

City of  
**Gainesville**



# **Parks, Recreation & Cultural Affairs**

**Betsy Waite, P.E. | Wild Spaces & Public Places Director**

# Thelma A. Boltin Center Discussion

The Gainesville Servicemen's Center was dedicated in 1943 and Servicemen from Camp Blanding, the Alachua Army Air Base, the Officer Candidate School and the 62<sup>nd</sup> College Training Detachment attended events organized by program director Thelma A. Boltin seven days a week from 10am to 11pm that included dances, plays, variety shows, sing-alongs, and much more.



Project History



Design Options and Cost Estimates



Programming Opportunitites and Constraints



# Timeline

1999  
Last Renovation



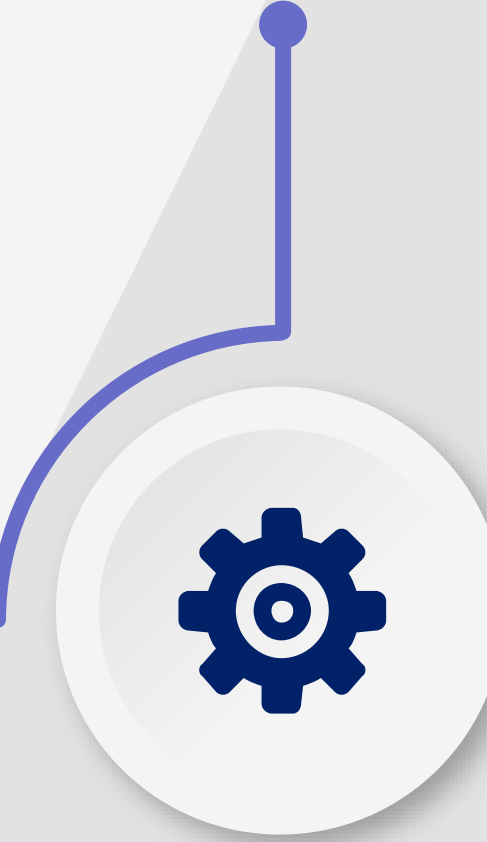
*Event 1*

*Event 2*



Jan, 2017  
WSPP 1/2 Cent Sales Tax  
begins

2019  
CIP request for a new  
roof is made by City  
Facilities. Request is  
unfunded.



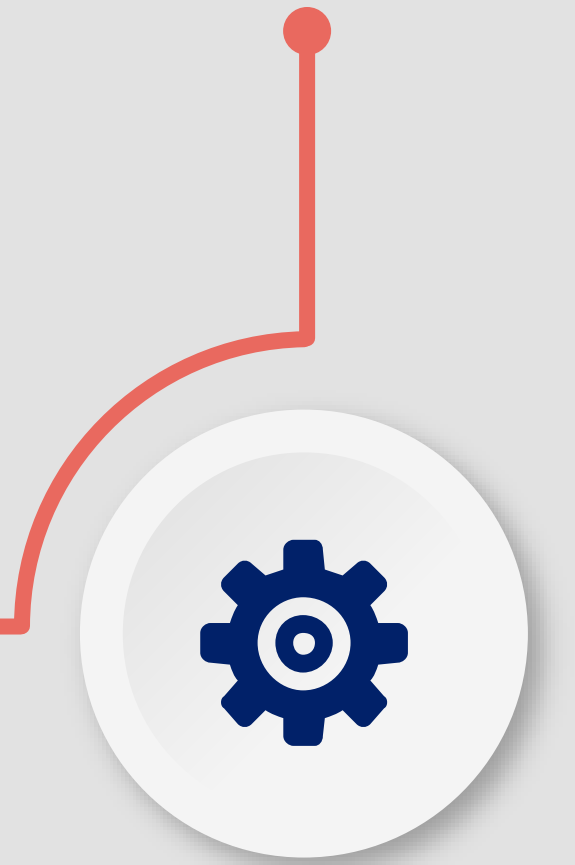
*Event 3*

*Event 4*



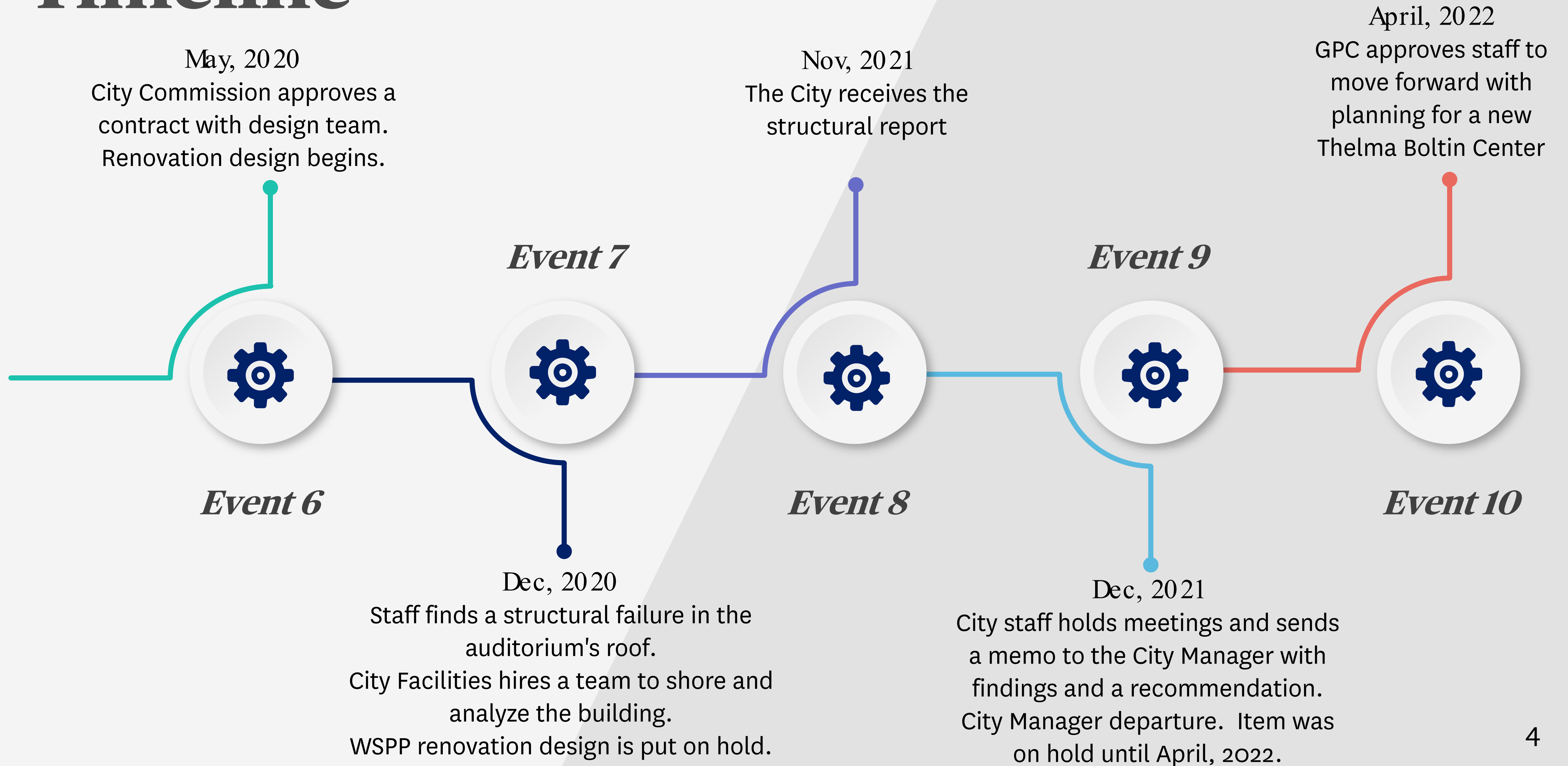
Aug, 2019  
GPC approves a  
WSPP funded  
comprehensive  
renovation plan

