



2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant Proposal

Proposal Instructions: Please read this document carefully and provide the information requested below. Some questions may request that a separate narrative 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: ██████████

Primary Contact Name: Rick Hutton, P.E.

Title: Supervising Engineer

Mailing Address: PO Box 147117 Station E3F
Gainesville, FL 32614

Phone Number: (352) 393-1218

Email: huttonrh@gru.com

Secondary Contact Name: Tony Cunningham, P.E.

Title: Water/Wastewater Officer

Phone Number: (352) 393-1615

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, 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?

It is owned by the City of Gainesville doing business as Gainesville Regional Utilities (GRU).

D. Provide current property owner.

The pipeline is located within the 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 is 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 2022 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?

See Attached

- 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?

See Attached

- 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

Detailed design for the project will commence upon grant receipt in 2021. Construction would be initiated after design is complete.

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

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

City of Gainesville dba Gainesville Regional Utilities will match 50% of the project cost. Total project cost is estimated at \$2 million. GRU would pay ½ and seek \$1 million in grant funding.

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

A letter of support from Trimark Properties, which is a private developer doing work in the Innovation District, is attached. A letter of support from UF will be provided later.

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** \$ 1,000,000.00
 Florida Job Growth Grant Fund

A. Other Public Infrastructure Project Funding Sources:

City/County \$ 1,000,000.00

Private Sources \$

Other (grants, etc.) \$

Please Specify: _____

Total Other Funding \$ 1,000,000.00

B. Public Infrastructure Project Costs:

Construction \$ 1,800,000.00

Reconstruction \$

Design & Engineering \$ 200,000.00

Land Acquisition \$

Land Improvement \$

Other \$

Please Specify: _____

Total Project Costs \$ 2,000,000.00

Note: The total amount requested must be calculated by subtracting the total other 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 funding budgeted for the project in its approved capital budget for 2021 and 2022.

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)?

The General Manager for Utilities has the authority to accept the grant, and will gladly do so. Board approval is not required.

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, P.E.

Representative Signature: 

Signature Date: 10/28/21

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 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. Currently, the I-District is thriving with over 80 successful businesses, many of which are in technology related industries which include Admiral, Jacobs Engineering, BehaviorMe, Mobiquity, Captozyme, Orthofix, etectRx, Parisleaf, Eventplicity, Raytheon, Feathr, and UF Innovate.

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 over \$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 1,725ft of existing 15 inch gravity sewer lines with 24 inch lines (\$2 million), anticipated completion 2022

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 recently upgraded under Main Street at the South 1300 block.

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 attached 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 magnitude of this development will benefit the economy of the entire North Central Florida region, as well as the state as a whole. The proposed sewer improvement is needed to support this development.

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 feet 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 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, development throughout the larger I-District also includes retail, restaurant, and other commercial uses and multi-family residential development, all of which provide jobs.

The Innovation District Website provides additional information:

<http://innovationdistrictgainesville.com/>

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, approximately 438,808 square feet of commercial construction, not including multi-family residential, has been constructed. Multi-family residential construction totaling 4,171 bedrooms has also occurred since 2010.

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

Development	Non-Residential Building Area (Square feet)
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
Nimbus	1,500
Ayers Plaza	135,000
800 Second	58,308
Inception	4,000
Continuum	7,000
McDonald's	4,000
Total	438,808

Table 2 includes major development projects in the IIA that are under construction and are expected to be completed in 2022. Approximately 140,766 square feet of additional commercial space are currently under construction. There is also an 87,366 square foot improvement planned for Santa Fe College's Blount Center. This will include new offices and classrooms to support the outreach and educational mission of the facility.

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

Development	Multi-Family Bedrooms	Non-Residential Building Area (Square feet)
908 Group	604	20,200
Ardent Apartments	182	8,000
The Blount Center	-	87,366
CA Ventures	563	5000
Cascades Phase II	75	20,200
Total	1,424	140,766

Table 3 shows planned future developments in the IIA in which design has been completed and construction will start soon. This includes a large multi-use development adding 502 bedrooms and 30,000 commercial square feet. There is also a 20,000 square foot planned for the new Swamp Restaurant.

Table 3
Planned Future Development in the I-District IIA

Development	Multi-Family Bedrooms	Non-Residential Building Area (Square feet)
1225 W. University Apartments	502	30,000
The Swamp Restaurant	-	20,000
Total	502	50,000

The number of jobs created can be estimated based on the square footage of commercial space being developed. From Tables 2 and 3, approximately 190,766 square feet of commercial space will be constructed within the next 2 years. Based on an assumption of approximately 4 jobs per 1,000 square feet, the projects underway would be expected to yield roughly 763 jobs within the next 2 years alone. It is difficult for GRU to precisely forecast beyond those already planned. However, with the current rate of growth, the commercial space in the I-District will easily double within a 10 year period, which would roughly add a total of 1,750 jobs from present day (based on adding 438,000 square feet and 4 jobs per 1,000 square feet).

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 2022 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 2022. 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 2021. 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 million. GRU would pay ½ and seek \$1 million in grant funding.

