

The City of Gainesville is interested in exploring the opportunity to invest in an additional rectangular sports facility, and/or fieldhouse, expansion of MLK recreation center, and Stadium upgrades, all within 36 acres. The continued success of these existing facilities in providing recreational opportunities for residents as well as providing economic impact-related athletic venues for competitive sports has peaked the City's interest in investing in amateur sports opportunities.

Included herein are the minimum details for the scope of services to provide for a pro forma and feasibility study to be completed for consideration of a sports facility in the City of Gainesville. It is requested that you provide your response for both the minimum listed expectations below and for what your firm believes would be the best utilization of the area available given community feedback. One of the possibilities to be considered is the inclusion of adaptive use sports for the possibility of Invictus/Paralympic competitions if feasible given the space.

Part - 1
Scope of Services
City of Gainesville 8th and Waldo
Exhibit A, Scope of Services
for
City of Gainesville Sports Facility Feasibility & Pro Forma Study

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Included herein are the details for the scope of services to provide for a pro forma and feasibility study to be completed for consideration of a sports facility in the City of Gainesville.

Expectations of expansion of facility, usage, space and size: (MLK Center)

- **Main Building:** 60,000 sq. floor space minimum, open span. LED lighting throughout (including sports lighting). Ceiling height should be at a minimum of 30-35 feet of clear space while maintaining total height to hold all necessary fixtures of lighting, sound, HVAC and other necessary sound components. An additional consideration to a renovation that incorporates LEED v4.1 renovations for existing buildings will be considered but is not required.
- **4 Indoor Basketball Courts Minimum:** hardwood floors, digital scoreboards, retractable basketball goals, retractable curtain partitions with appropriate space between courts for safety, participant and programming needs; converts to 4 volleyball courts minimum and 6 pickleball courts minimum. Other sports expected in the space, but not limited to, are wrestling, cheerleading, gymnastics, badminton, indoor soccer, etc.
- **Full-Size Synthetic Soccer Field:** Main open space can be converted into one full-size soccer field for events/practices; motorized/retractable/portable.
- **Stage/Special Event Flooring:** A temporary stage capable of hosting events/graduations, or the expansion of current stage to host graduations and other events.

- **Mezzanine/Perimeter Track level:** A minimum of 2 lane walking/jogging wellness track elevated above the main volume floor. It can be converted to a viewing area/receptions area for special events or used by coaches and scouts.
- **Fitness Facility Expansion:** Fitness Center on the second floor with viewing to courts below. Fitness center will have two additional rooms big enough for a dance studio, and other exercise classes. Include locker rooms with showers for fitness participants
- **Café/Grille:** At least one full-serve concession space and indoor/ outdoor eating area for guests.
- **Senior Wing:** 3-4 flexible room spaces for events use, programming, and community gatherings; moveable partition walls allow for flexibility in sizing; serve as Eastside Senior Center. This space is in addition to the existing building.
- **Spectator Seating:** Retractable seating with the capacity to seat a minimum of 2,000-3,000 guests. It is anticipated that the facility would host both athletic and non-athletic types of events including but not limited to; exhibit hall, conference, graduation ceremonies, concerts, etc.
- **Facility Offices:** Facility offices, restrooms for staff
- **First Aid Station:** Room for temporary treatment of sports injuries, guests.
- **Locker Rooms:** A minimum of 2 locker rooms for sport participants, including coach's office, official/umpire meeting.
- **Maintenance Storage:** Includes maintenance office, indoor storage and maintenance bay(s), and outdoor storage area parking.
- **Restroom/Comfort Facilities:** Appropriately sized and located to facility between 2,000-3,000 guests.
- **Outdoor Hallway Extension to Existing Pool:** Connecting the pool to the existing MLK Recreation Center to make it all one facility.
- **Renovations and Upgrades to Existing Pool:** Renovate pool to enhance pool deck, swim lanes, pool amenities. Renovate and update pool locker rooms, restrooms and redirect pool entrance with offices, and lifeguard employee room. Increase storage and update the pool filtration system.