Jan, 2020  
Design Services RFQ  
is posted



*Event 5*

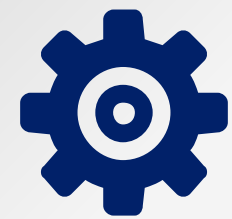
# Timeline



# Timeline

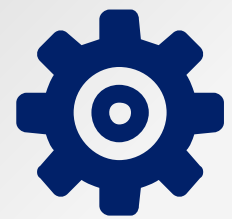
Summer, 2022

Staff negotiates a contract with the design team for the design of a new building



*Event 11*

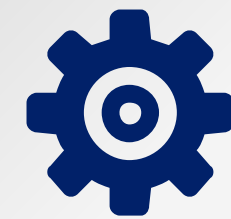
*Event 12*



Summer/ Fall 2022  
City staff gathers input from stakeholders, and provides updates at monthly HPB meetings on May 3, July 5 and August 8

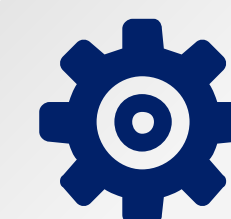
Aug, 2022

City staff meets with Rick Gonzalez from REG Architects to discuss a feasibility study for the complete restoration of the building.



*Event 13*

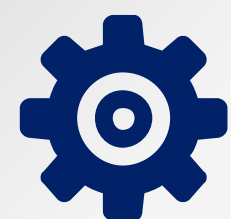
*Event 14*



Aug, 2022  
City's Code Enforcement division declares the center a "Dangerous Building;" utilities disconnected from the building for safety reasons.

Sept, 2022

WJA and City staff deliver a presentation with options for reconstruction of a new facility to the HPB.



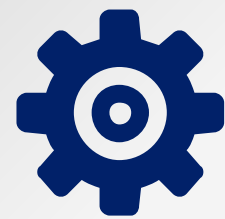
*Event 15*

# Timeline

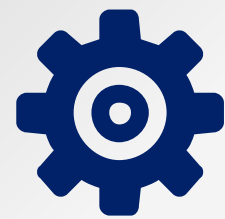
Oct/Nov, 2022

City staff provides an update to the HPB. REG Architects, Inc. delivers a presentation on the restoration option to the HPB.

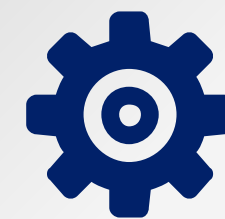
*Event 16*



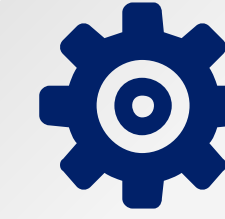
*Event 17*



*Event 18*



*Event 19*



*Event 20*



Spring, 2023

Staff works with the design team on detailed cost estimates for 4 possible paths forward

April, 2023

Staff makes a presentation to the GPC and receives guidance on how to proceed with the project.

Summer 2023 – 2025

Design, Permitting, Procurement and Construction

Nov/Dec, 2022  
City staff applies for a COA for demolition of the center  
The Historic Preservation Board approves a partial building demolition with 5 conditions

