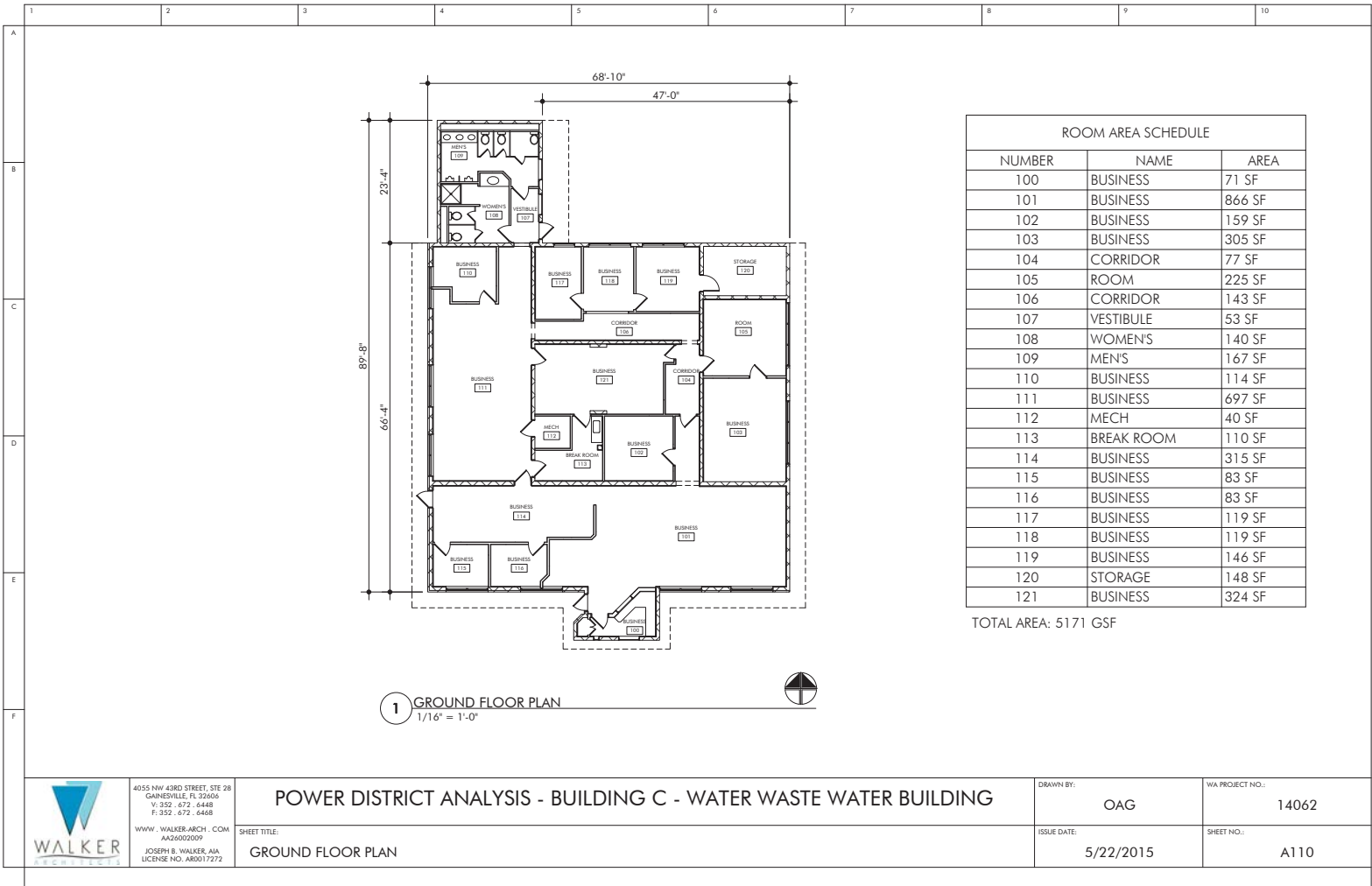
The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

Demolition	\$158,519
Roof	\$158,519
Windows and Doors	\$121,960
Interior Finishes	\$114,773
MEPF Systems	\$246,712

Power District Building C - Water Waste Water Building					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business)	5,171	SF	\$10.00	\$51,710.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	5,171	SF	\$4.00	\$20,684.00	
					\$72,394.00
Division 3					
Slab on Grade	0	CuY	\$225.00	\$0.00	
Concrete Floor Patch	150	SF	\$3.00	\$450.00	
					\$450.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	
					\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$3,500.00	\$3,500.00	
					\$3,500.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	5,171	SF	\$14.00	\$72,394.00	
					\$72,394.00
Division 8					
Exterior soffit repairs	795	SF	\$5.00	\$3,975.00	
Repair Existing Windows	288	ea	\$20.00	\$5,760.00	
New Exterior Doors	3	ea	\$1,500.00	\$4,500.00	
New Interior Doors	18	ea	\$1,200.00	\$21,600.00	
					\$35,835.00
Division 9					
Painted Plaster Walls & Patching	5,171	SF	\$3.50	\$18,098.50	
New Painted G/WB Walls	0	SF	\$15.50	\$0.00	
Repair Existing Floor	100	SF	\$15.00	\$1,500.00	
Misc. interior ceiling repair	5,171	SF	\$1.75	\$9,049.25	
New Carpet Tile	0	SF	\$4.00	\$0.00	
New VCT	0	SF	\$2.00	\$0.00	
New Porcelain Tile Flooring Repair/Patching	0	SF	\$10.00	\$0.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	
New Lay-In Ceiling	0	SF	\$3.50	\$0.00	
					\$28,647.75
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	
					\$0.00
Division 13					
Not Used					
Division 14					
N/A	0	EA	\$0.00	\$0.00	
					\$0.00
DIVISION 2-14 SUB-TOTAL					\$213,220.75
MEPF SYSTEMS					
HVAC (Business)	5,171	SF	\$17.50	\$90,492.50	
Electrical/AV/IT (Business)	5,171	SF	\$12.25	\$63,344.75	
Plumbing (Business, fixture replacement only))	9	ea	\$750.00	\$6,750.00	
Fire Protection	1	LS	\$0.00	\$0.00	
DIVISION 21, 22, 23 & 26 SUB-TOTAL					\$160,587.25
SUB-TOTAL					\$373,808.00
Contingency @ 20%					\$74,761.60
SUB-TOTAL with Contingency					\$448,569.60
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$35,885.57	\$35,885.57
Contractor's OH&P @ 18%					\$80,742.53
TOTAL ESTIMATED COST (Core & Shell Renovation)					
	5,171	SF	\$109.00		\$565,197.70
				Rounded Value	\$566,000.00
Estimated Core & Shell New Construction	5,171	SF	\$175.00	\$904,925.00	
Estimated demolition of existing structure	5,171	SF	\$15.00	\$77,565.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$982,490.00
TOTAL ESTIMATED COST (Typical interior Build Out)					\$258,550.00
	5,171	SF	\$50.00	\$258,550.00	
TOTAL ESTIMATED COST (New Building with Similar Program)					\$1,241,040.00
	5,171	SF	(~\$165/SF)		

*Note: 1% escalation per month should be factored into total project costs

1	2	3	4	5	6	7	8	9	10
A	<div><div>BUILDING CODE SUMMARY</div><div>ARCHITECT'S PROJECT NO.: 14062 - BUILDING C - WATER WASTE WATER BUILDING</div><div><div>APPLICABLE CODES</div><div><div>FLORIDA BUILDING CODE, BUILDING (FBC-B)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, MECHANICAL (FBC-M)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, PLUMBING (FBC-P)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)</div><div>2010 EDITION</div></div><div><div>FLORIDA FIRE PREVENTION CODE (FFPC)</div><div>5TH EDITION</div></div><div><div>NATIONAL ELECTRICAL CODE (NEC)</div><div>2008 EDITION</div></div></div></div>								
B									
C	<div><div>BUILDING INFORMATION & LIMITATIONS</div><div><div>BUILDING OCCUPANCY CLASS:</div><div>BUSINESS (B)</div></div><div><div>CONSTRUCTION TYPE:</div><div>TYPE III B</div></div><div><div>SPRINKLERED:</div><div>NO</div></div><div><div>ALLOWABLE BUILDING HEIGHT:</div><div>3 STORIES (55')</div></div><div><div>ALLOWABLE BUILDING AREA (PER STORY):</div><div>19,000 GSF</div></div><div><div>GROSS BUILDING AREA</div><div><div>GROUND FLOOR GROSS AREA:</div><div>5,171 GSF</div></div></div><div><div>AREAS & OCCUPANT LOAD CALCULATIONS</div><div><div>GROUND FLOOR:</div><div><div>NET FLOOR AREA (B)(1 OCC./100 GSF):</div><div>3,870 NSF</div><div>(39)</div></div><div><div>NET FLOOR AREA (STORAGE/MECH.)(S1/M)(1 OCC./300 NSF):</div><div>191 NSF</div><div>(1)</div></div><div><div>OCCUPANT LOAD :</div><div>40 OCC.</div></div></div><div><div>MEANS OF EGRESS</div><div><div>PRIMARY OCCUPANCY CLASS:</div><div>BUSINESS (B)</div></div><div><div>MAX. TRAVEL DISTANCE:</div><div>200'</div></div><div><div>MIN. NUMBER OF EXITS:</div><div>2 REQUIRED PER STORY</div></div><div><div>MIN. EGRESS CORRIDOR WIDTH:</div><div>44" CLEAR</div></div><div><div>MIN. EGRESS DOOR WIDTH:</div><div>34" CLEAR</div></div><div><div>MAX. DEAD END CORRIDOR:</div><div>20'</div></div><div><div>FIRE SEPARATION:</div><div><div>CORRIDORS:</div><div>1 HOUR RATED</div></div></div><div><div>EMERGENCY ILLUMINATION:</div><div>REQUIRED</div></div><div><div>FIRE ALARM:</div><div>NOT REQUIRED</div></div><div><div>PORTABLE FIRE EXTINGUISHERS (F.E.)</div><div><div>MAX. TRAVEL DISTANCE TO F.E.:</div><div>75'</div></div><div><div>MIN. NUMBER OF F.E. (1 F.E. / 11,250 GSF):</div><div>1 REQUIRED</div></div><div><div>MINIMUM PLUMBING FACILITIES:</div><div><div>WATER CLOSETS:</div><div>1 PER 25 = 2 REQUIRED</div></div><div><div>LAVATORIES:</div><div>1 PER 40 = 1 REQUIRED</div></div><div><div>DRINKING FOUNTAINS:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>SERVICE SINK:</div><div>1 REQUIRED</div></div></div></div></div></div></div>								
D									
E									
F									
<div><div><div><div></div><div><div>4055 NW 43RD STREET, STE 28 GAINESVILLE, FL 32606 V: 352 . 672 . 6448 F: 352 . 672 . 6468 WWW - WALKER-ARCH - COM AA26002009 JOSEPH B. WALKER, AIA LICENSE NO. AR0017272</div></div></div><div><div>POWER DISTRICT ANALYSIS - BUILDING C - WATER WASTE WATER BUILDING</div><div><div>SHEET TITLE:</div><div>BUILDING CODE SUMMARY</div></div></div><div><div>DRAWN BY:</div><div>SDH</div></div><div><div>WA PROJECT NO.:</div><div>14062</div></div><div><div>ISSUE DATE:</div><div>5/22/2015</div></div><div><div>SHEET NO.:</div><div>LS100</div></div></div></div>									



BUILDING D - FIELD SERVICES BUILDING

Building Location: 532 Southeast 5th Avenue, Gainesville, FL 32601

Building Size: 3,129 GSF

Number of Floors: 1

Property Type: Office

Property Use Type: Vacant Office Building

Area Square Footages:

- Ground Floor: 3,129 GSF

Square Footage By Type

(Does not include Restrooms, Corridors, or Vestibules):

- Business: 1,774 NSF
- Storage: 214 NSF










Building D - Field Services Building

Initial survey of the entire facility revealed that most building components are in poor to very poor condition and may be demolished or sold as deemed appropriate by the Owner. The current toilet facilities are not accessible. Any significant renovation work beyond finish replacement would require a full ADA upgrade design.



BUILDING D - FIELD SERVICES BUILDING: STRUCTURAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings exist). All indications are that the foundation system is performing as designed without issue.	
Wall Systems	Exterior Type 1 - Cementitious stucco on CMU. No flaws were noticed on initial survey.	 New paint is recommended
	Exterior Type 2 - Paint on CMU.	
	Exterior Type 3 - Paint on wood siding.	 Replacement is recommended.
	Interior Type 1 - Paint on CMU.	 New paint is recommended
	Interior Type 2 - Paint or vinyl wall covering on gypsum wall board. Finishes are in hazardous condition.	 Vinyl wall covering and existing GWB should be removed and replaced to prevent possibility of additional mold infiltration.
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)	
Roof	System 1: Built up roof system on tectum deck on steel roof joists.	 Repair water damage and roof leaks.
	Some water damage was observed on the exterior soffit which indicates a roof leak may be present. No other evidence of roof leaking was observed.	
	System 2: Modified bitumen roof on metal deck.	