Expectations of outdoor field sports complex facility usage, space and size: (Citizen's Park Fields)

- 6 multi-purpose rectangular fields
- LED sports lighting on all fields
- Numbering on all fields
- Synthetic fields/Bermuda turf combination
- Superior drainage system to prevent flooding of fields during summer months.
- Restrooms facilities appropriate sized and located to facilitate 1,500 guests.
- Ample Parking lot for 1,000 + cars
- Approx. 3 to 4 RV parking spots for day use only. Includes electrical hook ups only.
- Maintenance shop area
- Centralized large pavilion area/covered area for hospitality setup or official's area.
- Administration office including meeting rooms, office space, front desk, kitchenette, storage space, restrooms, staff conference room
- Playground
- Paved fitness trail around facility

- Outdoor fitness area
- Kicking/hitting wall(s)
- Space for vendors village for events
- Scoreboards on field(s) (at least on one Championship field)
- Staff Event space
- Storage facility for park equipment and tournament organizers supplies
- PA System for the entire complex
- Streaming technology on all fields
- Update current skate park to include covering form inclement weather

Expectations on Upgrade/renovation of Stadium: (Citizen's Field)

- Increase seating to approx. 8,000-10,000 people.
- Create a High school-sized track around the existing field with all track and Field amenities for official high school competition.
- High school-sized football field in the middle of the Stadium
- Synthetic field/Bermuda turf combination
- Maintenance entrance gate to enable maintenance equipment transit from inside stadium field to outside of the Stadium. Wide enough entrance for a mobile stage to enter and exit the field. Ground needs to sustain the weight of that equipment as well.
- Four (4) locker rooms – two on each side of the Stadium for teams to be able to meet as well as for performers to prepare for event.
- Press box
- Ticket booths on both sides of the Stadium
- Meeting rooms
- Fully equipped concession stand
- Scoreboards
- PA System for Stadium
- Streaming technology with Wi-Fi access for event hosts.

Possible indoor Ice Rink (on property)

- Indoor Ice Rink
- Equipment for Maintenance and upkeep
- Restrooms and/or locker rooms
- Concessions
- Skate rental station
- LED Lights
- Scoreboard
- Proper flooring for ice skate rinks which surrounds the rink
- Seating for rentals
- Seating for hockey matches/practices

Based on the brief overview of expectations of use, space and size of the desired facility, this Scope of Services for a feasibility and pro forma study is as follows:

- **Feasibility Study:** The report requested should clearly identify the feasibility of the City in considering this development. The feasibility should take into account location, the estimated cost of development, the estimated cost of ongoing operations, and revenue projections both for operational cost recovery as well as an economic impact opportunity. The study should include consideration of existing hotel availability and future needs for hotels to enable appropriate growth of this and other existing City and County athletic facilities event growth. The feasibility should further describe the existing market to include any deficiencies and opportunities for a facility of this nature. Lastly the study should show the impact on local traffic and improvements which should be considered to improve the traffic flow.
- **Benchmark Facilities:** The pro forma should include a comparison study of at least six (6) similar size and use facilities. The comparison should describe the following:
 - The facilities comparative analysis shall include
 - Summary/Overview
 - Facility Description, Characteristics & Features
 - Target markets
 - SWOT Analysis of facility
 - Typical Annual Activities/Leagues/Usage Calendar
 - Financial Aspects – Expenditures & Revenues
 - Staffing Model – Organizational Structure
 - Hotel Infrastructure
 - Operations
 - Facility Rentals
 - Rental fees
 - League fees
 - Program fees
- **Pro Forma:**
 - **Events Plan:** The pro forma should include one (1) through five (5) year performance plan to include a realistic sampling of event opportunities to include types of events, participation for individual events, room nights generated, as well as the total economic impact of events and activities.
 - **Estimated Operating Financials:** The pro Forma should include a
 - Five (5) year expected expenditures and revenues breakdown associated with the performance of the facility and should show comparisons with other facilities of similar size and operations.
 - Additionally, the pro forma should include an estimated cost breakdown of expected annual expenditures to include personnel, operating, capital, and miscellaneous costs in the proper management of the facility.
 - **Personnel/Staffing & Contracted Personnel Expectations:**
 - Expected Organizational Staffing Structure & Needs
 - Full-time
 - Part-time
 - Seasonal/ Event
 - Contracted

- Other Financial/Funding Considerations: the pro forma should also include an analysis of alternative funding sources beyond user and rental fees. Consideration should be defined as to potential grants, sponsorships, and partnership opportunities locally, regionally, and nationally.