# Design Options & Costs



Complete Replacement



Partial Restoration



Complete Restoration



Repair Existing Facility



# Complete Replacement - \$454 per sf - \$5.6M





# Complete Replacement - \$454 per sf - \$5.6M

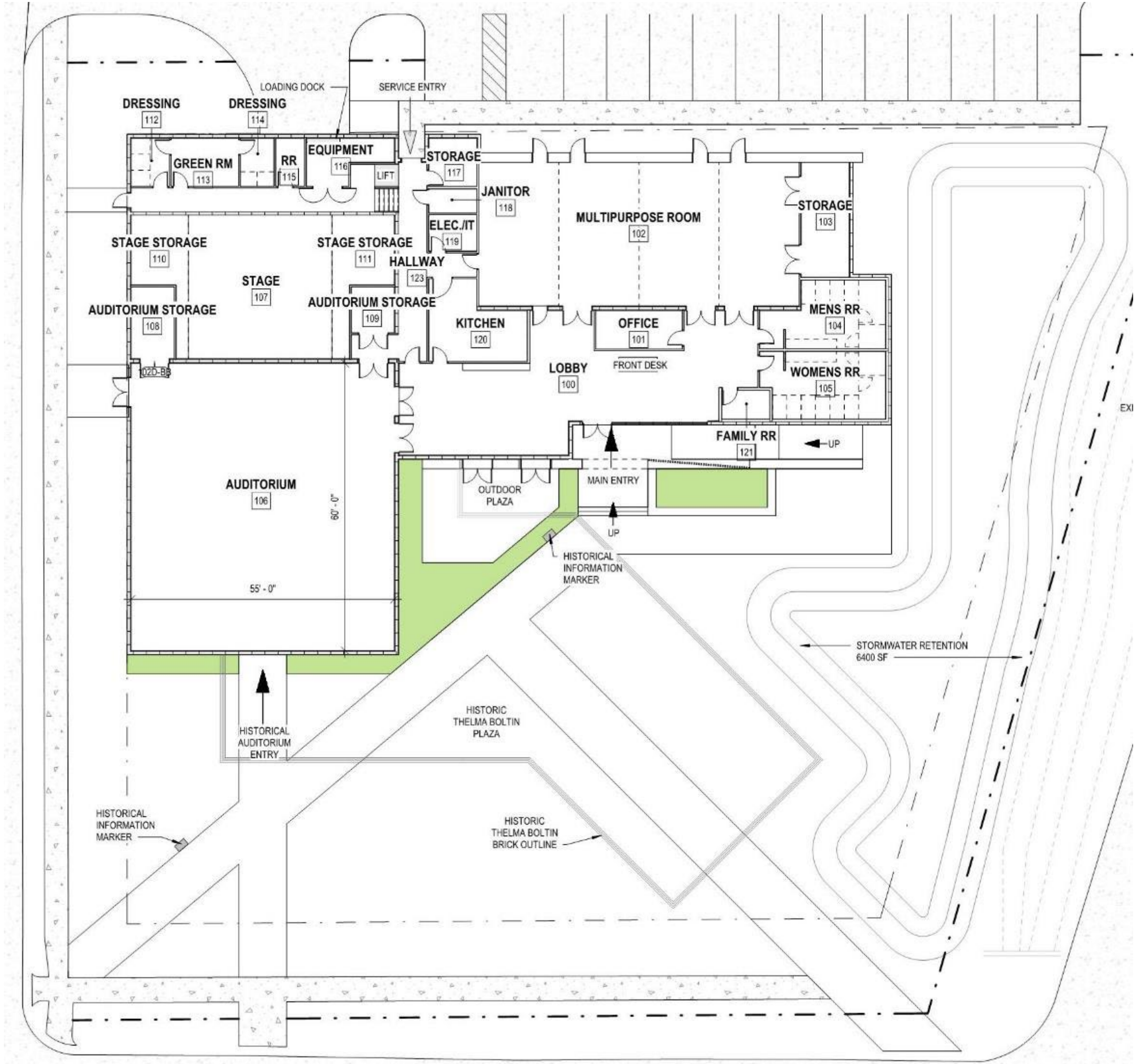
Entire building is moved north on the lot to correct systemic drainage problems.

Auditorium is rebuilt to match existing architecture as closely as possible.

Size increases by 3,100 SF to provide better programming space (34%).

Creation of a front lawn that mimics the gardens at the Thomas Center.