Tectum Roof Deck





Water Damage




Mold Beneath Wall Coverings

BUILDING D - FIELD SERVICES BUILDING: EXTERIOR OPENINGS

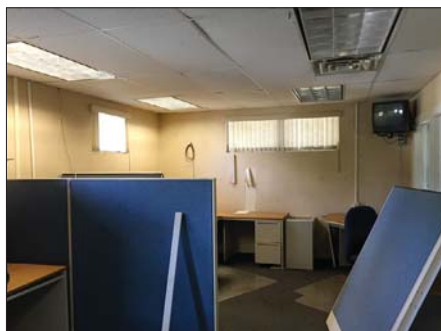
SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	All exterior storefront glazing and sealant systems are in fair condition. No leaks or potential leaks were noted on initial walk-through.	
Exterior Doors	Type 1: Storefront Doors. Door hardware, glazing and frame systems are all in working order.	 Rekeying, new seals and closing hardware are recommended. Mitigate rust by applying rust-inhibiting primer and new paint.
	Type 2: Hollow Metal Doors. Minor surface rust was noted on exterior hollow metal doors.	

BUILDING D - FIELD SERVICES BUILDING: ARCHITECTURAL FINISHES

SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	System 1: Carpet. Glued down sheet carpet is in fair condition. (Offices, corridors)	 Replace all finishes.
	System 2: Ceramic Tile. Varied sizes and colors and in fair condition. (Toilet rooms)	
	System 3: VCT. 12x12 In fair condition (Lobby areas)	
Ceiling System	Type 1: Office spaces have standard sound absorbent 2x2 or 2x4 acoustic ceiling tile. There has been some exposure to moisture which is evidenced by the sagging tiles.	



Exterior Window





Office With Sagging Ceiling Tile






Lobby


BUILDING D - FIELD SERVICES BUILDING: ELECTRICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are in fair condition.	 Retain main electrical panels.
Emergency Lighting	None exists.	 Remove and replace all other electrical systems.
General Lighting	T8 fluorescent fixtures in fair condition.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	There is no existing fire alarm system.	
Exit Signage	Inadequate.	
Telecom	Cabling is old and obsolete; poorly installed and routed.	

BUILDING D - FIELD SERVICES BUILDING: MECHANICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Cooling	Air conditioning is provided by a packaged rooftop AC system and a split-system AC unit. Each system is beyond its serviceable life. The ductwork for the rooftop unit is externally insulated galvanized steel. The ductwork for the split-system is comprised of ductboard and flexible ducts. The building has mold issues, and thus the ductwork is likely to also have mold on its interior.	 Demolish and replace existing HVAC units with new heat pumps and controls.
Heating	Heating provided as part of each cooling system.	 Demolish existing ductwork. Install new insulated galvanized steel ductwork.
Ventilation	Ventilation is currently provided by rooftop unit intakes.	
Exhaust	Three exhaust fans are used to exhaust the toilet rooms in the building through wall caps.	 Replace exhaust fans and ductwork serving toilet rooms.
Controls	Controls were not operable at the time of our visit.	

BUILDING D - FIELD SERVICES BUILDING: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Toilet Rooms	There are three existing toilet rooms in the building. The fixtures in the toilet rooms are old and obsolete. The toilet rooms smell heavily of mold.	Demolish existing plumbing fixtures and piping in toilet rooms back to utility connections. Install new fixtures to meet current code requirements.
Piping	Existing water and waste piping is concealed except where stubbed in at offices along the east exterior wall.	 Demolish plumbing stub-outs in existing offices.
Hot Water Systems	No hot water system was located during the survey.	
Other	There is a sink just outside of the restrooms in the main corridor. The sink is in poor condition.	Demolish existing sink. Install new sink to serve new tenant layout.



Toilet Room With Exterior Sink







Electrical Components Hanging From Ceiling



Electrical Panel

BUILDING D - FIELD SERVICES BUILDING: ASBESTOS, LEAD, MOLD, AND TERMITES

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	Grey floor grout and baseboard with tan glue in main break room.	 Mitigate all asbestos.
	Grey and white interior window caulk.	
	Pink joint compound on the fire wall, ceiling board, wallboard, fire doors, flexible metal duct work and joint compound throughout the building.	
	Black tar paper on exterior roof.	
Lead	Exterior door frame opening from Vestibule 102.	 Mitigate all lead.
Mold	Mold was found.	 Mitigate all mold.
Termites	Evidence of termites was found.	 Treat for termites.

Complete environmental technical reports are available as supplemental documents.

BUILDING D - FIELD SERVICES BUILDING

General Condition Conclusion

The overall office area is in poor condition and should be completely renovated if it were to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes.

See Sheet LS100 in Section 4.4 for conducted building code analysis on existing structure.

Toilet rooms do not appear to meet all current FBC 2010 requirements.

Life Safety and Egress Requirements appear to meet all current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are compliant with the current code requirements.



Critical Repairs Needed

In order to prevent further decline, immediately mitigate mold and repair the roof.

Potential Future Reuse

Building D could be repurposed as:

- Art Studio
- Cafe
- Office
- Retail Space



Conceptual Cost Model Summary (Renovation to Core and Shell)

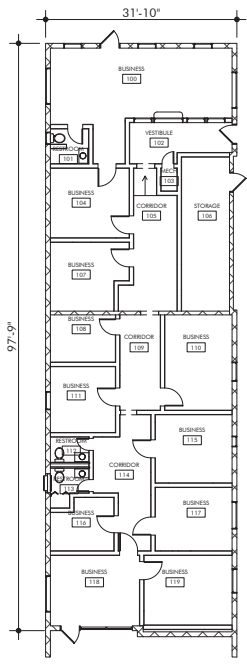
The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

Demolition	\$104,714
Roof	\$114,308
Windows and Doors	\$90,008
Interior Finishes	\$76,235
MEPF Systems	\$155,896

Power District Building D - Field Services Building					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business)	3,129	SF	\$10.00	\$31,290.00	
Termite Mitigation	1	LS	\$2,600.00	\$2,600.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	3,129	SF	\$4.00	\$12,516.00	
					\$46,406.00
Division 3					
Slab on Grade	0	CuY	\$225.00	\$0.00	
Concrete Floor Patch	150	SF	\$3.00	\$450.00	
					\$450.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	
					\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$3,000.00	\$3,000.00	
					\$3,000.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	4,000	SF	\$14.00	\$56,000.00	
					\$56,000.00
Division 8					
Exterior soffit repairs	500	SF	\$5.00	\$2,500.00	
Repair Existing Windows	200	ea	\$20.00	\$4,000.00	
New Exterior Doors	4	ea	\$1,500.00	\$6,000.00	
New Interior Doors	16	ea	\$1,200.00	\$19,200.00	
					\$31,700.00
Division 9					
Painted Plaster Walls & Patching	3,129	SF	\$3.50	\$10,951.50	
New Painted GWB Walls	0	SF	\$15.50	\$0.00	
Repair Existing Floor	100	SF	\$15.00	\$1,500.00	
Misc. interior ceiling repair	3,129	SF	\$1.75	\$5,475.75	
New Carpet Tile	0	SF	\$4.00	\$0.00	
New VCT	0	SF	\$2.00	\$0.00	
New Porcelain Tile Flooring Repair/Patching	0	SF	\$10.00	\$0.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	
New Lay-In Ceiling	0	SF	\$3.50	\$0.00	
					\$17,927.25
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	
					\$0.00
Division 13					
Not Used					
Division 14					
N/A	0	EA	\$0.00	\$0.00	
					\$0.00
DIVISION 2-14 SUB-TOTAL					\$155,483.25
MEPF SYSTEMS					
HVAC (Business)	3,129	SF	\$17.50	\$54,757.50	
Electrical/AV/IT (Business)	3,129	SF	\$12.25	\$38,330.25	
Plumbing (Business, fixture replacement only))	6	ea	\$750.00	\$4,500.00	
Fire Protection	1	LS	\$0.00	\$0.00	
DIVISION 21, 22, 23 & 26 SUB-TOTAL					\$97,587.75
SUB-TOTAL					\$253,071.00
Contingency @ 20%					\$50,614.20
SUB-TOTAL with Contingency					\$303,685.20
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$24,294.82	\$24,294.82
Contractor's OH&P @ 18%					\$54,663.34
TOTAL ESTIMATED COST (Core & Shell Renovation)					
	3,129	SF	\$122.00		\$382,643.35
				Rounded Value	\$383,000.00
Estimated Core & Shell New Construction	3,129	SF	\$175.00	\$547,575.00	
Estimated demolition of existing structure	3,129	SF	\$15.00	\$46,935.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$594,510.00
TOTAL ESTIMATED COST (Typical interior Build Out)					\$156,450.00
TOTAL ESTIMATED COST (New Building with Similar Program)					\$750,960.00

*Note: 1% escalation per month should be factored into total project costs

1	2	3	4	5	6	7	8	9	10
A	<div><div><div>BUILDING CODE SUMMARY</div><div>ARCHITECTS PROJECT NO.: 14062 - BUILDING D - FIELD SERVICES BUILDING</div><div>APPLICABLE CODES<div>FLORIDA BUILDING CODE, BUILDING (FBC-B)2010 EDITIONFLORIDA BUILDING CODE, MECHANICAL (FBC-M)2010 EDITIONFLORIDA BUILDING CODE, FUEL GAS (FBC-FG)2010 EDITIONFLORIDA BUILDING CODE, PLUMBING (FBC-P)2010 EDITIONFLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)2010 EDITIONFLORIDA FIRE PREVENTION CODE (FFPC)5TH EDITIONNATIONAL ELECTRICAL CODE (NEC)2008 EDITION</div></div><div><div><div>BUILDING INFORMATION & LIMITATIONS</div><div>BUILDING OCCUPANCY CLASS:BUSINESS (B)CONSTRUCTION TYPE:TYPE III B</div><div>SPRINKLERED:NO</div><div>ALLOWABLE BUILDING HEIGHT:3 STORIES (55')</div><div>ALLOWABLE BUILDING AREA (PER STORY):19,000 GSF</div><div>GROSS BUILDING AREA</div><div>GROUND FLOOR GROSS AREA:3,129 GSF</div><div>AREAS & OCCUPANT LOAD CALCULATIONS</div><div>GROUND FLOOR:</div><div>NET FLOOR AREA (B)(1 OCC./100 GSF):1,818 NSF (19)</div><div>NET FLOOR AREA (STORAGE/MECH.)(S1/M)(1 OCC./300 NSF):215 NSF (1)</div><div>OCCUPANT LOAD:20 OCC.</div></div><div><div><div>MEANS OF EGRESS</div><div>PRIMARY OCCUPANCY CLASS:BUSINESS (B)MAX. TRAVEL DISTANCE:200' MIN. NUMBER OF EXITS:2 REQUIRED PER STORY</div><div>MIN. EGRESS CORRIDOR WIDTH:44" CLEAR</div><div>MIN. EGRESS DOOR WIDTH:34" CLEAR</div><div>MAX. DEAD END CORRIDOR:20'</div><div>FIRE SEPARATION:</div><div>CORRIDORS:1 HOUR RATED</div><div>EMERGENCY ILLUMINATION:REQUIRED</div><div>FIRE ALARM:NOT REQUIRED</div><div>PORTABLE FIRE EXTINGUISHERS (F.E.)</div><div>MAX. TRAVEL DISTANCE TO F.E.:75'</div><div>MIN. NUMBER OF F.E. (1 F.E. / 11,250 GSF):1 REQUIRED</div><div>MINIMUM PLUMBING FACILITIES:</div><div>WATER CLOSETS:1 PER 25 = 1 REQUIRED</div><div>LAVATORIES:1 PER 40 = 1 REQUIRED</div><div>DRINKING FOUNTAINS:1 PER 100 = 1 REQUIRED</div><div>SERVICE SINK:1 REQUIRED</div></div></div></div></div></div>								
B									
C									
D									
E									
F									
<div><div><div><div></div><div>4055 NW 43RD STREET, STE 28 GAINESVILLE, FL 32606 V: 352 . 672 . 6448 F: 352 . 672 . 6468 WWW - WALKER-ARCH - COM A-265002009 JOSEPH B. WALKER, AIA LICENSE NO. A80017272</div></div><div>POWER DISTRICT ANALYSIS - BUILDING D - FIELD SERVICES BUILDING</div><div>DRAWN BY: SDH</div><div>WA PROJECT NO.: 14062</div></div></div>									
<div><div><div><div></div><div>4055 NW 43RD STREET, STE 28 GAINESVILLE, FL 32606 V: 352 . 672 . 6448 F: 352 . 672 . 6468 WWW - WALKER-ARCH - COM A-265002009 JOSEPH B. WALKER, AIA LICENSE NO. A80017272</div></div><div>SHEET TITLE: BUILDING CODE SUMMARY</div><div>ISSUE DATE: 5/22/2015</div><div>SHEET NO.: LS100</div></div></div>									



