



Quarterly Report

October 23, 2001

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The Better Jacksonville Plan Quarterly Report Executive Summary

October 23, 2001

- **Sports and Entertainment Arena** – Groundbreaking, November 27 at 11 a.m.
- **Baseball Park** – Groundbreaking, December 11 at 11 a.m.
- **Main Library** – Architectural Design Competition Presentations, December 17 – UNF University Center
- **Courthouse Complex** – Architectural Design Competition proposed to be held January – March 2002. Architect selection anticipated in April 2002.
- **Street Resurfacing** – Over the past fiscal year, 135 miles of city streets have been resurfaced by pre-existing contracts that expired on September 30, 2001. An additional 40 miles have been resurfaced by new BJP contracts to total 175 miles of roads resurfaced to date.
- **Neighborhood Sidewalks** – To date, 13 miles of sidewalks have been constructed by pre-existing contracts
- **Roadway and Infrastructure Improvements** – In November, requests for proposals will be advertised for five new road projects:
 - Girvin Road (Atlantic Boulevard to Mt. Pleasant Road)
 - Hartley Road (St. Augustine Road to S.R. 13)
 - Harts Road (Dunn Avenue to Bertha Street)
 - Kernan Boulevard (Butler Boulevard to McCormick Road)
 - San Pablo Road (Beach Boulevard to Atlantic Boulevard)

(Maps of all JTA's BJP projects are included in this report.)

- **Preservation Project** – Tonight, 2 bills will be introduced to City Council for \$25 million that offers an innovative way of securing \$20 million in state matching funds for preservation in Duval County.

Revenue

October 23, 2001

OVERVIEW

- Projections for the local option sales tax were based on a conservative 5% growth rate; historic growth is 6-9%
- The slow growth rate that we have been experiencing this fiscal year reflects the dip in economy and was considered in the overall projections for growth
- Professionals expect this kind of fluctuation over time and confirm that Better Jacksonville revenues are in line with long-term growth rate estimates
- The City has collected \$48 million as transportation tax, as of July 2001.
- The City has collected \$30 million, as half-cent sales tax, as of July 2001.

Bonds

October 23, 2001

OVERVIEW

- \$400 million sold in bonds to date
- Approximately \$290 million committed through expenses and contracts

Minority Business Enterprise

October 23, 2001

GOAL

Encourage selection of local and minority-owned businesses to the maximum extent of the law for all projects within The Better Jacksonville Plan.

MILESTONES

Average Minority Business Enterprise participation for 20 Better Jacksonville projects is 16.6%.

The Equal Business Opportunity (EBO) Office increased the minority vendor database by 16% during the fourth quarter.

Workshops and presentations have reached more than 900 potential and established small and minority-owned vendors.

OUTREACH

- A networking event, Matchmaker 2001, was held July 31st for all certified vendors to meet The Better Jacksonville Plan's project managers, program managers, prime contractors and consultants with more than 300 attending.
- The EBO Office held a booth at the JEA Small Business Trade Fair on August 16th and The Better Jacksonville Plan one year anniversary event on September 5th.
- The EBO Coordinator, Procurement Manager, and a Better Jacksonville Buyer presented on how to get certified and do business with the City at the Small Business Service Center on July 19th, attended by more than 50 potential vendors.
- EBO staff assisted with the production of Minority Enterprise Development Week activities during the week of September 17-21st. Events included a Kick-off Breakfast, Business Mixer, Trade Fair and workshops, Youth Summit, Souvenir Booklet, Awards Luncheon and Golf Tournament.

Sports and Entertainment Arena

October 23, 2001

PROJECT SCOPE

\$125 million
Seating capacity up to 16,000
Construction Start Date – Nov. 2001
Estimated Completion – Summer 2003

PROJECT MANAGER

Wayne Boy, P.E.

PROGRAM MANAGER

Gilbane / Scheer / Renaissance
This joint venture is between a national construction management firm, a regional sports marketing firm and a local, minority design-build firm.