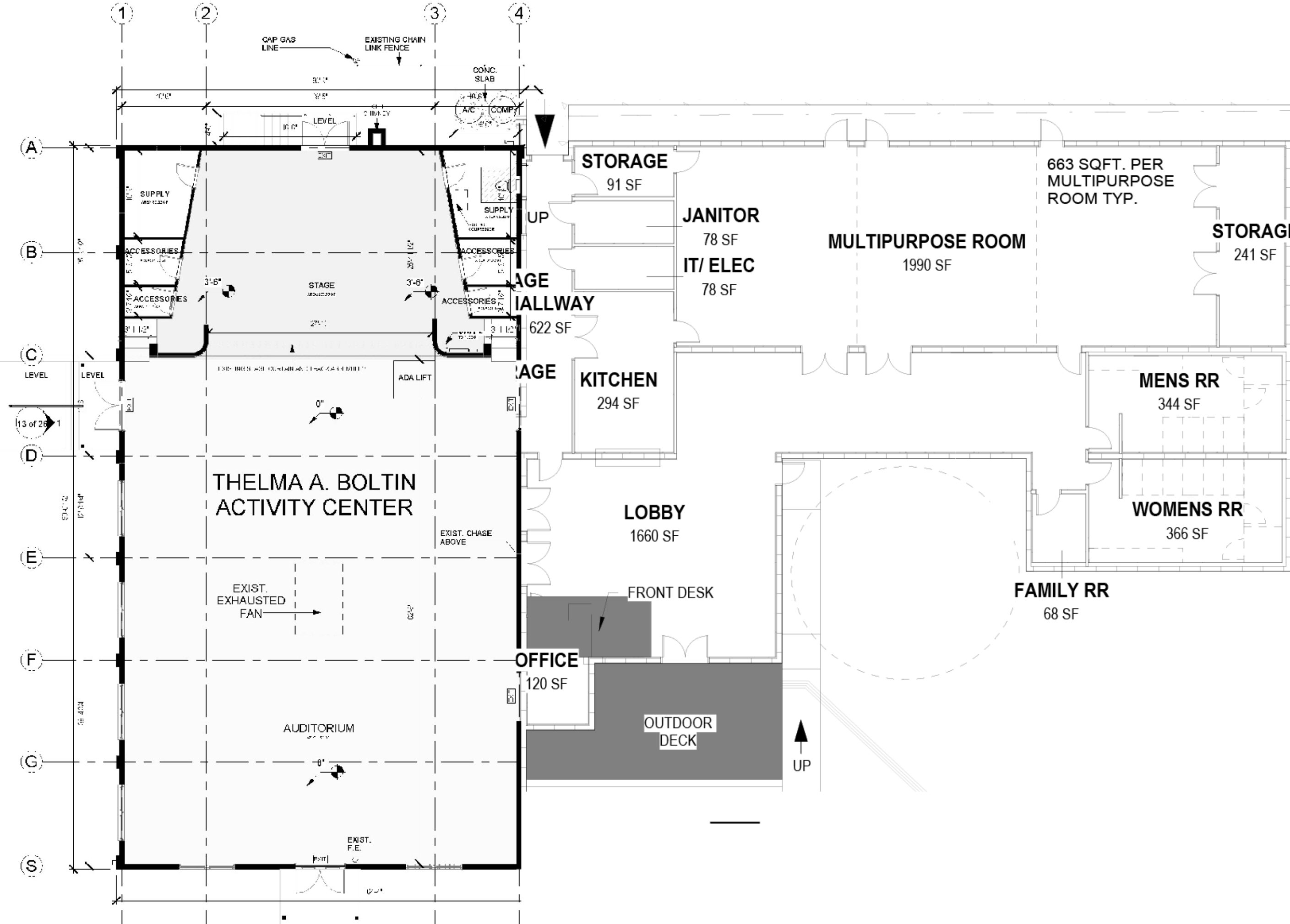
Estimated cost per square foot is surprisingly high compared to Clarence R. Kelly Community Center (\$348) and the Aquatics Center (\$300)



# Partial Restoration - \$472 per sf - \$5.6M



# Partial Restoration - \$472 per sf - \$5.6M



South & West walls of auditorium are preserved. Remainder of facility is demolished.