1 GROUND FLOOR
1/16" = 1'-0"

ROOM AREA SCHEDULE		
NUMBER	NAME	AREA
100	BUSINESS	399 SF
101	RESTROOM	35 SF
102	VESTIBULE	99 SF
103	MECH	10 SF
104	BUSINESS	152 SF
105	CORRIDOR	166 SF
106	STORAGE	204 SF
107	BUSINESS	137 SF
108	BUSINESS	85 SF
109	CORRIDOR	106 SF
110	BUSINESS	177 SF
111	BUSINESS	118 SF
112	RESTROOM	27 SF
113	RESTROOM	27 SF
114	CORRIDOR	159 SF
115	BUSINESS	145 SF
116	BUSINESS	84 SF
117	BUSINESS	134 SF
118	BUSINESS	174 SF
119	BUSINESS	169 SF

TOTAL AREA: 3129 GSF



4055 NW 43RD STREET, STE 28
GAINESVILLE, FL 32606
V: 352 . 672 . 6448
F: 352 . 672 . 6468
WWW - WALKER-ARCH - COM
A-265002009
JOSEPH B. WALKER, AIA
LICENSE NO. AR0017272

POWER DISTRICT ANALYSIS - BUILDING D - FIELD SERVICES BUILDING

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY: OAG	WA PROJECT NO.: 14062
ISSUE DATE: 5/22/2015	SHEET NO.: A110

BUILDING E - WATER WASTE WATER READY ROOM

Building Location: 532 Southeast Fifth Avenue Gainesville, FL 32601

Building Size: 5,633 GSF

Number of Floors: 1

Property Type: Office / Warehouse

Property Use Type: Vacant

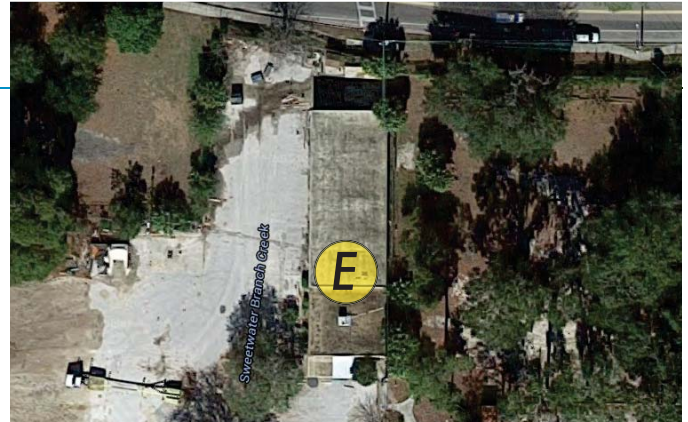
Area Square Footages:

- Ground Floor: 5,633 GSF

Square Footage By Type

(Does not include Restrooms, Corridors, Vestibules, or Locker Room):

- Business: 1,576 NSF
- Storage: 2,745 NSF







Building E - Water Waste Water Ready Room

Initial survey of the entire facility revealed that most building components are in fair condition and may be reused, relocated or sold as deemed appropriate by the Owner. Structurally, the building is in fair condition. Accessible toilet rooms have been retrofitted into the facility and do meet current requirements. Most interior finishes are damaged and are in need of replacement.



BUILDING E - WATER WASTE WATER READY ROOM: STRUCTURAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings exist). All indications are that the foundation system is performing as designed without issue.	
Wall Systems	Exterior Type 1 - Paint on CMU	 New paint is recommended.
	Interior Type 1 - Paint on CMU.	
	Interior Type 2 - Paint or ceramic tile wall covering on gypsum wall board. Finishes are in moderate/poor condition. Water damage in bathroom areas is apparent.	 Removal and reconstruction of selected interior partitions is recommended.
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)	
Roof System	System 1: Built up roof system on metal deck on steel roof trusses.	



Exterior CMU






Water Damage At Sinks






Water Damaged Locker Room Floor

BUILDING E - WATER WASTE WATER READY ROOM: EXTERIOR OPENINGS

SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	All exterior storefront glazing and sealant systems are in fair condition. No leaks or potential leaks were noted on initial walk-through.	
Exterior Doors	Type 1: Storefront Doors. Door hardware, glazing and frame systems are all in working order.	 Rekeying, new seals and closing hardware are recommended.
	Type 2: Hollow Metal Doors. Minor surface rust was noted on exterior hollow metal doors.	
	Type 3: Roll up doors. Appear to be in working order.	

BUILDING E - WATER WASTE WATER READY ROOM: ARCHITECTURAL FINISHES

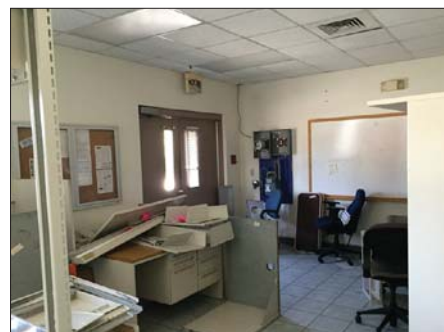
SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	System 1: Sealed concrete (Warehouse area). Fair condition.	
	System 2: Ceramic Tile. Varied sizes and colors and in fair condition. (Toilet rooms and lobby and office areas). Many areas are heaving and cracked.	 Replacement is recommended.
Ceiling System	Type 1: Office spaces have standard sound absorbent 2x2 or 2x4 acoustic ceiling tile. There has been some exposure to moisture which is evidenced by the sagging tiles.	 Replacement is recommended.



Warehouse





Office With Sagging Ceiling Tile




Office


BUILDING E - WATER WASTE WATER READY ROOM: ELECTRICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are in fair condition.	 Retain main electrical panels.
Emergency Lighting	Inadequate.	 Remove and replace all other electrical systems.
General Lighting	Old and obsolete T12 fluorescent fixtures.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	There is no existing fire alarm system.	
Exit Signage	Inadequate.	
Telecom	Cabling is old and obsolete; poorly installed and routed.	

BUILDING E - WATER WASTE WATER READY ROOM: MECHANICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Cooling	The front office and locker room area of the building is served by a packaged rooftop AC unit. The unit is beyond its serviceable life. The middle rooms of the building are served by a Weatherking split-system heat pump with ductboard ducts. The split system is beyond its serviceable life. One room in the back of the building has a wall-mounted AC unit.	Demolish and replace existing HVAC with new heat pumps and controls.
Heating	Heating provided as part of each cooling system.	 Demolish existing ductwork. Install new insulated galvanized steel ductwork.
Ventilation	Ventilation for occupied spaces is provided with an outdoor air intake on each system.	
Exhaust	The locker room exhaust system was not operational at the time of our survey. No exhaust outlet could be located on the building exterior.	
Controls	Controls were not operable at the time of our visit.	

BUILDING E - WATER WASTE WATER READY ROOM: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Locker Rooms	There are two existing locker rooms with toilet facilities. The locker rooms are covered in mold and some of the showers have plants growing from the drains.	 <p>Demolish existing plumbing fixtures and piping in locker rooms back to utility connections. Install new fixtures to meet current code requirements</p> <p>Demolish existing water heater. Install new water heater to serve new tenant layout.</p> <p>Demolish existing water cooler. Install new water cooler to serve new tenant layout.</p>
Piping	Existing water and waste piping is concealed and is likely unusable.	
Hot Water Systems	An existing 4,500 watt A.O. Smith water heater was installed in 2008. The casing of the existing water heater is rusted.	
Other	There is an existing water cooler in the front room that is in poor condition.	



Extreme Mold Growth In Locker Room Shower







Toilet Room



Electrical Panel

BUILDING E - WATER WASTE WATER READY ROOM: ASBESTOS, LEAD, MOLD, AND TERMITES

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	Brown expansion joint material in Storage 100.	 Mitigate all asbestos.
	Grey duct flashing and off white condensation barrier under sink in the kitchenette area.	
	Grey window caulk and tan surfacing on the exterior of the building.	
	Grey floor tile and grout in the men's and women's bathrooms, Restrooms 106, 107, 108, and 110.	
	White tongue and groove ceiling tile hanging on the entrance hallway.	
	Grey baseboard with yellow glue in the southwest hallway.	
	Yellow insulation with black batt, carpet glue, ceiling board, wallboard, flexible metal duct work, joint compound, and grey/white/green terrazzo flooring throughout the building.	
	Black tar paper on exterior roof.	
Lead	No locations tested exceeded acceptable limits.	
Mold	Mold was found.	 Mitigate all mold.
Termites	No evidence of termites was found.	

Complete environmental technical reports are available as supplemental documents.

BUILDING E - WATER WASTE WATER READY ROOM

General Condition Conclusion

The warehouse area is in fair condition and could be used as-is for manufacturing or warehouse uses that do not require significant humidity or temperature control. The overall office area is in poor condition and should be completely renovated if it were to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes.

See Sheet LS100 in Section 5.4 for conducted building code analysis on existing structure.

Toilet rooms and shower areas do not appear to meet all current FBC 2010 requirements.

Life Safety and Egress Requirements appear to meet all current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are compliant with the current code requirements.



Building E - Water Waste Water Ready Room

Critical Repairs Needed

In order to prevent further decline, immediately cut and cap all plumbing.

Potential Future Reuse

Building E could be repurposed as:

- Art Studio
- Manufacturing Facility
- Office
- Retail Space

Conceptual Cost Model Summary (Renovation to Core and Shell)

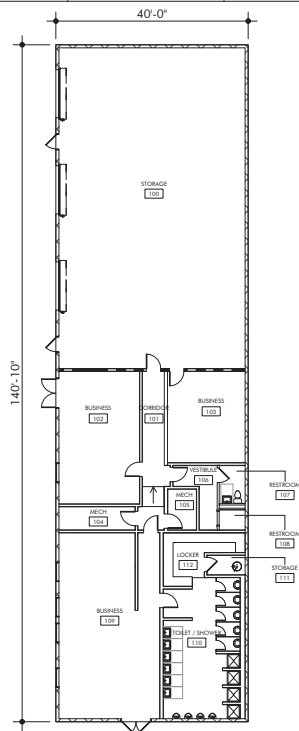
The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

Demolition	\$103,485
Roof	\$159,815
Windows and Doors	\$101,053
Interior Finishes	\$101,460
MEPF Systems	\$221,260

Power District Building E - Water Waste Water Ready Room					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business)	3,049	SF	\$10.00	\$30,490.00	
Selective Demolition (Warehouse)	2,584	SF	\$2.25	\$5,814.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	5,633	SF	\$4.00	\$22,532.00	
					\$22,532.00
Division 3					
Slab on Grade	50	CuY	\$225.00	\$11,250.00	
Concrete Floor Patch	0	SF	\$3.00	\$0.00	
					\$11,250.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	
					\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$5,000.00	\$5,000.00	
					\$5,000.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	5,633	SF	\$14.00	\$78,862.00	
					\$78,862.00
Division 8					
Repair/Replace Existing Windows	6	ea	\$550.00	\$3,300.00	
New Exterior Doors	4	ea	\$1,500.00	\$6,000.00	
New Interior Doors	9	ea	\$1,200.00	\$10,800.00	
					\$20,100.00
Division 9					
Painted Plaster Walls & Patching	3,049	SF	\$3.50	\$10,671.50	
Misc. Interior Ceiling Repair	3,049	SF	\$1.75	\$5,335.75	
Repair Existing Floor	300	SF	\$15.00	\$4,500.00	
New Carpet Tile	0	SF	\$4.00	\$0.00	
New VCT	0	SF	\$2.00	\$0.00	
New Porcelain Tile Flooring Repair/Patching	0	SF	\$10.00	\$0.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	
New Lay-In Ceiling	0	SF	\$3.50	\$0.00	
					\$20,507.25
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	12	EA	\$650.00	\$7,800.00	
					\$7,800.00
Division 13					
Not Used					
Division 14					
New HC Lift	1	EA	\$45,000.00	\$45,000.00	
					\$45,000.00
DIVISION 2-14 SUB-TOTAL					\$211,051.25
MEPF SYSTEMS					
HVAC (Business)	3,049	SF	\$17.50	\$53,357.50	
HVAC (Warehouse)	2,584	SF	\$5.50	\$14,212.00	
Electrical/AV/IT (Business)	3,049	SF	\$12.25	\$37,350.25	
Electrical/AV/IT (Warehouse)	2,584	SF	\$7.50	\$19,380.00	
Plumbing (Business)	3,049	SF	\$5.25	\$16,007.25	
Plumbing (Warehouse)	2,584	SF	\$0.00	\$0.00	
Fire Protection	1	LS	\$0.00	\$0.00	
DIVISION 21, 22, 23 & 26 SUB-TOTAL					\$140,307.00
SUB-TOTAL					\$351,358.25
Contingency @ 20%					\$70,271.65
SUB-TOTAL with Contingency					\$421,629.90
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$33,730.39	\$33,730.39
Contractor's OH&P @ 18%					\$75,893.38
TOTAL ESTIMATED COST (Core & Shell Renovation)					\$531,253.67
				Rounded Value	\$532,000.00
Estimated Core & Shell New Construction	5,633	SF	\$175.00	\$985,775.00	
Estimated demolition of existing structure	5,633		\$15.00	\$84,495.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$1,070,270.00
Estimated Business space build out	3,049	SF	\$100.00	\$304,900.00	
Estimated Warehouse space build out	2,584	SF	\$50.00	\$129,200.00	
TOTAL ESTIMATED COST (Typical interior Build Out)					\$434,100.00
TOTAL ESTIMATED COST (New Building with Similar Program)					\$1,504,370.00