DESIGN CONSULTANT

Hellmuth, Obata, and Kassabaum (HOK)
HOK is an international sports designer who has partnered with Bessent, Hammack & Ruckman (BH&R), a Jacksonville civil engineering firm.

CONSTRUCTION MANAGER

Turner / Perry-McCall / Northside Partnership, Inc.
A joint venture formed between a national sports construction firm, a large, local construction firm and a local, minority engineering firm.

| MILESTONES | Anticipated Completion | Current Status |
|--------------------------|-------------------------------|---------------------------------------|
| Preliminary Design | October 2001 | Revised to Maintain Budget |
| Acquisition & Demolition | October 2001 | On Schedule |
| Intermediate Design | December 2001 | Revised per Preliminary Design |
| Groundbreaking | November 27, 2001 | On Schedule |
| Design Complete | October 2002 | On Schedule |
| Dedication Celebration | Summer 2003 | On Schedule |

Baseball Park

October 23, 2001

PROJECT SCOPE

\$25 million
8,000 – 10,000 seats
Anticipated Construction Start Date – Dec. 2001
Estimated Completion – Spring 2003

PROJECT MANAGER

Wayne Boy, P.E.

PROGRAM MANAGER

Gilbane / Scheer / Renaissance
This joint venture is between a national construction management firm, a regional sports marketing firm and a local, minority design-build firm.

DESIGN CONSULTANT

Hellmuth, Obata, and Kassabaum (HOK)
HOK is an international sports designer who has partnered with Bessent, Hammack & Ruckman (BH&R), a Jacksonville civil engineering firm.

CONSTRUCTION MANAGER

Barton Malow
This firm has 28 years of combined sports facility experience and was the Project Management Contractor for the construction of Camden Yards.

| MILESTONES | Anticipated Completion | Current Status |
|--------------------------|-------------------------------|---------------------------------------|
| Preliminary Design | October 2001 | Revised to Maintain Budget |
| Acquisition & Demolition | October 2001 | On Schedule |
| Intermediate Design | November 2001 | Revised per Preliminary Design |
| Groundbreaking | December 11, 2001 | On Schedule |
| Design Complete | May 2002 | On Schedule |
| Dedication Celebration | Summer 2002 | Revised Schedule Spring 2003 |

Main Library

October 23, 2001

PROJECT SCOPE \$95 million
300,000 square feet
600 vehicle parking garage with ground floor commercial space

PROJECT MANAGER Rex Holmlin, P.E.

PROGRAM MANAGER Heery International, Inc.
Heery is a multi-disciplined professional services company with 1,100 employees worldwide headquartered in Atlanta.

DESIGN CONSULTANT To be determined by an Architectural Design Competition

*Architectural Design Competition Presentations
December 17 - UNF University Center*

Architect selection anticipated December 2001

Competitors

Robert A.M. Stern

Rolland, Devalle & Bradley /

Michael Graves & Associates

Vitetta / Schmidt, Hammer & Lassen

Pappas JSA / Hardy Holzman

Pfeiffer Associates

CONSTRUCTION MANAGER To be determined
Selection anticipated February 2002

| MILESTONES | Anticipated Completion | Current Status |
|-------------------------|-------------------------------|-----------------------|
| Acquisition | November 2001 | On Schedule |
| Preliminary Design | February 2002 | On Schedule |
| Intermediate Design | June 2002 | On Schedule |
| Design Complete | November 2002 | On Schedule |
| Dedication Celebration* | Summer 2003 | On Schedule |

**Date to be confirmed by Design Consultant, Construction Manager and Program Manager.*

Courthouse Complex

October 23, 2001

PROJECT SCOPE \$190 million
900,000 square feet
Downtown Courthouse Complex

PROJECT MANAGER Chris Boruch

PROGRAM MANAGER Jacobs Facilities, Inc.

Jacobs is one of the largest professional services firms in the United States with over 18,000 employees. It provides a broad range of project services; process, scientific and systems consulting services; operations and maintenance services; and construction services to a broad range of industrial, commercial and governmental clients.

