

2018-2019 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed. If additional space is needed, attach a word document with your entire answer.

Governmental Entity Information

Name of Governmental Entity: Gainesville Regional Utilities

Government Federal Employer Identification Number: [REDACTED]

Primary Contact Name: Rick Hutton, P.E.

Title: Supervising Engineer

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Gainesville, FL 32609

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Secondary Contact Name: Anthony Cunningham

Title: Water/Wastewater Officer

Phone Number: (352) 393-1615

Public Infrastructure Grant Eligibility

Pursuant to section 228.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry ([View Florida's Targeted Industries here](#)).
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.

1. Program Requirements:

(If additional space is needed, attach a word document with your entire answer.)

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide a detailed description of the public infrastructure improvements.

See Attached

B. Provide location of public infrastructure, including physical address and county of project.

See Attached

C. Is this infrastructure currently owned by the public? Yes No

If no, is there a current option to purchase or right of way provided to the County?

D. Provide current property owner.

The pipeline is located within City of Gainesville road rights-of-way and utility easements.

E. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

The pipeline will be owned and operated by GRU which is owned by the City of Gainesville.

F. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

No, the project will directly benefit all wastewater system customers that are upstream of project, and will benefit the entire community by allowing further economic development.

G. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry ([View Florida's Targeted Industries here](#)).
 - Describe how the project will promote specific job growth. Include the number of jobs that will be retained or created, and in which industry(ies) the new net jobs will be created using the North American Industry Classification System ([NAICS](#)) codes. Where applicable, you may list specific businesses that will retain or create jobs or make capital investment.
 - Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

See Attached

2. Additional Information:

(If additional space is needed, attach a word document with your entire answer.)

A. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

The sanitary sewer capacity improvement project will commence construction in 2020 and will be completed within 1 year.

B. What permits are necessary for the public infrastructure project?

See Attached

- C. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Permits will be secured as part of the detailed design which will occur in 2019. As described above, the routine permits involved are issued within 30 days or less of application.

- D. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

Construction will be in road rights of way and utility easements that are designated for utilities.

- E. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

- F. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

Design will start immediately after grant receipt. Construction will be initiated after design

- G. Does this project have a local match amount? Yes No

If yes, please describe the entity providing the match and the amount.

GRU will match 50% of the project cost. Total project cost is estimated at \$2.5 million. GRU would pay 1/2 and seek \$1.25 million in grant funding.

- H. Provide any additional information or attachments to be considered for this proposal. Maps and other supporting documents are encouraged.

See Attached

3. Program Budget

(If additional space is needed, attach a word document with your entire answer.)

Estimated Costs and Sources of Funding: Include all applicable public infrastructure costs and other funding sources available to support the proposal.

1.) **Total Amount Requested** \$ 1,250,000
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 1,250,000

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 1,250,000

B. Public Infrastructure Project Costs:

Construction \$ 2,250,000

Reconstruction \$

Design & Engineering \$ 250,000

Land Acquisition \$

Land Improvement \$

Other \$

Please Specify: _____

Total Project Costs \$ 2,500,000

Note: The total amount requested must be calculated by subtracting the total Public Infrastructure Project Funding Sources in A. from the total Public Infrastructure Project Costs in B.

- C. Provide a detailed budget narrative, including the timing and steps necessary to obtain the funding and any other pertinent budget-related information.

GRU has \$1.25 million budgeted for the project in 2019 and 2020.

4. Approvals and Authority

(If additional space is needed, attach a word document with your entire answer.)

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

Board authorization is not required. The General Manager for Utilities has the authority to accept the grant.

If board authorization is not required, who is authorized to sign?

The General Manager for Utilities has the authority to accept the grant.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.
- ii. State whether entity is willing and able to hold special meetings, and if so, upon how many days' notice.

Not Applicable

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.

See Attached

I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described entity and to the best of my knowledge, that all data and information submitted in proposal is truthful and accurate and no material fact has been omitted.

Name of Governmental Entity: Gainesville Regional Utilities

Name and Title of Authorized Representative: Anthony Cunningham

Representative Signature: 

Signature Date: 10/03/18

Gainesville Innovation District Sewer Capacity Project

1.A.