*Note: 1% escalation per month should be factored into total project costs

1	2	3	4	5	6	7	8	9	10
A	<div><div>BUILDING CODE SUMMARY</div><div>ARCHITECT'S PROJECT NO.: 14062 - BUILDING E - WATER WASTE WATER READY ROOM</div><div>APPLICABLE CODES</div><div><div>FLORIDA BUILDING CODE, BUILDING (FBC-B)2010 EDITION</div><div>FLORIDA BUILDING CODE, MECHANICAL (FBC-M)2010 EDITION</div><div>FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)2010 EDITION</div><div>FLORIDA BUILDING CODE, PLUMBING (FBC-P)2010 EDITION</div><div>FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)2010 EDITION</div><div>FLORIDA FIRE PREVENTION CODE (FFPC)5TH EDITION</div><div>NATIONAL ELECTRICAL CODE (NEC)2008 EDITION</div></div><div><div>BUILDING INFORMATION & LIMITATIONS</div><div><div>BUILDING OCCUPANCY CLASS:MIXED USE: BUSINESS (B)/STORAGE (S1)</div><div>CONSTRUCTION TYPE:TYPE III B</div><div>SPRINKLERED:NO</div><div>ALLOWABLE BUILDING HEIGHT:3 STORIES (55')</div><div>ALLOWABLE BUILDING AREA (PER STORY):19,000 GSF</div></div><div>GROSS BUILDING AREA</div><div>FIRST FLOOR GROSS AREA:5,633 GSF</div><div>AREAS & OCCUPANT LOAD CALCULATIONS</div><div><div>FIRST FLOOR:</div><div>NET FLOOR AREA (B)(1 OCC./100 NSF):1,579 NSF (16)</div><div>NET FLOOR AREA (S1/M)(1 OCC./300 GSF):2,744 NSF (9)</div><div>OCCUPANT LOAD :25 OCC.</div></div></div><div><div>MEANS OF EGRESS</div><div>PRIMARY OCCUPANCY CLASS:BUSINESS (B)/STORAGE (S1)</div><div>MAX. TRAVEL DISTANCE:200'</div><div>MIN. NUMBER OF EXITS:2 REQUIRED PER STORY</div><div>MIN. EGRESS CORRIDOR WIDTH:44" CLEAR</div><div>MIN. EGRESS DOOR WIDTH:34" CLEAR</div><div>MAX. DEAD END CORRIDOR:20'</div></div><div><div>FIRE SEPARATION:</div><div>CORRIDORS:S-1 & B</div><div>0 HOUR RATED</div><div>0 HOUR RATED</div></div><div>EMERGENCY ILLUMINATION:REQUIRED</div><div><div>FIRE ALARM:</div><div>NOT REQUIRED</div></div><div><div>PORTABLE FIRE EXTINGUISHERS (F.E.):</div><div>MAX. TRAVEL DISTANCE TO F.E.:75'</div><div>MIN. NUMBER OF F.E. (1 F.E. / 11,250 GSF):1 REQUIRED</div></div><div><div>MINIMUM PLUMBING FACILITIES (B):</div><div>WATER CLOSETS:1 PER 25 = 1 REQUIRED</div><div>LAVATORIES:1 PER 40 = 1 REQUIRED</div><div>DRINKING FOUNTAINS:1 PER 100 = 1 REQUIRED</div><div>SERVICE SINK:0 REQUIRED</div></div><div><div>MINIMUM PLUMBING FACILITIES (S1):</div><div>WATER CLOSETS:1 PER 100 = 1 REQUIRED</div><div>LAVATORIES:1 PER 100 = 1 REQUIRED</div><div>DRINKING FOUNTAINS:1 PER 1000 = 1 REQUIRED</div><div>SERVICE SINK:1 REQUIRED</div></div></div>								



1 GROUND FLOOR PLAN
1" = 20'-0"

ROOM AREA SCHEDULE		
NUMBER	NAME	AREA
100	STORAGE	2,584 SF
101	CORRIDOR	160 SF
102	BUSINESS	462 SF
103	BUSINESS	306 SF
104	MECH	76 SF
105	MECH	50 SF
106	VESTIBULE	73 SF
107	RESTROOM	42 SF
108	RESTROOM	22 SF
109	BUSINESS	801 SF
110	TOILET / SHOWER	440 SF
111	STORAGE	32 SF
112	LOCKER	125 SF

TOTAL AREA: 5633 GSF



4055 NW 43RD STREET, STE 28
GAINESVILLE, FL 32606
V: 352 . 672 . 6448
F: 352 . 672 . 6468
WWW . WALKER-ARCH . COM
AA-26002009
JOSEPH B. WALKER, AIA
LICENSE NO. A80017272

POWER DISTRICT ANALYSIS - BUILDING E - WATER WASTE WATER READY ROOM

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:

OAG

WA PROJECT NO.:

14062

ISSUE DATE:

5/22/2015

SHEET NO.:

A110

BUILDING F - OPERATIONS CENTER & WAREHOUSE

Building Location: 555 Southeast 5th Avenue, Gainesville, FL 32601

Building Size: 36,660 GSF

Number of Floors: 2

Property Type: Office/Warehouse

Property Use Type: Vacant

Area Square Footages:

- First Floor: 30,575 GSF
- Mezzanine Floor: 6,085 GSF

Square Footage By Type

(Does not include Restrooms, Corridors, Vestibules, or Stairs):

- Business: 11,044 NSF
- Storage: 20,546 NSF











Building F - Operations Center & Warehouse

Initial survey of the entire facility revealed that most building components are in fair condition and may be demolished, reused, relocated or sold as deemed appropriate by the Owner. The office wing shows evidence of roof leaks and some damage is evident. Roof replacement is recommended. The interior finishes should be removed and replaced and all exterior walls and wet room locations (toilet rooms and sink areas). The existing terrazzo flooring is intact and could be restored to a high quality finish.



BUILDING F - OPERATIONS CENTER & WAREHOUSE: STRUCTURAL SYSTEMS

SYSTEM	CONDITION		RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings exist). All indications are that the foundation system is performing as designed without issue.		
Wall Systems	Exterior Type 1 - Brick. Exterior brick is in excellent condition. No exterior cracks were observed.		
	Exterior Type 2 - Cementitious stucco on CMU. No flaws were noticed on initial survey.		New paint is recommended.
	Exterior Type 3 - Paint on CMU		
	Interior Type 1 - Paint on CMU.		
	Interior Type 2 - Paint or vinyl wall covering on gypsum wall board. Finishes are in fair condition. Mold growth was observed in several areas.		Full removal of interior finishes is recommended.
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)		
	Type 2: Mezzanine - Wood platform on steel framing.		
Roof	System 1: Built up roof system on metal deck on steel roof trusses.		
	Water damage was observed throughout portions of the interior which indicates a roof leak may be present. No other evidence of roof leaking was observed.		Repair water damage and roof leaks.
	System 2: Metal roofing on steel purlins. Roof appears to be in fair condition and is appropriate for a warehouse application.		



Warehouse Mezzanine






Water Damage Due To Roof Leak






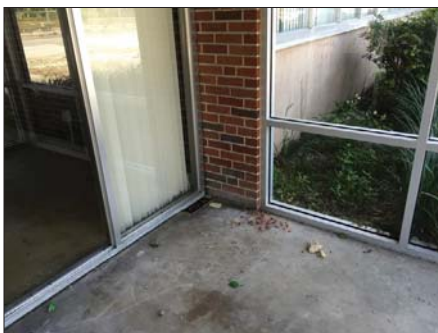
Water Damage And Mold Growth

BUILDING F - OPERATIONS CENTER & WAREHOUSE: EXTERIOR OPENINGS

SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	All exterior storefront glazing and sealant systems are in fair condition. No leaks or potential leaks were noted on initial walk-through.	
Exterior Doors	Type 1: Storefront Doors. Door hardware, glazing and frame systems are all in working order.	 Rekeying, new seals and closing hardware are recommended.
	Type 2: Hollow Metal Doors. Minor surface rust was noted on exterior hollow metal doors.	Mitigate rust by applying rust-inhibiting primer and new paint.
	Type 3: Roll up doors. Doors appear to be functional.	

BUILDING F - OPERATIONS CENTER & WAREHOUSE: ARCHITECTURAL FINISHES

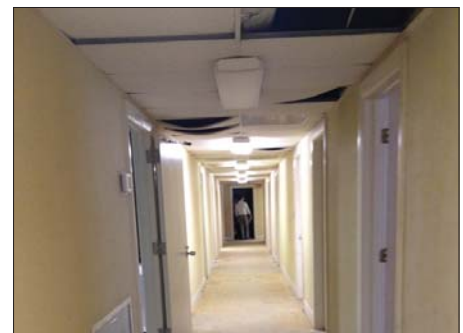
SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	System 1: Terrazzo. (Offices, corridors). Most of the terrazzo floor system is in salvageable condition.	 If terrazzo is to be reused, clean and seal.
	System 2: Ceramic Tile. Varied sizes and colors and in fair condition. (Toilet rooms and lobby areas)	
	System 3: Sealed concrete. Fair condition.	
Ceiling System	Type 1: Office spaces have standard sound absorbent 2x2 or 2x4 acoustic ceiling tile. There has been some exposure to moisture which is evidenced by the sagging tiles.	 Remove and replace tiles.



Storefront




Toilet Room With Terrazzo Floor



Sagging Ceiling Tiles




BUILDING F - OPERATIONS CENTER & WAREHOUSE: ELECTRICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are old and obsolete.	 Gut and replace all electrical systems.
Emergency Lighting	Inadequate.	
General Lighting	Old and obsolete T12 fluorescent fixtures. Old HID high bays in warehouse.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	There is no existing fire alarm system.	
Exit Signage	Inadequate.	
Telecom	Cabling is old and obsolete; poorly installed and routed.	

BUILDING F - OPERATIONS CENTER & WAREHOUSE: MECHANICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Cooling	The building is cooled throughout all office spaces with a total of six split-system heat pumps, three packaged rooftop units, and one packaged terminal AC unit. All units appear to be beyond their serviceable life. The building has a mixture of galvanized steel and ductboard ducts. Due to the high amount of visible mold on the building walls, it is likely that the ductwork contains mold.	Demolish and replace existing cooling and heating units with new heat pumps and controls. If desired, natural gas may be used for heat in each unit.
Heating	Heating in the office areas is provided as part of each cooling system. The warehouse area is heated by natural gas unit heaters. The unit heaters are old and appear to be beyond their serviceable life.	Replace gas unit heaters with new.
Ventilation	There is no apparent ventilation provided to the occupied spaces of the building.	Demolish existing ductwork. Install new insulated galvanized steel ductwork.
Exhaust	Exhaust: The building has five rooftop exhaust fans serving toilet and soiled utility rooms, and two inline exhaust fans with wall caps serving toilet rooms. All seven fans appear to be beyond their serviceable life. Two wall-mounted propeller exhaust fans serve the warehouse area. The warehouse fans appear to be in serviceable condition.	Replace exhaust fans and ductwork serving toilet rooms. Test propeller wall fans and replace belts with new.
Controls	Controls were not operable at the time of our visit.	

BUILDING F - OPERATIONS CENTER & WAREHOUSE: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Toilet Rooms	All toilet rooms contain old plumbing fixtures which are obsolete.	 <p>Demolish existing plumbing fixtures and piping in toilet rooms back to utility connections. Install new fixtures to meet current code requirements.</p>
Piping	Existing water and waste piping is concealed.	
Hot Water Systems	A single 4,500 watt, 65 gallon water heater is located in the toilet room near the main north entrance. The water heater casing is rusted and visible piping is corroded.	 <p>Demolish existing water heating system. Reinstall water heaters as necessary for new layout. If desired, the water heater may be natural gas fired.</p>
Gas System	Natural gas system serves unit heaters in the warehouse area.	
Other	Two areas of the building have plumbing stubbed out for water coolers. One sink is located in an existing break room and is in poor condition. A double compartment sink is located in the existing soiled utility room and is in poor condition.	 <p>Demolish existing water coolers and sinks. Install new water coolers and sinks to serve new tenant layout.</p>



Ductwork Above Ceiling





Dilapidated Toilet Room





Mechanical Closet In Break Room

BUILDING F - OPERATIONS CENTER & WAREHOUSE: MOLD AND TERMITES

ASSESSMENT	RESULT	RECOMMENDATION
Mold	Mold was found.	 <p>Mitigate all mold.</p>
Termites	Evidence of termites was found.	 <p>Treat for termites.</p>

BUILDING F - OPERATIONS CENTER & WAREHOUSE: ASBESTOS AND LEAD

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	Grey/tan floor tile (12-inch square) with yellow glue and the white condensation barrier under sink in the east wing kitchen area.	 Mitigate all asbestos.
	White ceramic floor tile (2-inch square) in the east wing men's and women's bathrooms.	
	Grey striped floor tile with yellow glue in the electric meter room.	
	Red ceramic floor tile with grey grout in the electric meter side room.	
	Light grey striped floor tile with yellow glue in the gas meter room.	
	White pipe insulation with white wrap and pink/tan/gray terrazzo flooring in the main mechanical room.	
	Grey flaked floor tile with white glue in the warehouse office.	
	Black condensation barrier under sink in the west kitchenette area.	
	Grey condensation barrier under sink and tan/white floor tile (12-inch square) with yellow glue in the west wing break room.	
	Black felt paper under the mezzanine in the west wing office area.	
	Yellow insulation with black batt, carpet glue, ceiling board, wallboard, flexible metal duct work, joint compound, basecoat-sheetrock, skim coat-sheetrock, and gray plaster with white skim coat throughout the building.	
Lead	Operations Center Exterior: Metal door lintel opening from Vestibule 117.	 Mitigate all lead.
	Warehouse Exterior: Metal door frame opening from Storage 176.	
	Warehouse Exterior: Structural steel at SE corner.	
	Warehouse Exterior: Metal shade cover on East side.	
	Warehouse Interior: Safety stripes on concrete Warehouse floor, Storage 100.	
	Warehouse Interior: Metal door frame leading from Storage 100 to Business 116.	
	Warehouse Interior: Metal stair frame, tread, and hand rail for north stairs to Mezzanine.	
	Warehouse Interior: Metal safety railing in Storage 172 in Mezzanine.	

