



Quarterly Report
November 12, 2002

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The Better Jacksonville Plan

Executive Summary

November 12, 2002

Sports and Entertainment Arena

- Arena is approximately 25% complete and is on schedule for dedication in Summer 2003.

Baseball Park

- The new ballpark is 35% complete and is on schedule for dedication in Spring 2003.

Main Library

- A local joint venture, Auchter-Elkins-Lodestar-Paris, has been selected as the construction manager for the project.
- Groundbreaking is scheduled for Monday, December 16 at noon.

Regional and Branch Libraries

- Design is under way for University Park, Argyle, East Regional and South Mandarin new branch libraries.
- Design is under way on Highlands, Murray Hill, Southeast, Webb Wesconnett, and Willowbranch renovations.
- Purchase of the West Regional site has been approved by City Council.

County Courthouse Complex

- City is currently in negotiations with Beers Skanska for construction manager at-risk.

Street Resurfacing

- Almost 900 miles have been resurfaced to date.

Neighborhood Sidewalks

- More than 34 miles of sidewalks have been constructed to date.

Neighborhood Park Improvements

- There are 139 Better Jacksonville Plan park projects in the process.

Environmental Clean Up of Contaminated Sites

- An updated site report is included.

Cecil Equestrian and Recreation Complex

- Groundbreaking ceremony held November 6th at 10:30 a.m.

Jacksonville Zoo Improvements

- Project is on time and on budget.

Revenue

November 12, 2002

OVERVIEW

TRANSPORTATION PROGRAM

- For the eleven-month period from October 2001 to August 2002, the city received \$52.2 million in sales tax revenue and \$6 million in proportionate share gas tax.
- Revenue is on target with the original cash model.

INFRASTRUCTURE PROGRAM

- For the eleven-month period from October 2001 to August 2002, the city received \$51.8 million in sales tax collections.
- For the eight-month comparative period of January 2001 to August 2001 and January 2002 to August 2002, there has been a 8.28% increase in revenues.

Bonds

November 12, 2002

OVERVIEW

- \$400 million sold in bonds to date.
- Expenses and commitments through September 2002 are \$612 million.

Minority Business Enterprise

November 12, 2002

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 Expenditures reported to date for Better Jacksonville projects are 26.4%.

OUTREACH

More than 1,500 potential minority vendors have received information through the following outreach efforts:

- Attended Ben Durham grand opening sponsored by Black Business Investment Corporation (BBIC) which houses BBIC, and a minority business incubator program.
- Participated in a Jacksonville Chamber of Commerce reception for Michael Blaylock, Executive Director, JTA.
- Attended a Business Networking event sponsored by the African American Chamber of Commerce.
- Participated in a Business Women's Networking event.
- Participated in a safety workshop sponsored by FCBA, Inc. and Centex Rooney at the Small Business Center.
- Held a booth at the Better Jacksonville Anniversary Networking event at the City Hall Annex.
- Held a booth at the Black Exposition at the Prime Osborn Convention Center over 3,000 people were in attendance.
- Participated in several events during Minority Enterprise Development Week: Breakfast, Trade Fair/Networking Event, Youth Summit, Awards Luncheon and Golf Tournament. EBO Coordinator, Annette Davis, served as President of First Coast Business Alliance, Inc. that sponsored this year's MED Week events.

Sports and Entertainment Arena

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PROJECT SCOPE \$130 million
Seating capacity up to 16,000
1,000 Club Seats
28 Suites
Four Party Suites
Party Deck
Eleven Ticket Windows
Four Team Locker Rooms
Four Dressing Rooms
27,000 Square Feet of Floor Area (115' x 260')

PROJECT MANAGER **Dave Schneider, P.E.** **630-1646**

PROGRAM MANAGER Gilbane / Scheer / Renaissance

DESIGN CONSULTANT Hellmuth, Obata, and Kassabaum (HOK)

CONSTRUCTION MANAGER Turner / Perry-McCall / Northside Partners, Inc.

MILESTONES	Anticipated Completion	Current Status
Preliminary Design	October 2001	COMPLETE
Acquisition & Demolition	October 2001	COMPLETE
Intermediate Design	December 2001	COMPLETE
Groundbreaking	November 2001	COMPLETE
Design Complete	October 2002	COMPLETE
Dedication Celebration	November 2003	On Schedule

Baseball Park

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PROJECT SCOPE

\$34 million
10,000 seating capacity
156 Dugout 22-inch Seats
188 Club Seats
12 Air-Conditioned Suites
Suite Level Club
Six Covered Party Decks
Left Field Berm Seating
Natural Grass Field
Complete Facilities for Home and Visiting Teams
Four Locker Rooms
Two Indoor Batting Tunnels
Two Training Rooms
Weight Room

PROJECT MANAGER

Dave Schneider, P.E.

630-1646

PROGRAM MANAGER

Gilbane / Scheer / Renaissance

DESIGN CONSULTANT

Hellmuth, Obata, and Kassabaum (HOK)

CONSTRUCTION MANAGER

Barton Malow Company

MILESTONES	Anticipated Completion	Current Status
Preliminary Design	October 2001	COMPLETE
Acquisition & Demolition	October 2001	COMPLETE
Intermediate Design	November 2001	COMPLETE
Groundbreaking	December 2001	COMPLETE
Design Complete	Summer 2002	COMPLETE
Dedication Celebration	March 2003	On Schedule

Main Library

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PROJECT SCOPE

\$95 million
300,000 square feet
Three times the size of current Main Library
State-of-the-Art technology
Children's Section
Teen Section
African-American Collection
Genealogy Section
Grand Reading Room
Spacious Exterior Courtyard
Grand Staircase
Café
Bookstore
600-space Parking Garage north of Duval Street
with Ground-Level Retail

PROJECT MANAGER

Rex Holmlin, P.E.