The project includes sewer capacity improvements needed to accommodate growth in the Gainesville Innovation District Infrastructure Improvement Area (I-District IIA). Figure 1 shows the general location of the IIA and the sewer improvements.

The I-District IIA is a 248 acre area located adjacent to the University of Florida in Gainesville, Florida. The area has been targeted for redevelopment to include business and research centers as well as other commercial and multi-family residential development. The IIA includes the Innovation District which has been specifically targeted for bringing in high-tech business and business research centers and promoting collaboration between those businesses and UF. The area is being developed through partnership between the City of Gainesville, Gainesville Regional Utilities (GRU) (owned by the City of Gainesville), University of Florida (UF), UF Health, and private developers.

Buildout of the Innovation District alone area is expected to result in approximately 1.5 million square feet of commercial space. A more detailed description of development activities that have been completed and planned are provided in the answer to Item 1.G.

The sewer lines that will be replaced are critical because wastewater from the I-District IIA flows through these lines. Because the area had historically been occupied with much lower density development, the existing sewer infrastructure is not adequately sized to handle additional growth in the area. Therefore, GRU has developed a master plan of proposed sewer system capacity improvements that are needed to allow continued growth in the designated I-District IIA. GRU has completed several improvements already at a cost of \$3 million. The I-District Sewer Capacity project will replace critical piping segments that receive flow from the I-District IIA area. As shown in Figure 1, the project includes the following:

- Replacement of 1,725 ft of existing 15 inch gravity sewer lines with 24 inch lines (\$1.5 million), anticipated completion 2021; and
- Replacement of 650 ft of existing 24 inch gravity sewer lines with 36 inch lines (\$1 million), anticipated completion 2021.

The project will provide needed sanitary sewer system capacity in order to allow continued growth in the Innovation District and the I-District IIA.

1.B.

Figure 1 shows the location of the project which is in Gainesville, Florida in Alachua County. The new 24 inch pipeline section starts at approximately 1121 SW 6th St and extends to the west side of Main Street where it will connect into piping that GRU is currently installing under Main Street at the South 1300 block. A new 36 inch pipeline will connect on the east side of Main Street at the South 1300 block and will extend eastward to the Main Street Water Reclamation Facility.

1.C.

Yes, it is owned by the City of Gainesville doing business as GRU.

1.D.

The pipeline is located within road rights-of-way and utility easements.

1.E.

Yes, the pipeline will be owned and operated by GRU which is owned by the City of Gainesville.

1.F.

No, the project will directly benefit all wastewater system customers that are upstream of project, and will benefit the entire community by allowing further economic development.

1.G.

Figure 1 shows the I-District IIA that will be served by the project. The IIA encompasses 248 acres within the City of Gainesville and has been targeted for redevelopment. The Innovation District is located within the IIA and has been specifically targeted to bring in high-tech businesses and promote collaboration between these businesses and the University of Florida. The Innovation District development anticipated to build out to 1.3 to 1.5 million square ft over the next 20 years and is bringing in jobs from various technology related sectors, including Enterprise Florida Targeted Industries such as infotech, life sciences, and financial/professional services. The Innovation District is being developed through partnership between the City of Gainesville, GRU (owned by the City), UF, UF Health, and private developers. Figure 2 shows the long-term plan for the innovation district that was provided by UF.

The Innovation District development is adding economic diversity to Gainesville by bringing in private industry and is providing jobs for people at various education levels. In addition to high technology jobs, there will be a number of jobs supporting these high tech businesses. Development within the throughout the larger I-District IIA also includes retail, restaurant, and other commercial uses and multi-family residential development, all of which also provide jobs.

For additional information on the Innovation District development refer to:

<http://infusionatinnovationsquare.com/benefits-of-uf-innovation-square.asp>

The development that has already occurred since 2010 provides evidence that development will continue in the Innovation District and the IIA if the sewer capacity project is completed. Table 1 summarizes major commercial development projects completed since 2010. Since 2010, 379,000 square feet of commercial construction, not including multi-family residential, has been constructed. Multi-family residential construction totaling 3,884 bedrooms has also occurred since 2010. Table 2 includes major development projects in the IIA that are underway and will be completed by 2020. Approximately 92,000 square feet of additional commercial construction projects are either in the design phase or under construction and are anticipated for completion by 2020. The commercial construction includes several business and research centers including the UF Innovation Hub, Ayers Plaza, Ingenuity at Innovation Square, and Nimbus (shown in Figure 1). Along with the high tech businesses, development for uses such as housing, restaurants, retail, etc. that support these job centers is also occurring.