Complete environmental technical reports are available as supplemental documents.

BUILDING F - OPERATIONS CENTER & WAREHOUSE

General Condition Conclusion

The warehouse area is in fair condition and could be used as-is for manufacturing or warehouse uses that do not require significant humidity or temperature control. The south oriented mezzanine should not be utilized as-is. The office areas should be completely renovated if they are to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes.

See Sheet LS100 in Section 6.4 for conducted building code analysis on existing structure.

- Toilet rooms do not appear to meet current FBC 2010 requirements.
- Life safety and egress requirements do not appear to meet current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are not compliant with the current code requirements.



Critical Repairs Needed

In order to prevent further decline, immediately replace the roof and cap all plumbing.

Potential Future Reuse

Building F could be repurposed as:

- Art Studio
- Brewery
- Manufacturing Facility
- Office
- Retail Spaces

Conceptual Cost Model Summary (Renovation to Core and Shell)


The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

Demolition	\$619,878
Roof	\$736,461
Windows and Doors	\$355,821
Interior Finishes	\$341,388
MEPF Systems	\$1,128,041

Power District Building F - Operations Center & Warehouse					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business)	17,746	SF	\$10.00	\$177,460.00	
Selective Demolition (Warehouse - Total of 1st and 2nd Levels)	18,914	SF	\$2.25	\$42,556.50	
Termite Mitigation	1	LS	\$30,000.00	\$30,000.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	36,660	SF	\$4.00	\$146,640.00	
					\$396,656.50
Division 3					
Slab on Grade	200	CuY	\$225.00	\$45,000.00	
Concrete Floor Patch	0	SF	\$3.00	\$0.00	
					\$45,000.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	
					\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$25,000.00	\$25,000.00	
Second Floor Egress Stair Repairs	1	LS	\$2,500.00	\$2,500.00	
New Handrails/Guard Rails for Stairwells	100	LF	\$150.00	\$15,000.00	
					\$42,500.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	36,660	SF	\$14.00	\$513,240.00	
					\$513,240.00
Division 8					
Repair Existing Clerestory Windows	14	ea	\$750.00	\$10,500.00	
Repair/Replace Existing Windows	750	sf	\$20.00	\$15,000.00	
New Exterior Doors	17	ea	\$1,500.00	\$25,500.00	
New Interior Doors	68	ea	\$1,200.00	\$81,600.00	
					\$132,600.00
Division 9					
Painted Plaster Walls & Patching	17,746	SF	\$3.50	\$62,111.00	
New Painted GWB Walls	0	SF	\$15.50	\$0.00	
Repair Existing Terrazzo Floor	5,000	SF	\$5.00	\$25,000.00	
Misc. Interior Ceiling Repair	17,746	SF	\$1.75	\$31,055.50	
New Carpet Tile	0	SF	\$4.00	\$0.00	
New VCT	0	SF	\$2.00	\$0.00	
New Porcelain Tile Flooring Repair/Patching	0	SF	\$10.00	\$0.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	
New Lay-In Ceiling	0	SF	\$3.50	\$0.00	
					\$118,166.50
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	
					\$0.00
Division 13					
Not Used					
Division 14					
New HC Lift	0	EA	\$45,000.00	\$0.00	
					\$0.00
DIVISION 2-14 SUB-TOTAL					\$1,248,163.00
MEPF SYSTEMS					
HVAC (Business)	17,746	SF	\$17.50	\$310,555.00	
HVAC (Warehouse)	18,914	SF	\$5.50	\$104,027.00	
Electrical/AV/IT (Business)	17,746	SF	\$12.25	\$217,388.50	
Electrical/AV/IT (Warehouse)	18,914	SF	\$7.50	\$141,855.00	
Plumbing (Business)	17,746	SF	\$5.25	\$93,166.50	
Plumbing (Warehouse)	18,914	SF	\$2.00	\$37,828.00	
Fire Protection	18,914	LS	\$0.00	\$0.00	
DIVISION 21, 22, 23 & 26 SUB-TOTAL					\$904,820.00
SUB-TOTAL					\$2,152,983.00
Contingency @ 20%					\$430,596.60
SUB-TOTAL with Contingency					\$2,583,579.60
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$206,686.37	\$206,686.37
Contractor's OH&P @ 18%					\$465,044.33
TOTAL ESTIMATED COST (Core & Shell Renovation)	36,660	SF	\$89.00		\$3,255,310.30
				Rounded Value	\$3,256,000.00
Estimated Core & Shell New Construction	36,660	SF	\$175.00	\$6,415,500.00	
Estimated demolition of existing structure	36,660		\$15.00	\$549,900.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$6,965,400.00
Estimated Business space build out	17,746	SF	\$100.00	\$1,774,600.00	
Estimated Warehouse space build out	18,914	SF	\$50.00	\$945,700.00	
TOTAL ESTIMATED COST (Typical interior Build Out)					\$2,720,300.00
TOTAL ESTIMATED COST (New Building with Similar Program)					\$9,685,700.00

*Note: 1% escalation per month should be factored into total project costs

1	2	3	4	5	6	7	8	9	10
A	<div><div>BUILDING CODE SUMMARY</div><div>ARCHITECT'S PROJECT NO.: 14062 - BUILDING F - OPERATIONS CENTER & WAREHOUSE</div><div>APPLICABLE CODES</div><div><div>FLORIDA BUILDING CODE, BUILDING (FBC-B)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, MECHANICAL (FBC-M)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, PLUMBING (FBC-P)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)</div><div>2010 EDITION</div></div><div><div>FLORIDA FIRE PREVENTION CODE (FFPC)</div><div>5TH EDITION</div></div><div><div>NATIONAL ELECTRICAL CODE (NEC)</div><div>2008 EDITION</div></div></div>								
B									
C	<div><div>BUILDING INFORMATION & LIMITATIONS</div><div><div>BUILDING OCCUPANCY CLASS:</div><div>MIXED USE: BUSINESS (B)/STORAGE (S1)</div></div><div><div>CONSTRUCTION TYPE:</div><div>TYPE III B</div></div><div><div>SPRINKLERED:</div><div>NO</div></div><div><div>ALLOWABLE BUILDING HEIGHT:</div><div>3 STORIES (55')</div></div><div><div>ALLOWABLE BUILDING AREA (PER STORY):</div><div>19,000 GSF</div></div><div><div>GROSS BUILDING AREA</div><div><div>FIRST FLOOR GROSS AREA:</div><div>30,575 GSF</div></div><div><div>MEZZANINE FLOOR GROSS AREA:</div><div>6,085 GSF</div></div><div><div>TOTAL GROSS FLOOR AREA:</div><div>36,660 GSF</div></div></div><div><div>AREAS & OCCUPANT LOAD CALCULATIONS</div><div><div>FIRST FLOOR:</div><div><div>NET FLOOR AREA (B)(1 OCC./100 NSF):</div><div>11,049 NSF</div><div>(111)</div></div><div><div>NET FLOOR AREA (S1/M)(1 OCC./300 GSF):</div><div>14,464 NSF</div><div>(49)</div></div><div><div>OCCUPANT LOAD:</div><div></div><div>160 OCC.</div></div></div><div><div>MEZZANINE FLOOR:</div><div><div>NET FLOOR AREA (S1/M)(1 OCC./300 GSF):</div><div>6,085 NSF</div><div>(21)</div></div><div><div>OCCUPANT LOAD:</div><div></div><div>21 OCC.</div></div></div><div><div>TOTAL NET FLOOR AREA:</div><div>31,598 NSF</div><div></div></div><div><div>TOTAL OCCUPANT LOAD:</div><div></div><div>181 OCC.</div></div></div><div><div>MEANS OF EGRESS</div><div><div>PRIMARY OCCUPANCY CLASS:</div><div>BUSINESS (B)/STORAGE (S1)</div></div><div><div>MAX. TRAVEL DISTANCE:</div><div>200'</div></div><div><div>MIN. NUMBER OF EXITS:</div><div>2 REQUIRED PER STORY</div></div><div><div>MIN. EGRESS CORRIDOR WIDTH:</div><div>44" CLEAR</div></div><div><div>MIN. EGRESS DOOR WIDTH:</div><div>34" CLEAR</div></div><div><div>MAX. DEAD END CORRIDOR:</div><div>20'</div></div></div><div><div>FIRE SEPARATION:</div><div><div>CORRIDORS:</div><div>1 HOUR RATED</div></div></div><div><div>EMERGENCY ILLUMINATION:</div><div>REQUIRED</div></div><div><div>FIRE ALARM:</div><div>REQUIRED</div></div><div><div>PORTABLE FIRE EXTINGUISHERS (F.E.):</div><div></div></div><div><div>MAX. TRAVEL DISTANCE TO F.E.:</div><div>75'</div></div><div><div>MIN. NUMBER OF F.E. (1 F.E. / 11,250 GSF):</div><div>1 REQUIRED</div></div></div> <div><div>MINIMUM PLUMBING FACILITIES (B):</div><div><div>WATER CLOSETS:</div><div>1 PER 25 = 5 REQUIRED</div></div><div><div>LAVATORIES:</div><div>1 PER 40 = 3 REQUIRED</div></div><div><div>DRINKING FOUNTAINS:</div><div>1 PER 100 = 2 REQUIRED</div></div><div><div>SERVICE SINK:</div><div>0 REQUIRED</div></div></div> <div><div>MINIMUM PLUMBING FACILITIES (S1):</div><div><div>WATER CLOSETS:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>LAVATORIES:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>DRINKING FOUNTAINS:</div><div>1 PER 1000 = 1 REQUIRED</div></div><div><div>SERVICE SINK:</div><div>1 REQUIRED</div></div></div>								
D									
E									
F									

	4055 NW 43RD STREET, STE 2B GAINESVILLE, FL 32606 P: 352.672.0448 F: 352.672.0448 WWW.WALKER-ARCH.COM AA26002009 JOSEPH B. WALKER, AIA LICENSE NO. AR0017272	POWER DISTRICT ANALYSIS - BUILDING F - OPERATIONS CENTER & WAREHOUSE	DRAWN BY: OAG	WA PROJECT NO.: 14062
SHEET TITLE: BUILDING CODE SUMMARY			ISSUE DATE: 5/22/2015	SHEET NO.: LS100

MINIMUM PLUMBING FACILITIES (B):

WATER CLOSETS:

1 PER 25 = 5 REQUIRED

LAVATORIES:

1 PER 40 = 3 REQUIRED

DRINKING FOUNTAINS:

1 PER 100 = 2 REQUIRED

SERVICE SINK:

0 REQUIRED

MINIMUM PLUMBING FACILITIES (S1):

WATER CLOSETS:

1 PER 100 = 1 REQUIRED

LAVATORIES:

1 PER 100 = 1 REQUIRED

DRINKING FOUNTAINS:

1 PER 1000 = 1 REQUIRED

SERVICE SINK:

1 REQUIRED



WALKER
ARCHITECTS

BUILDING G - CARPENTERS SHOP BUILDING

Building Location: Southeast Depot Avenue Gainesville, FL 32601

Building Size: 3,917 GSF

Number of Floors: 1

Property Type: Warehouse / Repair Shop

Property Use Type: Vacant

Area Square Footages:

- Ground Floor: 3,917 GSF

Square Footage By Type
(Does not include Restrooms):

- Business: 273 NSF
- Storage: 530 NSF
- Repair Shop: 2,754 NSF










Building G - Carpenters Shop Building

Initial survey of the entire facility revealed that most building components are in fair or poor condition. Structural mitigation is needed to stabilize walls. Office areas should be completely renovated if they are to be reused. The office renovation scope of work includes, but is not limited to floor, wall, and ceiling finishes.