DESIGN CONSULTANT To be determined by an Architectural Design Competition

Architectural Design Competition proposed to be held January – March 2002

Architect selection anticipated April 2002

CONSTRUCTION MANAGER To be determined

Selection anticipated May 2002

| MILESTONES | Anticipated Due Date | Current Status |
|------------------------|-----------------------------|-----------------------|
| Acquisition | Spring 2002 | On Schedule |
| Demolition | Summer 2002 | On Schedule |
| Groundbreaking | Winter 2003 | On Schedule |
| Dedication Celebration | Fall 2005 | On Schedule |

Street Resurfacing

October 23, 2001

| | |
|---------------------------|---|
| PROJECT SCOPE | \$105 million 2,180 miles to be resurfaced |
| PROJECT MANAGER | Ed Doughty, P.E. |
| PROGRAM MANAGER NW | Eisman & Russo <i>A consulting engineering firm headquartered in Jacksonville with more than 50 local employees.</i> |
| PROGRAM MANAGER SE | Law-Gibb Group <i>A geo-technical engineering firm headquartered in Kennesaw, Georgia, with a local branch office of 75 employees.</i> |

RESURFACING CONTRACTORS

Area 1 - City Council Districts 7, 8, 10, 11
Atlantic Coast Asphalt
Area 2 - City Council Districts 9, 12, 13, 14
APAC-Florida
Area 3 - City Council Districts 1, 2, 3
Duval Asphalt Company
Area 4 - City Council Districts 4, 5, 6
R. B. Baker Co. - awaiting Notice to Proceed

MILESTONES

135 miles of city streets have been resurfaced by pre-existing contracts that expired on September 30, 2001.

40 miles have been resurfaced by new BJP contracts to total 175 miles of road resurfaced to date.

The majority of streets are anticipated to be resurfaced by the middle of 2004 with the exception of the streets that will receive major infrastructure improvements.

Neighborhood Sidewalks

October 23, 2001

| | |
|---------------------------|---|
| PROJECT SCOPE | \$20 million Estimated 150 miles of neighborhood sidewalks |
| PROJECT MANAGER | Ed Doughty, P.E. |
| PROGRAM MANAGER NW | Eisman & Russo <i>A consulting engineering firm headquartered in Jacksonville with more than 50 local employees.</i> |
| PROGRAM MANAGER SE | Law-Gibb Group <i>A geo-technical engineering firm headquartered in Kennesaw, Georgia, with a local branch office of 75 employees.</i> |

SIDEWALK CONTRACTORS

- To date, 13 miles of sidewalks have been constructed by pre-existing contracts.
- All three annual contracts for continuous sidewalk construction expired on September 30, 2001.
- Staff is currently working with City Council members to prioritize sidewalk projects in their districts.
- Bids were opened on October 17, 2001 for the four BJP continuous sidewalk construction contracts.
- Notices to Proceed are expected to be issued in November 2001.

Roadway and Infrastructure Improvements

October 23, 2001

PROJECT SCOPE \$1.5 billion for road widening, drainage, interchanges, intersection improvements and safety grade crossings *

PROJECT MANAGER Douglas E. Layton, P.E.
PROGRAM MANAGER NW HDR/RS&H
PROGRAM MANAGER SE River City Management Group

PROJECT TEAM ASSEMBLY

Program Manager

- Currently negotiating contracts through 2003 with both Program Managers
- Initial contract in place for SE Program Manager
- Initial contract in process for NW Program Manager

INDIVIDUAL PROJECT STATUS

Design Contracts for 6 new road projects are currently under scope and fee negotiation

- Dean Road (Beach Boulevard to Parental Home Road)
- Hodges Boulevard (Beach Boulevard to Atlantic Boulevard)
- Caron Drive Extension (St. Augustine Road to Greenland Road)
- Hendricks Avenue (Mitchell Avenue to Prudential Drive)
- Old St. Augustine Road (Hood Landing Road to I-95)
- 8th Street (Boulevard to Liberty Street)