Table 1
Non-Residential Commercial Construction Completed in the I-District IIA Since 2010

Development	Non-Residential Building Area (Square ft)
Ayers Plaza	135,000
Innovation Hub	51,000
Ingenuity	49,000
Innovation Hub 2.0	49,000
Nimbus	15,000
Target	23,000
The Standard	22,000
Publix	20,000
Continuum	7,000
McDonald's	4,000
Taco Bell	4,000
Total	379,000

Table 2
Commercial Development Currently Underway in the I-District IIA

Development	Multi-Family Bedrooms	Non-Residential Building Area (Square ft)
800 Second	-	58,308
Cascades Apartments	119	-
Hub 2.0	555	11,000
Inception	168	4,000
The Hub on Campus	411	18,910
Total	1,253	92,218

The number of jobs created can be estimated based on the square footage of commercial space being developed. As shown in Table 2, projects underway will add approximately 92,000 square feet of commercial space within the next 2 years (this is over and above the 379,000 square ft already developed). Based on an assumption of approximately 4 jobs per 1,000 square ft, the projects underway would be expected to yield roughly 370 jobs. Over a 10 year period we would expect significant additional development beyond this. However, since GRU is not in direct control of job creation we are conservatively estimating 250 jobs over the next 10 years. The jobs created are expected to primarily be in the following NAICS classifications:

- 44-45 Retail Trade
- 52 Finance and Insurance
- 53 Real Estate Rental and Leasing
- 54 Professional, Scientific, and Technical Services
- 55 Management of Companies and Enterprises
- 62 Health Care and Social Assistance
- 71 Arts, Entertainment, and Recreation
- 72 Accommodation and Food Services

The proposed sanitary sewer capacity improvement project is necessary in order to allow continued development and job creation in the I-District IIA. The Innovation District located within the IIA is critical in providing high-tech and other professional jobs that will benefit the local economy and also create service sector related jobs.

2.A.

The sanitary sewer capacity improvement project will commence construction in 2020 and will be completed within 1 year.

2.B.

The project will include permits that are routinely required for pipeline work which include:

- FDEP wastewater construction permit
- FDEP Environmental Resource Permit or dewatering permit
- NPDES permit for erosion and sediment control
- City of Gainesville right of way permit
- City of Gainesville tree removal permit (may be required)

All of these permits are routine with sewer construction work. Permits take no more than 30 days to prepare and no more than 30 days for approval. Permitting will not be an obstacle to constructing the project.

2.C.

Permits will be secured as part of the detailed design which will occur in 2019. As described above, the routine permits involved are issued within 30 days or less of application.

2.D.

Construction will be in road rights of way and utility easements that are designated for utilities.

2.E.

No

2.F.

Detailed design for the project will commence upon grant receipt in 2019. Construction would be initiated after design is complete.

2.G.

GRU will match 50% of the project cost. Total project cost is estimated at \$2.5 million. GRU would pay ½ and seek \$1.25 million in grant funding.

2.H.