BUILDING G - CARPENTERS SHOP BUILDING: STRUCTURAL SYSTEMS

SYSTEM	CONDITION		RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings exist). All indications are that the foundation system is performing as designed without issue.		
Wall Systems	Exterior Type 1 -Paint on CMU. No exterior cracks were observed.		New paint is recommended.
	Exterior Type 2 - Corrugated metal panel at gable locations.		
	Interior Type 1 - Paint on CMU.		New paint is recommended. Several openings are damaged and in need of repair.
	Interior Type 2 - Paint or vinyl wall covering on gypsum wall board. Finishes are in fair condition.		Vinyl wall covering should be removed on any GWB wall at exterior locations to prevent possibility of mold infiltration. Interior framed walls should be reconstructed.
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)		
Roof	System 1: Metal roof panels on metal framing. No evidence of leaking was observed.		
	System 2: Asphalt shingles on wood deck on wood trusses. No evidence of significant leaking was observed.		



Exterior






Rotten Wood At Roof Eave






Shop Interior

BUILDING G - CARPENTERS SHOP BUILDING: EXTERIOR OPENINGS

SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	The existing windows appear to be the original single pane glass. Many openings are cracked or missing.	 Full replacement of windows is recommended.
Exterior Doors	Type 1: Hollow Metal Doors. Minor surface rust was noted on exterior hollow metal doors.	 Mitigate rust by applying rust-inhibiting primer and new paint.
	Type 2: Roll up metal doors. Appear to be functional.	

BUILDING G - CARPENTERS SHOP BUILDING: ARCHITECTURAL FINISHES

SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	System 1: Carpet. Glued down sheet carpet is in fair condition. (Offices)	 Replace carpet and tile.
	System 2: Ceramic Tile. Varied sizes and colors and in fair condition. (Toilet rooms and lobby areas)	
	System 3: Sealed concrete. Warehouse areas. Fair condition.	
Ceiling System	Type 1: Office spaces have standard sound absorbent 2x2 or 2x4 acoustic ceiling tile. There has been some exposure to moisture which is evidenced by the sagging tiles.	 Remove and replace ceiling tiles.



Rusting Window Panes





Broken Window Glass




Office Area


BUILDING G - CARPENTERS SHOP BUILDING: ELECTRICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are in fair condition.	 Retain main electrical panels.
Emergency Lighting	None exists.	 Remove and replace all other electrical systems.
General Lighting	Old and obsolete T12 fluorescent fixtures.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	There is no existing fire alarm system.	
Exit Signage	Inadequate.	
Telecom	Cabling is old and obsolete; poorly installed and routed.	

BUILDING G - CARPENTERS SHOP BUILDING: MECHANICAL SYSTEMS

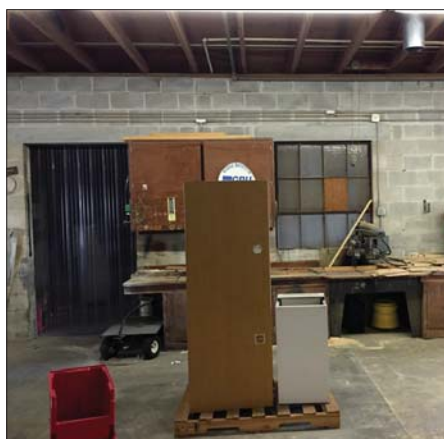
SYSTEM	CONDITION	RECOMMENDATION
Cooling	Building currently has a single wall-mounted AC unit in the office space on the northeast corner of the building.	Demolish existing cooling and heating systems. Install new heat pumps and controls as necessary for new building use.
Heating	Heating in office area is provided as part of the cooling system. Heating in the fabrication shop is provided by an electric unit heater and a fan heater unit.	 Demolish existing ductwork. Install new insulated galvanized steel ductwork as needed for new systems.
Exhaust	There are two roof mounted exhaust fans serving the two toilet rooms and a propeller exhaust fan serving the fabrication shop. All fans appear to be beyond their serviceable life.	Demolish all exhaust fans and associated ductwork. Install new exhaust fans and ductwork to serve new building use as necessary.

BUILDING G - CARPENTERS SHOP BUILDING: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Toilet Rooms	There are three toilet rooms in the building. The plumbing fixtures in the toilet rooms are in poor condition.	 Demolish existing plumbing fixtures and piping in toilet rooms back to utility connections. Install new fixtures to meet current code requirements.
Piping	Existing water and waste piping is concealed.	
Hot Water Systems	None.	
Other	There is an existing air compressor and associated piping in the southeast corner of the building.	



Storefront







Shop



Toilet Room

BUILDING G - CARPENTERS SHOP BUILDING: ASBESTOS, LEAD, MOLD, AND TERMITES

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	12" x 12" off-white floor tile with tan mastic in Northeast office restroom, Restroom 108.	 Mitigate all asbestos.
	Gray caulk on windows in North office windows, Business 106.	
Lead	Pale green paint on concrete walls in shop area.	 Mitigate all lead.
	Pale green paint on wood walls in shop area storage. Blue paint and cream paint on wood door of shop area restroom, Restroom 109.	
	Tan paint on wood walls, trim, and door in South restroom, Restroom 101.	
	White paint on metal fascia on north exterior wall.	
	Black paint on exterior metal door to Restroom 101.	
	Blue/Gray paint on metal doors and frames on north exterior of building.	
Mold	Mold was found.	 Mitigate all mold.
Termites	Evidence of termites was found.	 Treat for termites.

Complete environmental technical reports are available as supplemental documents.

BUILDING G - CARPENTERS SHOP BUILDING

General Condition Conclusion

The warehouse area is in fair condition. With structural mitigation, it could be used for manufacturing or warehouse uses that do not require significant humidity or temperature control. The office areas should be completely renovated if they are to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes.

See Sheet LS100 in Section 7.4 for conducted building code analysis on existing structure.

Toilet rooms do not appear to meet current FBC 2010 requirements.

Life safety and egress requirements do not appear to meet current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are not compliant with the current code requirements.



Building G - Carpenters Shop Building

Critical Repairs Needed

In order to prevent further decline, immediately replace all windows and provide structural mitigation to stabilize walls.

Potential Future Reuse

Building G could be repurposed as:

- Art Studio
- Cafe
- Manufacturing Facility

Conceptual Cost Model Summary (Renovation to Core and Shell)


The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

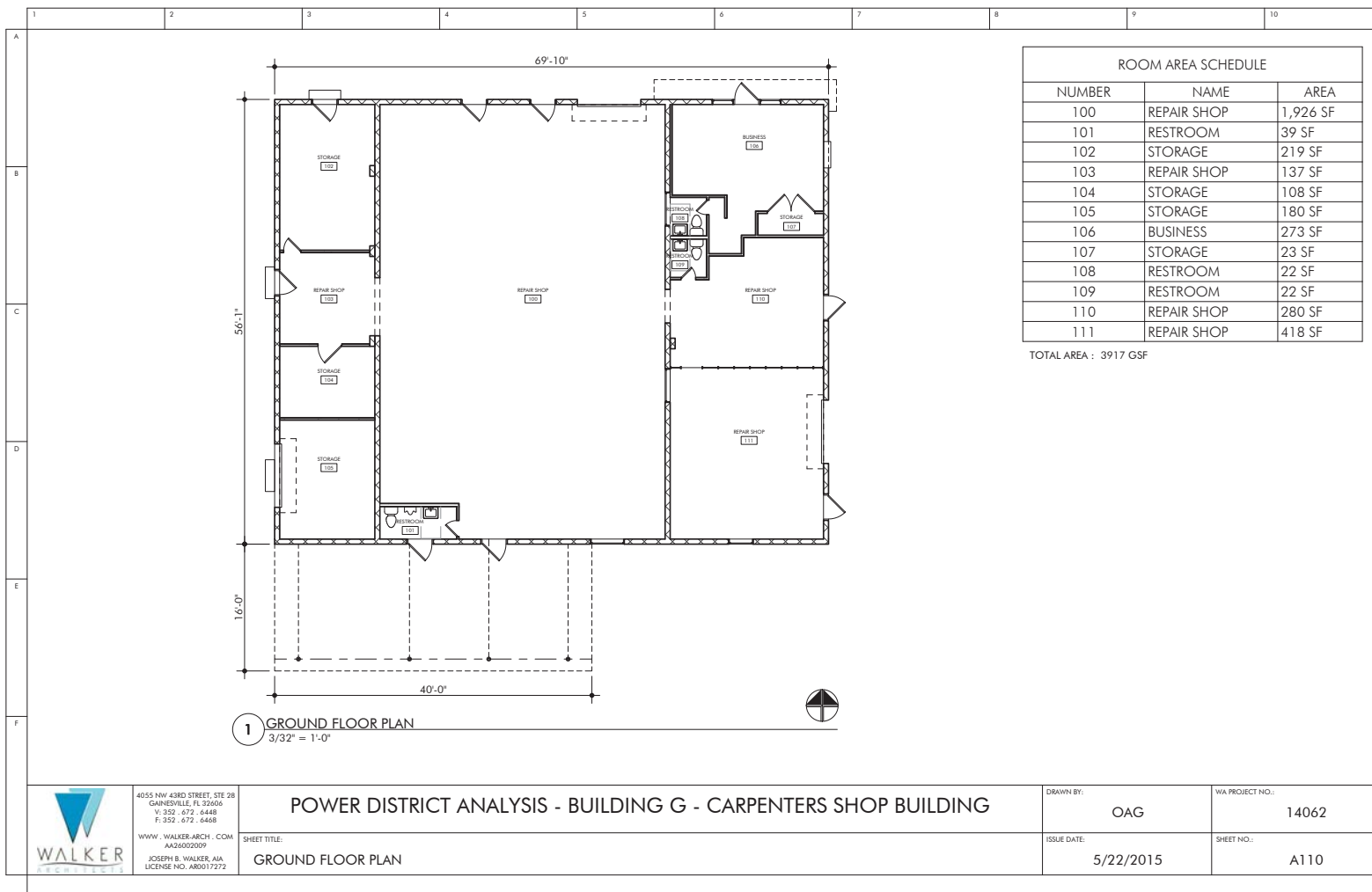
Demolition	\$107,818
Roof	\$98,586
Windows and Doors	\$95,267
Interior Finishes	\$94,027
MEPF Systems	\$151,522

Power District Building G - Carpenters Shop Building					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business)	1,080	SF	\$10.00	\$10,800.00	
Selective Demolition (Warehouse)	2,837	SF	\$2.25	\$6,383.25	
Termite Mitigation	1	LS	\$3,800.00	\$3,800.00	
HAZMAT Abatement (Asbestos, Lead Paint Mold)	3,917	SF	\$4.00	\$15,668.00	
					\$36,651.25
Division 3					
Slab on Grade	100	CuY	\$225.00	\$22,500.00	
Concrete Floor Patch	0	SF	\$3.00	\$0.00	
					\$22,500.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	
					\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$50,000.00	\$50,000.00	
					\$50,000.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	3,917	SF	\$7.00	\$27,419.00	
					\$27,419.00
Division 8					
Repair/Replace Existing Windows	4	ea	\$550.00	\$2,200.00	
New Exterior Doors	9	ea	\$1,500.00	\$13,500.00	
New Interior Doors	7	ea	\$1,200.00	\$8,400.00	
					\$24,100.00
Division 9					
Painted Plaster Walls & Patching	3,917	SF	\$3.50	\$13,709.50	
New Painted GWB Walls	0	SF	\$15.50	\$0.00	
Repair Existing Floor	250	SF	\$15.00	\$3,750.00	
Misc. Interior Ceiling Repair	1,080	SF	\$5.00	\$5,400.00	
New Carpet Tile	0	SF	\$4.00	\$0.00	
New VCT	0	SF	\$2.00	\$0.00	
New Porcelain Tile Flooring Repair/Patching	0	SF	\$10.00	\$0.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	
New Lay-In Ceiling	0	SF	\$3.50	\$0.00	
					\$22,859.50
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	
					\$0.00
Division 13					
Not Used					
Division 14					
New HC Lift	1	EA	\$45,000.00	\$45,000.00	
					\$45,000.00
DIVISION 2-14 SUB-TOTAL					\$228,529.75
MEPF SYSTEMS					
HVAC (Business)	1,080	SF	\$17.50	\$18,900.00	
HVAC (Warehouse)	2,837	SF	\$5.50	\$15,603.50	
Electrical/AV/IT (Business)	1,080	SF	\$12.25	\$13,230.00	
Electrical/AV/IT (Warehouse)	2,837	SF	\$7.50	\$21,277.50	
Plumbing (Business)	1,080	SF	\$5.25	\$5,670.00	
Plumbing (Warehouse)	2,837	SF	\$2.00	\$5,674.00	
Fire Protection	1	LS	\$0.00	\$0.00	
DIVISION 21, 22, 23 & 26 SUB-TOTAL					\$80,355.00
SUB-TOTAL					\$308,884.75
Contingency @ 20%					\$61,776.95
SUB-TOTAL with Contingency					\$370,661.70
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$29,652.94	\$29,652.94
Contractor's OH&P @ 18%					\$66,719.11
TOTAL ESTIMATED COST (Core & Shell Renovation)	3,917	SF	\$119.00		\$467,033.74
					Rounded Value
					\$468,000.00
Estimated Core & Shell New Construction	3,917	SF	\$175.00	\$685,475.00	
Estimated demolition of existing structure	3,917		\$15.00	\$58,755.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$744,230.00
Estimated Business space build out	1,080	SF	\$100.00	\$108,000.00	
Estimated Warehouse space build out	2,837	SF	\$50.00	\$141,850.00	
TOTAL ESTIMATED COST (Typical interior Build Out)					\$249,850.00
TOTAL ESTIMATED COST (New Building with Similar Program)	3,917	SF	(~\$250/SF)		\$994,080.00

