



City of Gainesville Agenda Item Report

File Number: 2023-1068

Agenda Date: November 16, 2023

Department: Gainesville Community Reinvestment Area

Title: 2023-1068 Eastside/Cornerstone Infrastructure Project (B)

Department: Gainesville Community Reinvestment Area

Description: Recommendation for the Gainesville City Commission to award Invitation to Bid (ITB) No. GCRA-240010-DH in the amount of \$3,074,515.00 to Andrews Paving, Inc. for the construction of SE 6th Avenue Extension, SE 20th Street, from Hawthorne Road to SE 8th Avenue.

Fiscal Note: Funding for this project will be provided by the Gainesville Community Reinvestment Area Fund in the amount of \$3,074,515.00 and up to ten percent (10%) contingency in the amount of \$307,451.50, for a total of \$3,381,966.50 for construction with Andrew's Paving, and \$439,635.00 for the construction engineering and inspection services with CHW.

Explanation:

On October 11, 2023, the City of Gainesville advertised an Invitation to Bid (ITB) for the SE 6th Avenue Extension, SE 20th Street, from Hawthorne Road to SE 8th Avenue. Subsequently, on October 24, 2023, three (3) responses to the ITB were received by the Procurement Office.

The responses to the ITB received were from:

1. Andrews Paving, Inc. - \$3,074,515.00
2. Blackwater Construction Services, LLC - \$3,415,857
3. R. E. Arnold Construction, Inc. - \$5,996,600.00

All three respondents met the minimum qualifications outlined in the bid document, and respondent No. 1 was the lowest bidder.

Construction is scheduled to commence in January 2024 and be completed in Spring 2025; the work required for access to UF Heath Eastside Urgent Care Center will be completed by July 30, 2024. The construction phase consists of the road work plus the required stormwater basins, street lighting, sidewalks, landscaping, and utility work to

support the project. Typically construction engineering, inspections, and construction administration for City infrastructure projects are managed by the Public Works Department; however, due to current staffing levels and programmed work through the next fiscal year, staff does not have the capacity to deliver with project and consultant assistance is needed to ensure the contractor completes the construction work in accordance with the plans, specifications and applicable regulations. The proposal received from CHW is consistent with fees required to complete a project with a 16-month duration, and the City will only be billed for the actual hours worked; the full scope of services to be provided by CHW is provided in the proposal attached to the agenda item.

Eastside Health and Economic Development Initiative at Cornerstone Project

The “Eastside Health and Economic Development Initiative (EHEDI) at Cornerstone” is a transformational redevelopment project in East Gainesville. The project is under the administration of the Gainesville Community Reinvestment Area (GCRA), a department of the City of Gainesville, and includes the University of Florida Health (UFHealth) and the Alachua County Board of County Commissioners (Alachua County) as partners in the project.

The approximately 21-acre site for this project is in the 2000 block of SE Hawthorne Road, bounded to the north by Hawthorne Road, to the south by SE 8th Avenue, and to the east by the 11-acre first phase of Cornerstone. A concept plan for the site is depicted in the backup documents for this agenda item.”

“EHEDI at Cornerstone” is the second phase of the Cornerstone revitalization initiative. To its east lies the 30,000-square-foot Gainesville Technology Entrepreneurship Center (GTEC). GTEC is the original building in the first phase of Cornerstone. It was constructed in 2000. This phase also included four ready-to-build development pads and Merieux Nutrisciences, a global biosciences company with 100 locations in 27 countries. The infrastructure for the first phase, including a road system, utilities, and stormwater management, is in place to accommodate the four development pads.

The development is made up of five distinct projects further described as follows:

1. UF Health Eastside Urgent Care Center

The City and County both entered into agreements with UF Health to build the Urgent Care Center along SE Hawthorne Road, and UF Health has agreed to operate the clinic for 20 years. The City contributed \$2.25 million of ARPA funding for the clinic, with Alachua County also contributing \$2.25 million towards the construction. As of October 2023, the facility is under construction, with foundations and framing in progress.

2. Food Hub/Grocery Store Site

The Eastside of Gainesville has long been considered a food desert. As part of the “EHEDI at Cornerstone” project, the site will include an 18,000-square-foot pad-ready site. That site will be prepared for either a national retail grocery store or a food hub. This size pad was selected because it is a typical size for a grocery store.

If the City is unsuccessful in attracting a national grocer, it will create a food co-op for the Food Hub.

3. Regional Transit System Transfer Hub/Gainesville Fire Rescue Facility

The City's Regional Transit System (RTS) received a grant from the Federal Transit Authority (FTA) to build a transfer hub on the east side of Gainesville. The City's plan is to connect the needed transfer hub with the economic development site to benefit both.

Additionally, as part of the "NE 8th Avenue and Waldo Road Plan" and the "Gainesville Fire Rescue (GFR) Station Master Plan", Fire Station #3, located at 900 NE Waldo Road, needs to be moved and reconstructed. Since the station is currently located on the NE 8th Avenue & Waldo Road site, the "EHEDI at Cornerstone" project provides the opportunity to construct a new fire station and co-locate it on the RTS Transfer Hub site. This would mirror an arrangement that currently exists at the Butler Plaza /Fire Station #9 site in southwest Gainesville.

In addition to a fire station, this facility could also house GFR's Community Paramedicine Program, which would benefit from a location close to both the Eastside Urgent Care Center and the Alachua County Health Department.

4. Mixed-Use Development

The plan for the remainder of the property is to continue to work with neighbors in east Gainesville to maximize the economic benefit of this lot. Considerations include but are not limited to:

- Office / Medical
- Retail
- Housing (Market Rate & Affordable)

5. Gridded Roadway Network and Stormwater Management Facilities

In order for the overall development to be successful, the City is developing a roadway network to connect the various land uses with the surrounding existing roadway networks. This network will provide internal access to the sites and collect and distribute traffic for the overall site.

- Today, staff is recommending the award of the construction contract for the north-south roadway that will connect Hawthorne Road to SE 8th Avenue. The FDOT permitted the access as a right turn in / right turn out only, with the exception of allowing the northbound left turn out of the site for emergency access and transit access. Construction is expected to start in early 2024.
- An east-west roadway will be developed that connects SE 6th Avenue on the west side of the site and to the GTEC parking facility on the east side of the site at a future date. The intersection of the east-west roadway and the north-south roadway will be a raised intersection to facilitate traffic calming on the site. It will also connect to undeveloped (and future) SE 21st Street on the east end.

The longer-term plan – at build-out and completion of a future S.E. 21st Street would be to propose to the FDOT for the S.E. 21st Street access to be right turn out / right turn in

only and convert the GTEC entrance to right turn out / right turn in only in exchange for converting the new north-south roadway to a full access median opening.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

Recommendation: City Commission: 1) Award Bid No. GCRA-240010-DH in the amount of \$3,074,515.00, and up to ten percent (10%) contingency in the amount of \$307,451.50, for a total of \$3,381,966.50 to Andrews Paving, Inc.; 2) Authorize the City Manager or designee to enter into a Construction Agreement with Andrews Paving; and 3) Authorize the City Manager, or designee, to enter into a Task Assignment with Causseaux, Hewett & Walpole, Inc., in the amount of \$439,635 for construction engineering & inspection services for the Eastside/Cornerstone Infrastructure Project, subject to approval by the City Attorney as to form and legality.