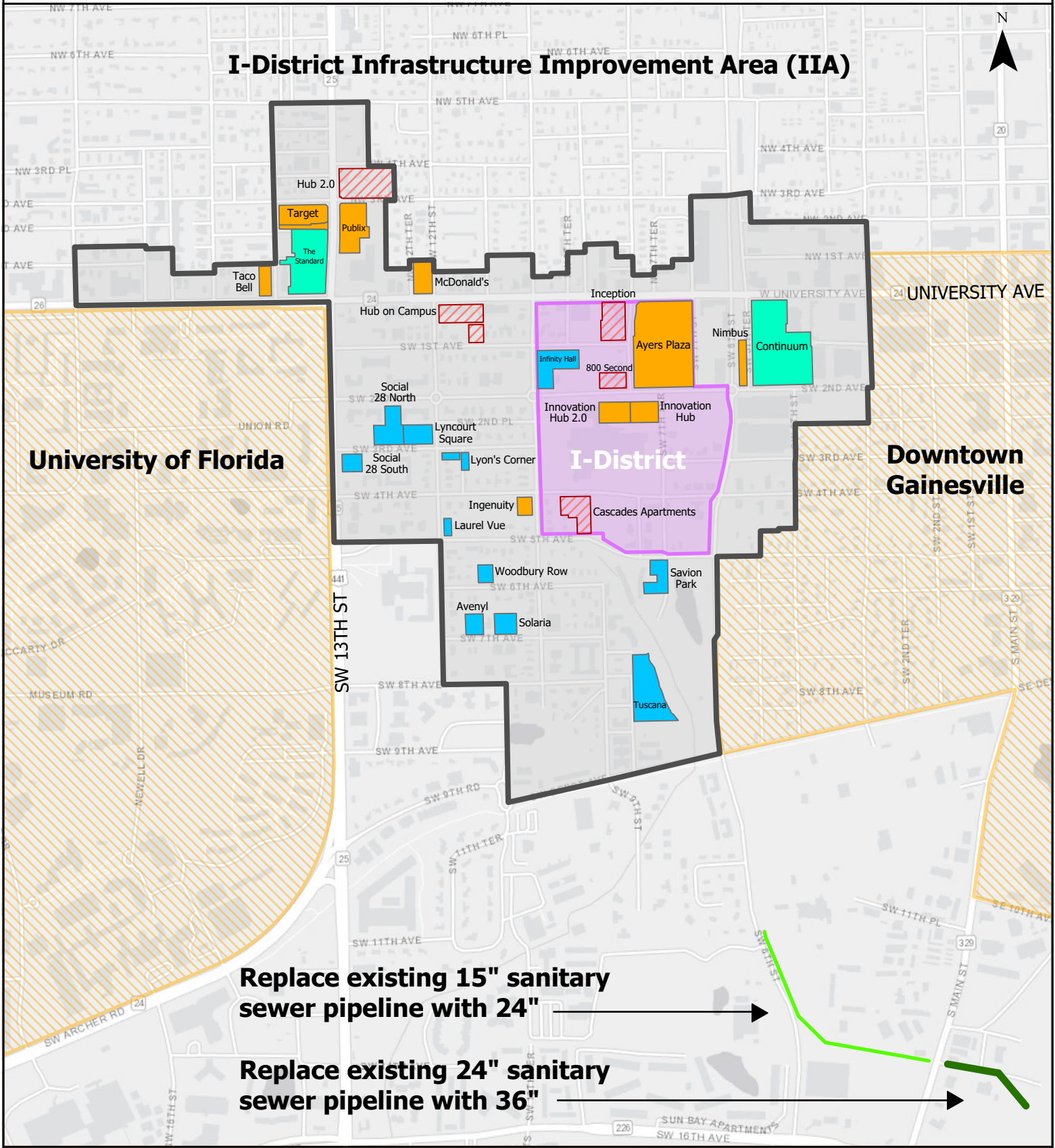
Letters of support will be provided by UF and by Trimark Properties, which is a private developer doing work in the Innovation District.

4.C.

Under the City of Gainesville charter Part I. Article I. Section 3.06, Part (2) the General Manager for Utilities shall be responsible and have exclusive management jurisdiction and control over operating and financial affairs of the Utility System including, but not limited to, the planning, development, production, purchase, sale, exchange, interchange, transmission and distribution of all electricity; the planning, development, purchase, sale, exchange, interchange, transmission and distribution of all natural gas; the planning, development, supply, treatment,

transmission, distribution and sale of all potable water; and the planning, development, collection, treatment, disposal and billing of all wastewater now or hereafter provided by the city. Anthony Cunningham is the Water/Wastewater officer who has been designated by the General Manager for the operations of the water and wastewater systems and is authorized to submit grant applications.