*Note: 1% escalation per month should be factored into total project costs

1	2	3	4	5	6	7	8	9	10																																																																		
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NATIONAL ELECTRICAL CODE (NEC)	2008 EDITION																																																																										
BUILDING OCCUPANCY CLASS:	STORAGE (S1)																																																																										
CONSTRUCTION TYPE:	TYPE III B																																																																										
SPRINKLERED:	NO																																																																										
ALLOWABLE BUILDING HEIGHT:	2 STORIES (55')																																																																										
ALLOWABLE BUILDING AREA (PER STORY):	17,500 GSF																																																																										
GROUND FLOOR GROSS AREA:	3,917 GSF																																																																										
GROUND FLOOR:																																																																											
NET FLOOR AREA (B)(1 OCC./100 GSF):	273 NSF (3)																																																																										
NET FLOOR AREA (STORAGE/FACTORY/MECH.):	3,291 NSF (11)																																																																										
(S1/F1/M)(1 OCC./300 NSF)																																																																											
TOTAL OCCUPANT LOAD :	14 OCC.																																																																										
PRIMARY OCCUPANCY CLASS:	STORAGE																																																																										
MAX. TRAVEL DISTANCE:	200'																																																																										
MIN. NUMBER OF EXITS:	2 REQUIRED PER STORY																																																																										
MIN. EGRESS CORRIDOR WIDTH:	44" CLEAR																																																																										
MIN. EGRESS DOOR WIDTH:	34" CLEAR																																																																										
MAX. DEAD END CORRIDOR:	20'																																																																										
CORRIDORS:	0 HOUR RATED																																																																										
	REQUIRED																																																																										
	NOT REQUIRED																																																																										
MAX. TRAVEL DISTANCE TO F.E.:	75'																																																																										
MIN. NUMBER OF F.E. (1 F.E. / 11,250 GSF):	1 REQUIRED																																																																										
WATER CLOSETS:	1 PER 100 = 1 REQUIRED																																																																										
LAVATORIES:	1 PER 100 = 1 REQUIRED																																																																										
DRINKING FOUNTAINS:	1 PER 1000 = 1 REQUIRED																																																																										
SERVICE SINK:	1 REQUIRED																																																																										
B																																																																											
C																																																																											
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E																																																																											
F																																																																											

	4055 NW 43RD STREET, STE 28 GAINESVILLE, FL 32606 V: 352 . 672 . 6448 F: 352 . 672 . 6468 WWW . WALKER-ARCH . COM A-265002009 JOSEPH B. WALKER, AIA LICENSE NO. AB0017272	POWER DISTRICT ANALYSIS - BUILDING G - CARPENTERS SHOP BUILDING	DRAWN BY: OAG	WA PROJECT NO.: 14062
		SHEET TITLE: BUILDING CODE SUMMARY	ISSUE DATE: 5/22/2015	SHEET NO.: LS100





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A-265002009
JOSEPH B. WALKER, AIA
LICENSE NO. AB0017272

POWER DISTRICT ANALYSIS - BUILDING G - CARPENTERS SHOP BUILDING

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:
OAG

ISSUE DATE:
5/22/2015

WA PROJECT NO.:
14062

SHEET NO.:
A110

BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING

Building Location: Southeast Depot Avenue, Gainesville, FL 32601

Building Size: 8,640 GSF

Number of Floors: 1

Property Type: Office/Warehouse

Property Use Type: Vacant

Area Square Footages:

- Ground Floor: 8,640 GSF

Square Footage By Type

(Does not include Restrooms or Corridors):

- Business: 3,433 NSF
- Storage: 3,376 NSF








Building H - Water Distribution Construction Building

Initial survey of the entire facility revealed that most building components are in above average condition and may be demolished, reused, relocated or sold as deemed appropriate by the Owner. At a minimum, a new ceiling system, floor finishes, casework and paint should be provided. Where mold is present, the finishes should be completely removed and replaced.



BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING: STRUCTURAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Building Foundations	Typical spread concrete footings are assumed (no subsurface investigations performed and no existing drawings exist). All indications are that the foundation system is performing as designed without issue.	
Wall Systems	Exterior Type 1 - Paint on CMU.	 New paint is recommended.
	Interior Type 1 - Paint on CMU.	
	Interior Type 2 - Paint or vinyl wall covering on gypsum wall board. Finishes are in fair condition. Mold growth was observed in several areas.	 Full removal of interior finishes is recommended.
Floor System	Type 1: First Floor - Poured-in-place concrete slab (slab on grade)	
Roof	System 1: Built up roof system on metal deck on steel roof trusses. Water damage was observed in a few portions of the interior which indicates a roof leak may be present. No other evidence of roof leaking was observed.	 Repair water damage and roof leaks.



Roof Deck






Mold Growth On Interior Wall





Water Damaged Ceiling Tiles

BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING: EXTERIOR OPENINGS

SYSTEM	CONDITION	RECOMMENDATION
Exterior Windows	All exterior storefront glazing and sealant systems are in fair condition. No leaks or potential leaks were noted on initial walk-through.	
Exterior Doors	Type 1: Storefront Doors. Door hardware, glazing and frame systems are all in working order.	 Rekeying, new seals and closing hardware are recommended.
	Type 2: Hollow Metal Doors. Minor surface rust was noted on exterior hollow metal doors.	Mitigate rust by applying rust-inhibiting primer and new paint.
	Type 3: Roll up doors. Doors appear to be functional.	

BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING: ARCHITECTURAL FINISHES

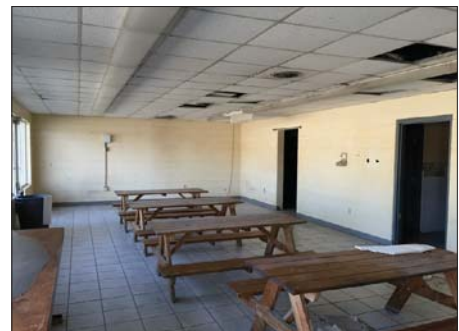
SYSTEM	CONDITION	RECOMMENDATION
Floor Coverings	System 1: Glue down carpet. Carpet is moderate/poor condition.	 Replacement of all floor coverings is recommended.
	System 2: Ceramic Tile. Varied sizes and colors and in fair condition. (Toilet rooms and lobby areas)	
	System 3: Sealed concrete. Fair condition.	
	System 4: VCT 12x12. Fair condition.	
Ceiling System	Type 1: Office spaces have standard sound absorbent 2x2 or 2x4 acoustic ceiling tile. There has been some exposure to moisture which is evidenced by the sagging tiles.	 Remove and replace ceiling tiles.



Storefront




Sagging Ceiling Tiles And Worn Carpet




Break Area With Sagging Ceiling Tiles


BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING: ELECTRICAL SYSTEMS

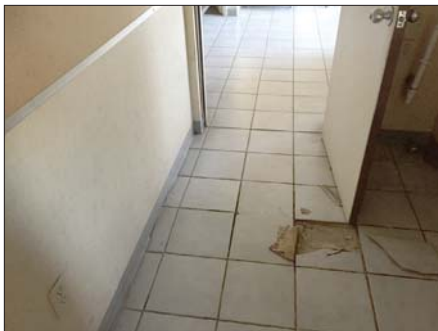
SYSTEM	CONDITION	RECOMMENDATION
Electrical Distribution Equipment	Panels are old and obsolete.	 Gut and replace all electrical systems.
Emergency Lighting	None exists.	
General Lighting	Old and obsolete T12 fluorescent fixtures.	
Lighting Controls	No automatic or occupancy sensors.	
Fire Alarm System	There is no existing fire alarm system.	
Exit Signage	Inadequate.	
Telecom	Cabling is old and obsolete; poorly installed and routed.	

BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING: MECHANICAL SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Cooling	Cooling: Building is partially conditioned by two packaged rooftop AC units and one split-system AC unit. All units appear to be beyond their serviceable life. Ductwork is comprised of galvanized steel ducts and ductboard. The ductboard has visible mold growth.	 <p>Demolish and replace existing cooling and heating systems with new heat pumps and controls.</p> <p>Demolish existing ductwork. Install new insulated galvanized steel ductwork.</p> <p>Replace exhaust fans and ductwork serving toilet rooms.</p>
Heating	Heating provided as part of each cooling system.	
Exhaust	There are five exhaust fans serving the building. Three fans are on the roof, two of which serve the east locker and toilet rooms. The other serves the west toilet room. The toilet rooms to the south each have a wall-mounted propeller exhaust fan.	
Controls	Controls were not operable at the time of our visit.	

BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING: PLUMBING SYSTEMS

SYSTEM	CONDITION	RECOMMENDATION
Toilet Rooms	There is one toilet room on the west side of the building, two on the south exterior wall, and a large gang toilet and locker room on the east end of the building. All plumbing fixtures appear to be in poor condition.	 <p>Demolish existing plumbing fixtures and piping in toilet rooms back to utility connections. Install new fixtures to meet current code requirements.</p> <p>Demolish existing water 30 gallon heating system. Install water heaters as necessary for new layout. The existing 120 gallon water heater may be reused after sterilization and inspection.</p> <p>Demolish existing water cooler and sink. Install new water cooler and sink to serve new tenant layout.</p>
Piping	Existing water and waste piping is concealed in all toilet rooms. Unconditioned storage areas have multiple water pipes stubbed into the spaces.	
Hot Water Systems	There is an existing 3,500 watt, 120 gallon electric water heater serving the locker room. The water heater appears to be in serviceable condition. A 4,500 watt 30 gallon electric water heater serves the south toilet rooms and the sink in the break room. The water heater casing is rusted.	
Other	There is one sink on the west side of the building and one water cooler on the east side of the building.	



Broken Tile







Electrical Panel



Locker Room

BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING: ASBESTOS, LEAD, MOLD, AND TERMITES

ASSESSMENT	RESULT	RECOMMENDATION
Asbestos	Gray caulk on windows at Western-most entrance, Business 100.	 Mitigate all asbestos.
	Gray flashing on parapet walls and equipment in West roof section.	
	Silver flashing on sides and tops of parapet walls in central roof section.	
	Asphalt flashing on parapet walls and equipment in East roof section.	
Lead	Brown paint on interior metal doors and frames in the West section of building.	 Mitigate all lead.
	Gray paint on interior metal doors and frames in the East section of building.	
	Blue/Gray paint on exterior metal doors and frames in the central section of building.	
	Yellow paint on north exterior concrete sidewalk.	
Mold	Mold was found.	 Mitigate all mold.
Termites	Evidence of subterranean termites was found.	 Treat for termites.

Complete environmental technical reports are available as supplemental documents.

BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING

General Condition Conclusion

The warehouse area is in fair condition and could be used as-is for manufacturing or warehouse uses that do not require significant humidity or temperature control. The overall office area is in poor condition and should be completely renovated if it were to be reused. The office renovation scope of work includes, but is not limited to floor, wall and ceiling finishes.

See Sheet LS100 in Section 8.4 for conducted building code analysis on existing structure.

Toilet rooms do not appear to meet current FBC 2010 requirements.

Life safety and egress requirements do not appear to meet current FBC 2010 and 5th Edition Florida Fire Prevention Code requirements.

The existing building was designed to meet all applicable codes of the time it was constructed. Though the code has changed since the construction, the majority of the building systems and components are not compliant with the current code requirements.



Building H - Water Distribution Construction Building

Critical Repairs Needed

In order to prevent further decline, immediately cap plumbing and repair roof leaks.