Proposals for design of 4 new road projects are currently under review

- Collins Road (Blanding Boulevard to Roosevelt Road)
- Collins Road (Shindler Road to Old Middleburg Road)
- Spring Park Road (Bowden Road to University Boulevard)
- Old St. Augustine Road & I-295 Interchange Improvements

Request for proposals will be advertised for 5 new road projects in November

- Girvin Road (Atlantic Boulevard to Mt. Pleasant Road)
- Hartley Road (Old St. Augustine Road to S.R. 13)
- Harts Road (Dunn Avenue to Bertha Street)
- Kernan Boulevard (Butler Boulevard to McCormick Road)
- San Pablo Road (Beach Boulevard to Atlantic Boulevard)

**Also includes resurfacing and sidewalk projects outlined on following pages.*

Preservation Project Jacksonville

October 23, 2001

PROGRAM MANAGER England-Thims & Miller

PROJECT SCOPE \$50 million allocated from the Better Jacksonville Plan for land acquisition

PROGRAM MANAGEMENT STATUS

- Final scope of services will be submitted to the Professional Services Evaluation Committee in October.
- All preservation acquisition sites have been preliminarily assessed to determine how properties can meet local passive recreational needs.
- Signage for Camp Milton (Halsema Road, adjacent to the Rails to Trails) has been installed and the property is now actively managed.
- The City has received an \$80,000 grant for trail development at Camp Milton.
- The Florida Department of Environmental Protection is removing invasive and exotic species at Castaway Island (San Pablo Road).
- Other management activities on the Dutton Island Expansion (Dutton Drive, Atlantic Beach) and Reddie Point (Yachtsman Way, off University Blvd.) will begin in October.

PRESERVATION PROJECT STATUS

- The City is acquiring two parcels on the Westside:
 1. Nathan Hale Road – 407 acres adjacent to Cecil Field and property owned by the St. Johns River Water Management District.
 2. Campbell – 18.75 acres, buffer property to the Rails to Trails.
- The Preservation Project has five other land transactions that are in the final stages and will be submitted for approval to City Council in the next four weeks.
- The Preservation Project submitted eight properties for Florida Communities Trust grants August 13. The grants were reviewed and were found to be sufficient for evaluation by the state. If successful, the grants will bring nearly \$6.6 million of state acquisition monies to the City.
- The Preservation Project is in the final stages of receiving a state reimbursement of approximately \$1.4 million for Castaway Island.
- Tonight, 2 bills will be introduced to City Council for \$25 million that offers an innovative way of securing \$20 million in state matching funds for preservation in Duval County.

Neighborhood Park Improvements

October 23, 2001

PROJECT SCOPE

\$14 million for neighborhood park improvements
\$1 million for downtown park improvements

PROJECT DESCRIPTION

The Better Jacksonville Plan includes \$15 million to improve neighborhood parks throughout the city. Enhancements may include lighting, playground equipment, pathways, landscaping or other improvements to meet park needs.

Projects are defined with input from district City Council members.

The Better Jacksonville funds complement existing resources aimed at creating a showcase park system in Jacksonville. Since 1995, the City of Jacksonville has allocated \$73 million to improve its park system.

MILESTONES

More than 20 projects throughout the city are currently under review including:

- lighting enhancements
- drinking fountains
- fencing
- benches
- picnic tables and shelters
- water features
- drainage improvements
- parking improvements
- and others

JEA - Septic Tank Remediation

October 23, 2001

PROJECT SCOPE \$75 million

PROJECT DESCRIPTION Under The Better Jacksonville Plan, JEA is phasing out septic tanks in six areas of the community that have been declared sanitary nuisance areas by the Duval County Health Department and the City Council. These are all areas where leaking septic tanks are polluting the St. Johns River or tributaries to the river.