Figure 1: Gainesville I-District Sewer Capacity Project



Replace existing 15" sanitary sewer pipeline with 24"

Replace existing 24" sanitary sewer pipeline with 36"

0 0.13 0.25 Miles

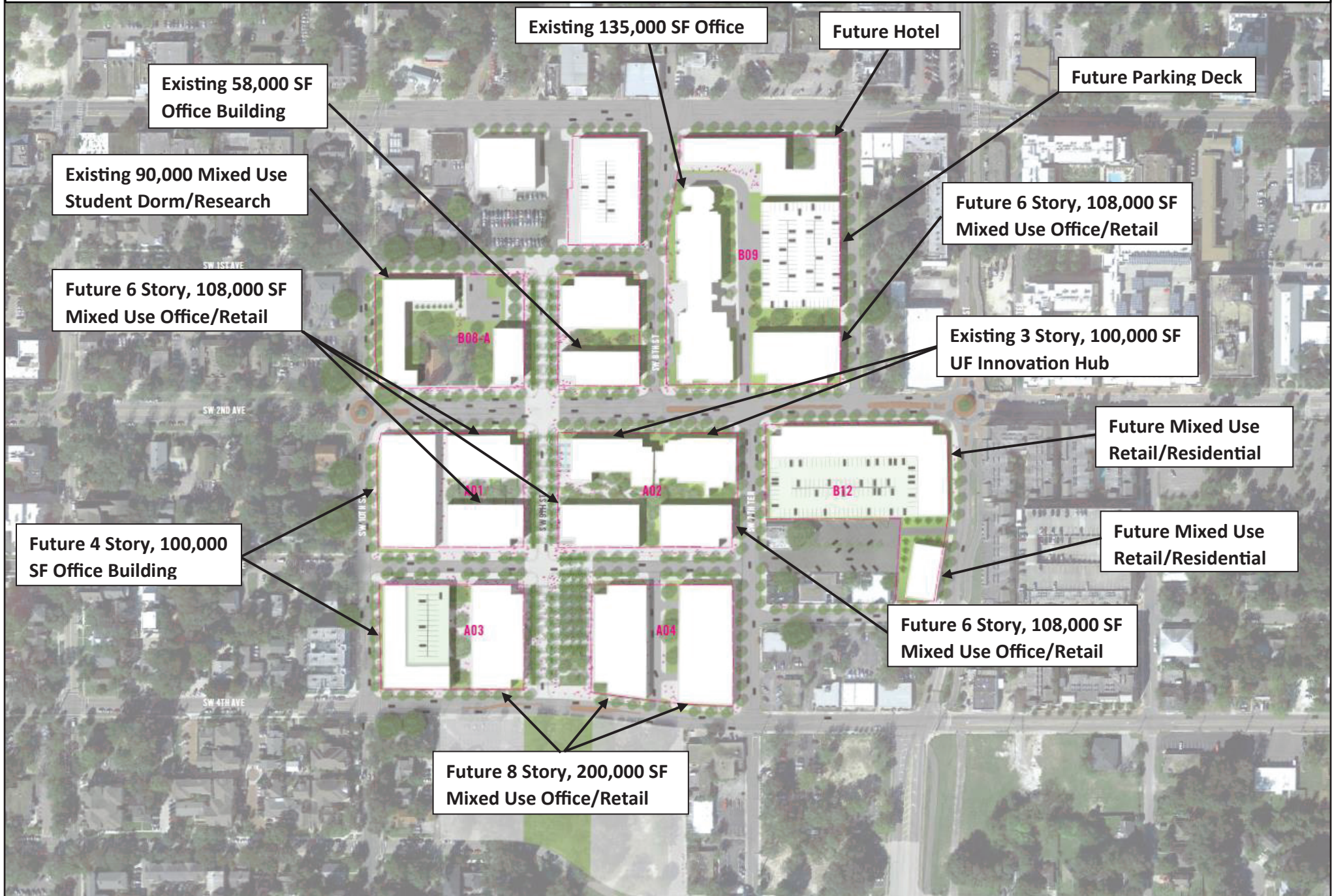


- I-District
- Commercial
- Residential
- Both
- Future Construction
- Sanitary Sewer Improvements
Piper Diameter (in)
- 24
- 36

Disclaimer:

The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting the Water/Wastewater Engineering Department at (352) 334-3400 ext. 1653.

Figure 2: I-District Development Plan



Source: University of Florida (September 2018)