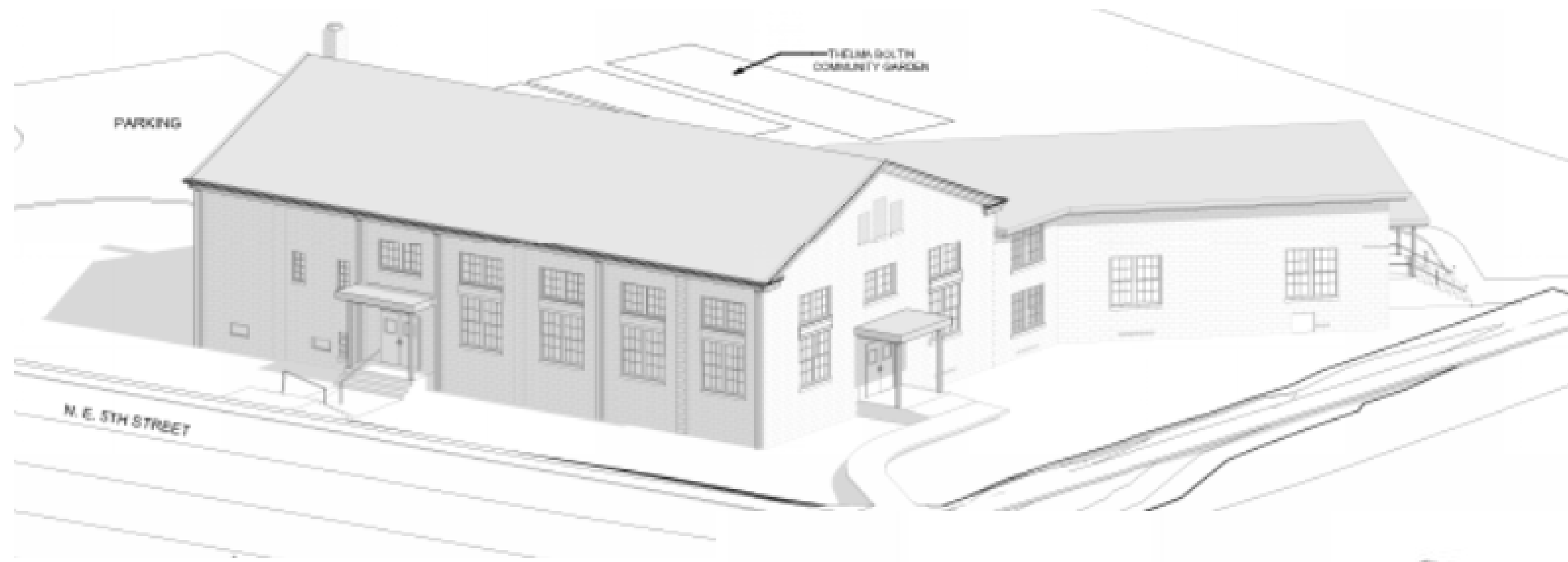
Correct structural/design deficiencies in those two walls.

Rebuilt portions will match existing building architecturally and incorporate as much of the new construction layout as possible. 450-500 sf smaller than new construction.