As part of The Better Jacksonville Plan, drainage improvements will also be addressed in the six identified areas. The following schedule has been adjusted to allow construction concurrently.

| MILESTONES | Adjusted Start Date | Adjusted Completion Date |
|----------------------------------|----------------------------|---------------------------------|
| Pernecia / Johnnie Circle | August 2001 | August 2002 |
| Murray Hill B | November 2001 | April 2005 |
| Lake Forest | August 2003 | May 2006 |
| Scott Mill Hill | June 2003 | February 2005 |
| Lower Glynlea | June 2003 | September 2004 |
| Oakwood Villas | June 2003 | March 2006 |

Environmental Clean-Up of Contaminated Sites

October 23, 2001

- The Better Jacksonville Plan includes \$25 million for clean-up of contaminated sites.
- Decades ago, municipal solid waste was incinerated at several sites in Jacksonville and ash from the incinerator was disposed of at several additional sites. Numerous studies and assessments have been conducted and the main contaminant in the incinerator ash appears to be lead.
- The City of Jacksonville is currently working closely with the United States Environmental Protection Agency and the Florida Department of Environmental Protection to test the sites, determine the extent and type of contamination and to develop a clean up plan.
- The clean up is expected to be expensive, the city has a moral obligation to make sure that these areas are safe for residents.

Northwest Economic Development Fund

October 23, 2001

PROJECT SCOPE

\$25 million

PROJECT MANAGER

Roslyn Phillips, Director of Business Development,
Jacksonville Economic Development Commission

PROJECT DESCRIPTION

The Northwest Economic Development Fund will help steer growth and improve infrastructure to support development north and west of the river. Although the Fund has been in place since 1986, its impact has been sporadic. Through The Better Jacksonville Plan, \$25 million has been committed to support the goal of working as a catalyst for economic development with the target area, thereby, creating employment opportunities and providing much needed retail, commercial, and entertainment venues for area residents.

MILESTONES

Five major recommendations define the strategy of achieving the stated objectives. The following revised criteria and proposed changes are expected to be presented by ordinance to the City Council for final approval soon:

- the Business Infrastructure Grant (BIG) Program focuses on infrastructure needs for development and business growth targeting large businesses;
- the Small Business Development Initiative is a revolving loan fund that is defined by the ability of each participating business to repay;
- the Façade Program offers grants to improve the outward appeal of small businesses;
- the ACE Program, Assistance to Contractors and Entrepreneurs, provides technical assistance to businesses to help them to become certified vendors for the city, obtain access to capital and help meet the vast labor needs. Although ACE cannot be funded through The Better Jacksonville Plan, other funds have been identified to fund this important component to meeting the commitment of minority participation to the maximum extent of the law for Better Jacksonville projects.
- the Large Scale Economic Development Program will focus on major development and expansion projects by assisting major projects for up to \$4 million.

Cecil Equestrian and Recreation Complex

October 23, 2001

PROJECT SCOPE

\$25 million*

\$15 million slated for the Equestrian Center

\$5 million for recreation complex

\$5 million for infrastructure

Design and construction of an Equestrian Center with a multi-purpose capability.

Long-range master site planning for equestrian center and recreation area will include tennis complex, community center, swimming pool, archery complex, baseball/softball complex, soccer complex, track/football/soccer stadium, open play fields, picnic areas, skating park/velodrome, maintenance facility, trails and camping.

PROJECT MANAGER

Taye' Brown

DESIGN CONSULTANT

Gresham Smith and Partners / Boynton Rothschild

Rowland Architects / Herbert-Halback, Inc.

The design team is a joint venture between local, regional and national firms.

CONSTRUCTION MANAGER

To be determined

**Does not include \$5 million in private funds to be raised for equestrian center, and \$560,000 prior appropriated non-BJP funds for equestrian center*

Jacksonville Zoo Improvements

October 23, 2001

DESIGN FIRM

CLRdesign, Inc. contracted with the Jacksonville Zoological Society

PROJECT SCOPE

\$10 million will be matched by private fundraising dollars for improvements to the Jacksonville Zoo.

RANGE OF THE JAGUAR

- The attraction will include interactive learning centers, a village restaurant and retail area.
- Meetings are under way with the Stellar Group for construction of the new attraction and pre-construction development is under way.
- Construction is projected to begin in May 2002.
- Scheduled to open in Spring 2004.