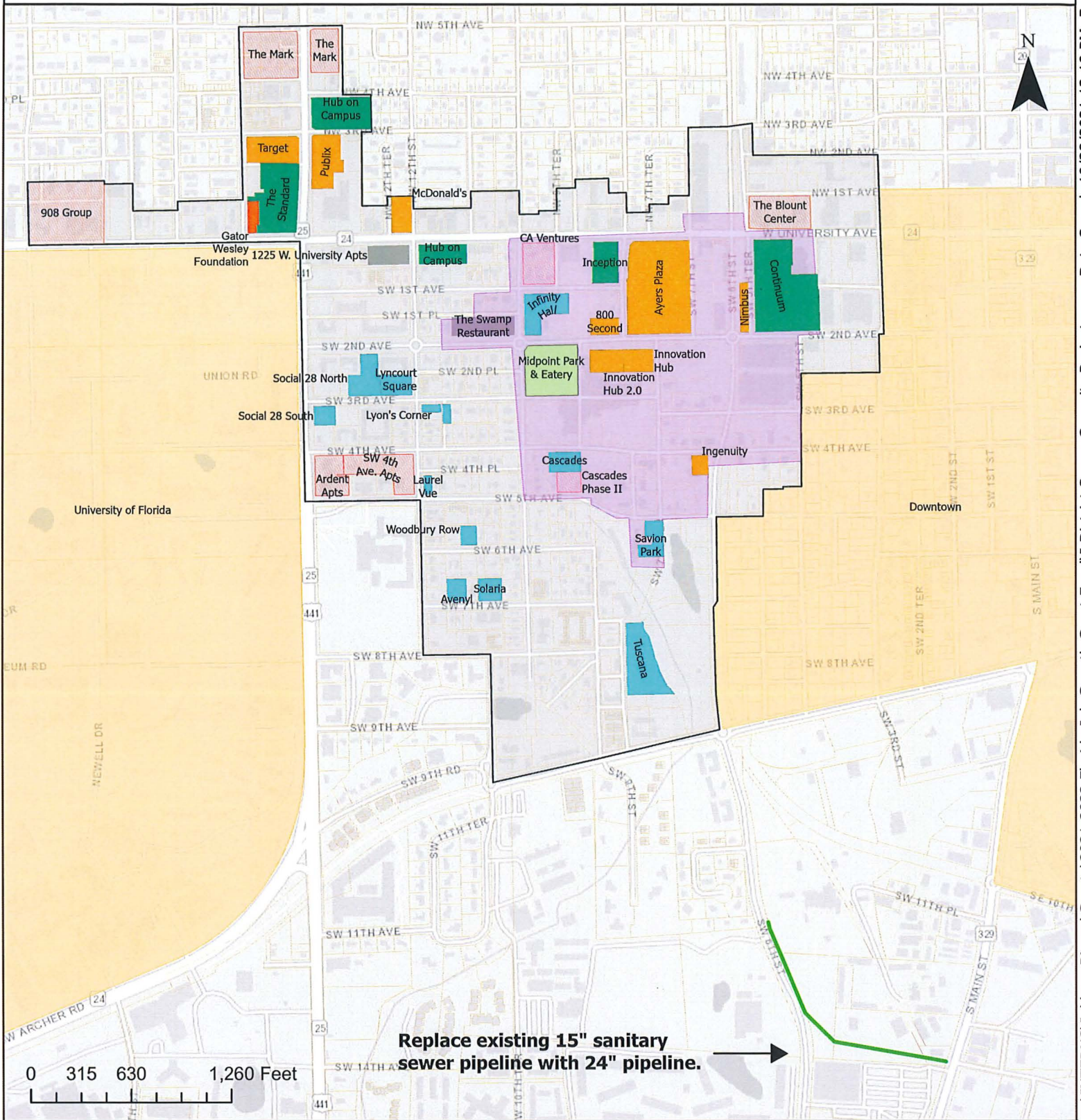
2.H.

A letter of support from Trimark Properties, which is a private developer doing work in the Innovation District, is attached. A letter of support from UF will be provided later.

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: I-District Infrastructure Improvement Project



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.

Development Since 2010		Sanitary Sewer Improvements	
	Commercial		Under Construction
	Residential		Future Construction
	Residential/Commercial		I-District
	Midpoint Park & Eatery		Downtown
	Religious Institution		University of Florida

Sanitary Sewer Improvements

Pipe Diameter (in)
 24





October 28, 2021

Governor Ron Desantis
The Capital
400 South Monroe Street
Tallahassee, FL 32399-0001

Re: Department of Economic Opportunity
2021-2022 Florida Job Growth Grant Fund Public Infrastructure Grant
Gainesville I-District Sewer Capacity Project

Dear Governor Desantis:

Please let this serve as Trimark Properties' official support letter for the above referenced grant application. We are extremely honored Gainesville Regional Utilities (GRU) requested our support in their grant application and, even more so, to have such a forward thinking and supportive utility in our city.

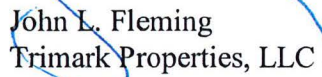
While the Innovation District and the urban core of Gainesville have experienced growth, our largest barrier to further economic growth, for all of our citizens, is the lack of adequate infrastructure. This includes, but is not limited to: storm water, water/waste water, underground electric, and parking. Several new office/research buildings have been developed in the last few years, most privately owned, but the lack of adequate infrastructure will prevent this area from becoming an economic engine for Gainesville.

As you may be aware, the Innovation District is attracting private company investment and, with it, much needed jobs. Some of the more recent large employers added to the area are: Mobiquity, Feathr, Gray Robinson Law, and Jacob's Engineering (formerly CH2M Hill Engineering). As these companies continue to grow, their need for high-tech labor also increases. Additionally, these companies and their employees are demanding ancillary services in the area such as: restaurants, retail, hotels, single and multi-family housing, and enhanced community spaces.



Over the past almost thirty (30) years, Trimark Properties has invested over \$250,000,000, in the hopes of someday seeing this area of Gainesville realize its full potential. We have another \$400,000,000 in projects slated to be developed over the next five to seven (5-7) years. Yet, we are just one of the many investors/developers/companies working to enhance economic development for Gainesville's citizenry. By writing this support letter I am asking you, as the Governor of this great State, to partner with Gainesville's citizens and Gainesville Regional Utilities in bringing much needed jobs (read: opportunity) to our region.

Warmest regards,



John L. Fleming
Trimark Properties, LLC