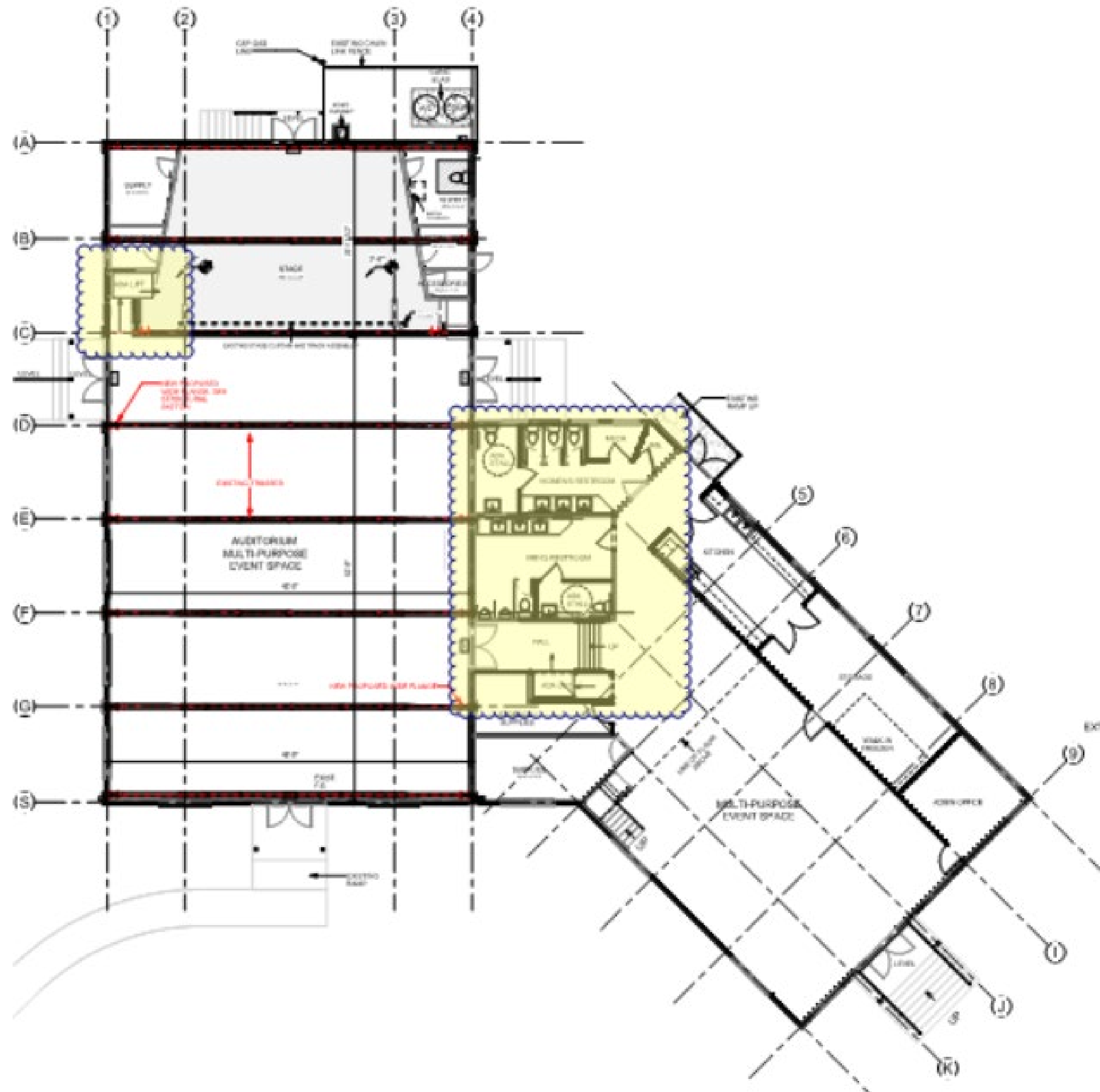
This option was the preferred choice of the Historic Preservation Board.

Requires removal of Heritage Pecan Tree.

# Complete Restoration - \$591 per sf - \$5.4M



# Complete Restoration - \$591 per sf - \$5.4M



Maintains full historical integrity of the *exterior* of the existing building.

Interior improvements to bathrooms and placement of ADA lifts.

Limited interior changes to improve space layout and utilization.

REG Architects is a renowned expert in restoration projects.

Highest cost uncertainty because of unknown conditions. REG Architect's estimated costs could be as high as \$6.2 Million

# **Repair Existing Facility - \$49 per sf - \$450,000**

Focus is on re-opening the facility at the lowest cost.

Remove and replace roof

Replace failing roof trusses

Reconnect utilities and make repairs to HVAC and lighting

Allowances for minor repairs to flooring, plumbing, electrical, and the ADA lifts

# Summary of Design Options & Costs



Complete Replacement  
\$454 per sf - \$5.6 M



Partial Restoration  
\$472 per sf - \$5.6 M



Complete Restoration  
\$591 per sf - \$5.4 M



Repair Existing Facility  
\$49 per sf - \$450,000



# Programming Opportunities and Constraints



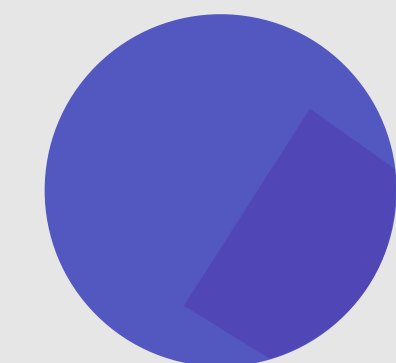
Complete Replacement: increases square footage and usable space for the public. It provides for enhanced services including: theatrical lighting and sound, greenroom and dressing rooms, concessions, and additional rental space.



Partial Restoration: also increases square footage and usable space for the public. Loss of greenroom and dressing rooms.



Complete Restoration: no additional space added. Loss of new amenities like concessions, enhanced lobby, and adequate multipurpose rooms.



Repair Existing Facility: all activities remain as prior to closing. No enhanced services.



# Questions?