Potential Future Reuse

Building H could be repurposed as:

- Art Studios
- Cafe
- Offices


Conceptual Cost Model Summary (Renovation to Core and Shell)

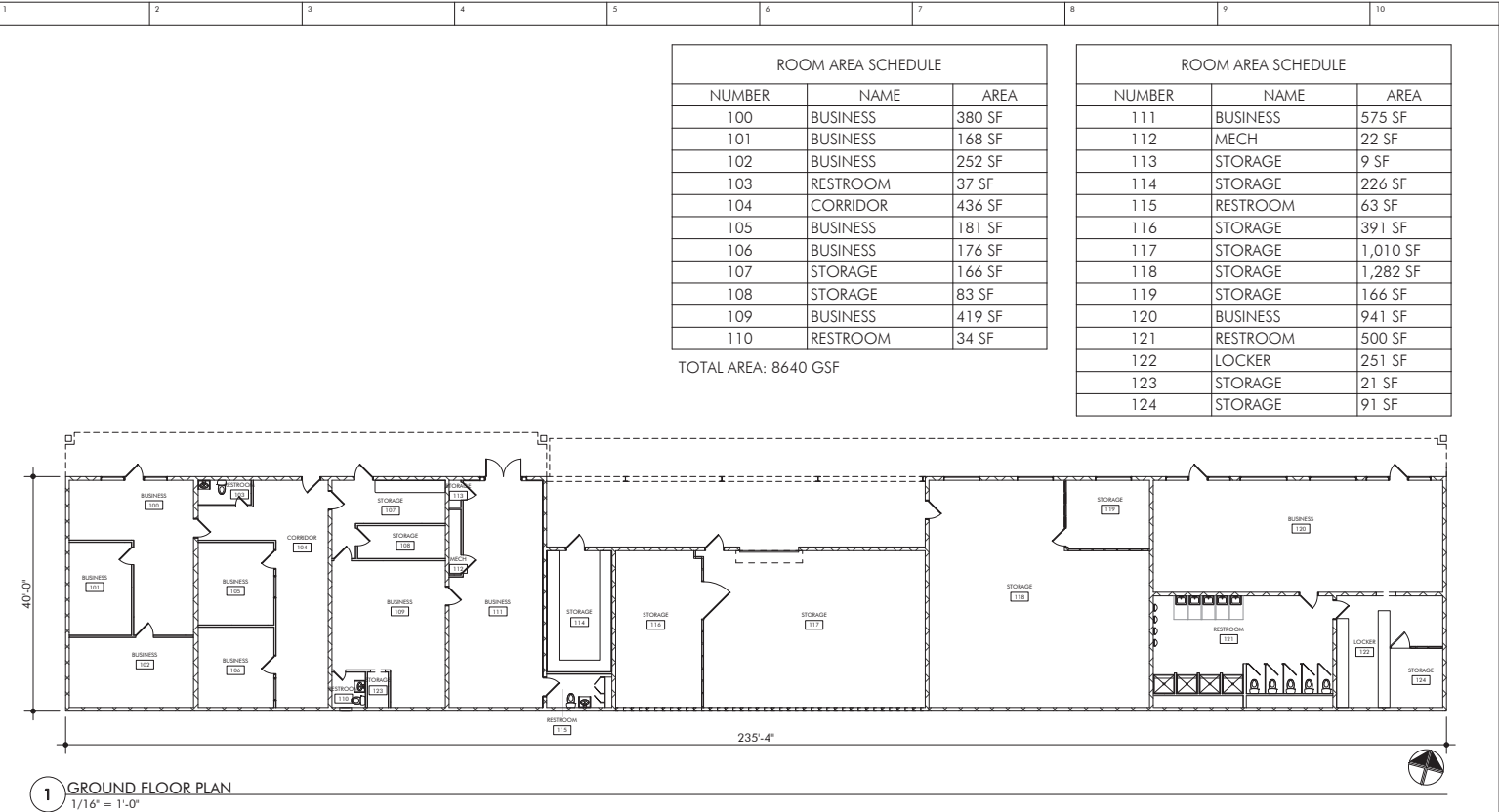
The projected cost items below represent the amount that should be budgeted per task and include a 20% contingency, contractor fees and design fees. A detailed Cost Model Summary follows on the next page. This cost model is only an estimate based on current market value of services and materials. 1% per month escalation should be factored into all project totals shown in this report.

Demolition	\$285,995
Roof	\$299,030
Windows and Doors	\$160,330
Interior Finishes	\$179,600
MEPF Systems	\$280,844

Power District Building H - Water Distribution Construction Building					
Conceptual Cost Model (Renovation to Core & Shell)					
Gainesville CRA					
	Number	Units	Cost/Unit	Cost	Sub-Totals
Division 2					
Selective Demolition (Business)	2,817	SF	\$10.00	\$28,170.00	
Selective Demolition (Warehouse-Full Demolition)	3,863	SF	\$25.00	\$96,575.00	
Termite Mitigation	1	LS	\$2,400.00	\$2,400.00	
HAZMAT Abatement (Asbestos, Lead Paint, Mold)	6,680	SF	\$4.00	\$26,720.00	
					\$153,865.00
Division 3					
Slab on Grade	100	CuY	\$225.00	\$22,500.00	
Concrete Floor Patch	0	SF	\$3.00	\$0.00	
					\$22,500.00
Division 4					
CMU	0	SF	\$15.00	\$0.00	
					\$0.00
Division 5					
Misc. Structural Repairs	1	LS	\$5,000.00	\$5,000.00	
					\$5,000.00
Division 6					
Custom Millwork: (Not included in Core & Shell)	0	LF	350.00	\$0.00	
					\$0.00
Division 7					
Roof replacement	6,680	SF	\$25.00	\$167,000.00	
					\$167,000.00
Division 8					
Repair/Replace Existing Windows	4	ea	\$550.00	\$2,200.00	
New Exterior Doors	7	ea	\$1,500.00	\$10,500.00	
New Interior Doors	13	ea	\$1,200.00	\$15,600.00	
					\$28,300.00
Division 9 Int. Finish Core & Shell					
Painted Plaster Walls & Patching	6,680	SF	\$3.50	\$23,380.00	
New Painted GWB Walls	0	SF	\$15.50	\$0.00	
Repair Existing Floor	500	SF	\$15.00	\$7,500.00	
Misc. Interior Ceiling Repair	6,680	SF	\$1.75	\$11,690.00	
New Carpet Tile	0	SF	\$4.00	\$0.00	
New VCT	0	SF	\$2.00	\$0.00	
New Porcelain Tile Flooring Repair/Patching	500	SF	\$10.00	\$5,000.00	
New Ceramic Tile Wall Covering	0	SF	\$4.00	\$0.00	
New Lay-In Ceiling	0	SF	\$3.50	\$0.00	
					\$47,570.00
Division 10					
New Toilet Partitions	0	stalls	\$1,000.00	\$0.00	
Interior Specialty Signage	0	LS	\$10,000.00	\$0.00	
					\$0.00
Division 11					
Not Used					
Division 12					
New Manual Window Shades	0	EA	\$650.00	\$0.00	
					\$0.00
Division 13					
Not Used					
Division 14					
N/A	0	EA	\$0.00	\$0.00	
					\$0.00
DIVISION 2-14 SUB-TOTAL					\$424,235.00
MEPF SYSTEMS					
HVAC (Business)	2,817	SF	\$17.50	\$49,297.50	
HVAC (Warehouse)	3,863	SF	\$5.50	\$21,246.50	
Electrical/AV/IT (Business)	2,817	SF	\$12.25	\$34,508.25	
Electrical/AV/IT (Warehouse)	3,863	SF	\$7.50	\$28,972.50	
Plumbing (Business)	2,817	SF	\$5.25	\$14,789.25	
Plumbing (Warehouse)	3,863	SF	\$0.00	\$0.00	
Fire Protection	1	LS	\$0.00	\$0.00	
DIVISION 21, 22, 23 & 26 SUB-TOTAL					\$148,814.00
SUB-TOTAL					\$573,049.00
Contingency @ 20%					\$114,609.80
SUB-TOTAL with Contingency					\$687,658.80
Design Fees (Includes Design and CA)					
Professional Design Fees @ 8%	1	LS		\$55,012.70	\$55,012.70
Contractor's OH&P @ 18%					\$123,778.58
TOTAL ESTIMATED COST (Core & Shell Renovation)	6,680	SF	\$130.00		\$866,450.09
					Rounded Value
					\$867,000.00
Estimated Core & Shell New Construction	6,680	SF	\$175.00	\$1,169,000.00	
Estimated demolition of existing structure	6,680	SF	\$15.00	\$100,200.00	
TOTAL ESTIMATED COST (Core & Shell New Construction)					\$1,269,200.00
Estimated Business space build out	2,817	SF	\$100.00	\$281,700.00	
Estimated Warehouse space build out	3,863	SF	\$50.00	\$193,150.00	
TOTAL ESTIMATED COST (Typical interior Build Out)					\$474,850.00
TOTAL ESTIMATED COST (New Building with Similar Program)	6,680	SF	(~\$250/SF)		\$1,744,050.00

*Note: 1% escalation per month should be factored into total project costs

1	2	3	4	5	6	7	8	9	10
A	<div><div><div>BUILDING CODE SUMMARY</div></div></div>								
B	<div><div>ARCHITECT'S PROJECT NO.: 14062 - BUILDING H - WATER DISTRIBUTION CONSTRUCTION BUILDING</div><div><div>APPLICABLE CODES</div><div><div>FLORIDA BUILDING CODE, BUILDING (FBC-B)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, MECHANICAL (FBC-M)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, FUEL GAS (FBC-FG)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, PLUMBING (FBC-P)</div><div>2010 EDITION</div></div><div><div>FLORIDA BUILDING CODE, EXISTING BUILDING (FBC-EB)</div><div>2010 EDITION</div></div><div><div>FLORIDA FIRE PREVENTION CODE (FFPC)</div><div>5TH EDITION</div></div><div><div>NATIONAL ELECTRICAL CODE (NEC)</div><div>2008 EDITION</div></div></div></div>								
C	<div><div><div><div>BUILDING INFORMATION & LIMITATIONS</div><div><div>BUILDING OCCUPANCY CLASS:</div><div>MIXED USE: BUSINESS (B)/STORAGE (S1)</div></div><div><div>CONSTRUCTION TYPE:</div><div>TYPE III B</div></div><div><div>SPRINKLERED:</div><div>NO</div></div><div><div>ALLOWABLE BUILDING HEIGHT:</div><div>2 STORIES (55')</div></div><div><div>ALLOWABLE BUILDING AREA (PER STORY):</div><div>17,500 GSF</div></div></div><div><div>GROSS BUILDING AREA</div><div><div>FIRST FLOOR GROSS AREA:</div><div>8,640 GSF</div></div></div><div><div>AREAS & OCCUPANT LOAD CALCULATIONS</div><div><div>FIRST FLOOR:</div><div><div>NET FLOOR AREA (B)(1 OCC./100 NSF):</div><div>3,006 NSF (31)</div></div><div><div>NET FLOOR AREA (S/M)(1 OCC./300 GSF):</div><div>3,773 NSF (13)</div></div><div><div>OCCUPANT LOAD :</div><div>44 OCC.</div></div></div></div><div><div><div>MEANS OF EGRESS</div><div><div>PRIMARY OCCUPANCY CLASS:</div><div>BUSINESS (B)/STORAGE (S1)</div></div><div><div>MAX. TRAVEL DISTANCE:</div><div>200'</div></div><div><div>MIN. NUMBER OF EXITS:</div><div>2 REQUIRED PER STORY</div></div><div><div>MIN. EGRESS CORRIDOR WIDTH:</div><div>44" CLEAR</div></div><div><div>MIN. EGRESS DOOR WIDTH:</div><div>34" CLEAR</div></div><div><div>MAX. DEAD END CORRIDOR:</div><div>20'</div></div></div><div><div><div>FIRE SEPARATION:</div><div><div>CORRIDORS:</div><div>1 HOUR RATED</div></div></div><div><div>EMERGENCY ILLUMINATION:</div><div>REQUIRED</div></div><div><div>FIRE ALARM:</div><div>NOT REQUIRED</div></div><div><div><div>PORTABLE FIRE EXTINGUISHERS (F.E.)</div><div><div>MAX. TRAVEL DISTANCE TO F.E.:</div><div>75'</div></div><div><div>MIN. NUMBER OF F.E. (1 F.E. / 11,250 GSF):</div><div>1 REQUIRED</div></div></div><div><div><div>MINIMUM PLUMBING FACILITIES (B):</div><div><div>WATER CLOSETS:</div><div>1 PER 25 = 2 REQUIRED</div></div><div><div>LAVATORIES:</div><div>1 PER 40 = 1 REQUIRED</div></div><div><div>DRINKING FOUNTAINS:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>SERVICE SINK:</div><div>0 REQUIRED</div></div></div><div><div><div>MINIMUM PLUMBING FACILITIES (S1):</div><div><div>WATER CLOSETS:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>LAVATORIES:</div><div>1 PER 100 = 1 REQUIRED</div></div><div><div>DRINKING FOUNTAINS:</div><div>1 PER 1000 = 1 REQUIRED</div></div><div><div>SERVICE SINK:</div><div>1 REQUIRED</div></div></div></div></div></div></div></div></div></div>								
D									
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<div><div><div><div><div><div></div><div>4055 NW 43RD STREET, STE 28 GAINESVILLE, FL 32606 V: 352 . 672 . 6448 F: 352 . 672 . 6468 WWW - WALKER-ARCH - COM AA26002009 JOSEPH B. WALKER, AIA LICENSE NO. AB0017272</div></div></div><div><div>POWER DISTRICT ANALYSIS - BUILDING H - WATER DISTRIBUTION CONSTRUCTION</div><div>SHEET TITLE: BUILDING CODE SUMMARY</div></div></div><div><div>DRAWN BY: OAG</div><div>ISSUE DATE: 5/22/2015</div></div><div><div>WA PROJECT NO.: 14062</div><div>SHEET NO.: LS100</div></div></div></div>									



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POWER DISTRICT ANALYSIS - BUILDING H - WATER DISTRIBUTION CONSTRUCTION

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GROUND FLOOR PLAN

DRAWN BY:

OAG

ISSUE DATE:

5/22/2015

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14062

SHEET NO.:

A110