630-7179

PROGRAM MANAGER

Heery International, Inc.

ARCHITECT

Robert AM Stern, Architect

Local Subcontractors

Rolland, Del Valle & Bradley, architectural firm

Prosser Hallock, engineering firm

Blue Heron Consultants, engineering firm

Tilden Lobnitz Cooper, engineering firm

CONSTRUCTION MANAGER

Auchter-Elkins-Lodestar-Paris (*local joint venture*)

Negotiations are under way.

MILESTONES	Anticipated Completion	Current Status
Acquisition	November 2001	COMPLETE
Schematic Design	Spring 2002	COMPLETE
Historical Salvage	Summer 2002	COMPLETE
Design Development	Summer 2002	COMPLETE
Construction Documents*	Early 2003	On Schedule
Library Open*	Late 2004	Revised

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

County Courthouse Complex

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PROJECT SCOPE

\$211 million
Approximately 900,000 square feet
Room for future expansion
State-of-the-art technology
Classic column design on both the east and west sides
Interior atrium culminating with a domed roof that will be a

visible landmark around downtown
43 courtrooms
Expansive law library
Secure basement parking for judicial officials
Expanded JSO prisoner holding areas
Clerk of the Court, State Attorney and Public
Defender Offices to be housed in renovated old
federal courthouse building
Separate circulation for public, judicial staff, and prisoners
Improved jury assembly area and private meeting rooms
adjacent to the courtrooms
Interior and exterior public space

PROJECT MANAGER

Chris P. Boruch

630-7321

PROGRAM MANAGER

Jacobs Facilities, Inc.

DESIGN CONSULTANT

Cannon Design

CONSTRUCTION MANAGER

Beers Skanska

Negotiations are under way

MILESTONES	Anticipated Due Date	Current Status
Acquisition	Spring 2002	COMPLETE
Demolition	Early 2003	Revised
Schematic Design	Spring 2003	On Schedule
Groundbreaking	Early 2003	On Schedule
Dedication Celebration	Fall 2005	On Schedule

Roadway and Infrastructure Improvements

November 12, 2002

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 Engineering Inc.
PROGRAM MANAGER SE River City Management Group

PROJECT STATUS

- Construction complete on 8 projects
- Construction under way on 8 projects
- Design under way on 32 projects
- Construction Contracting under way on 1 project

Design contracts for 3 projects approved by PSEC.

Girvin Road (Atlantic Boulevard to Mt. Pleasant Road)

- Kernan Boulevard (Butler Boulevard to McCormick Road)
- San Pablo Road (Beach Boulevard to Atlantic Boulevard)

Design proposals for 5 additional project designs are under review.

- Collins Road (Shindler Road to Westport Road)
- Collins Road (Westport Road to Rampart Road)
- Rampart Road (Argyle Forest Boulevard to Park City Drive)
- Ricker Road (Morse Avenue to Old Middleburg Road)
- Cahoon Road (Normandy Boulevard to Beaver Street)

Design consultant selection of 4 Railroad Crossings approved by PSEC.

- New Kings Road (south of 45th Street)
- Franklin Street (north of 17th Street)
- Main Street (north of 12th Street)
- 7th Street (between Harrison and Milnor Streets)

** Includes JTA projects and Public Works' road improvements, resurfacing and sidewalk projects from previous page.*

Neighborhood Park Improvements

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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 138 projects throughout the city are currently in the process. See attachment for complete listing.

JEA - Septic Tank Remediation

November 12, 2002

PROJECT SCOPE \$75 million

PROJECT OUTREACH 665-7500

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	Summer 2001	COMPLETE
Murray Hill B	Early 2002	Spring 2005
Lake Forest	Summer 2003	Spring 2006
Scott Mill Hill	Summer 2003	Early 2005
Lower Glynlea	Summer 2003	Fall 2004
Oakwood Villas	Summer 2003	Spring 2006

Environmental Clean-Up of Contaminated Sites

November 12, 2002

- To date, the City of Jacksonville has encumbered and expended \$1,284,957.
- **Lonnie C. Miller, Sr. Regional Park**

The Agency for Toxic Substances and Disease Registry has investigated potential contamination at this park at great length and determined there are no health concerns in areas of the park that are open to the public. The City's environmental consultant has completed testing in the surrounding neighborhoods. Upon receipt of the Human Health Base Line Risk Assessment from the EPA (expected by the end of the year), the City will develop the Feasibility Study to outline options for addressing contamination in the portion of the park that is fenced off and the surrounding neighborhood. The City is continuing efforts to gain access to private properties for the purpose of obtaining soil samples.
- **The area around the old Bethune Elementary School**

The City of Jacksonville has recently completed a second round of sampling and submitted Revision 1 of the Remedial Investigation Report to EPA. The City expects to receive the Base Line Human Health Risk Assessment from EPA soon, allowing the City to develop the Feasibility Study. The Feasibility study will outline the options available for addressing the contamination. The City is continuing efforts to gain access to private properties for the purpose of collecting soil samples.
- **The area around 5th and Cleveland (Emmett Reed Park)**

The City of Jacksonville is currently completing a second round of sampling and will be submitting Revision 1 of the Remedial Investigation and Feasibility Study in the upcoming months. The City expects to receive the Base Line Human Health Risk Assessment from EPA by the end of the year, which will allow the City to develop the Feasibility Study. The Feasibility study will outline the options available for addressing the contamination. The City is continuing efforts to gain access to private properties for the purpose of collecting soil samples.
- **The area around Forest Street and McCoy's Creek**

The City of Jacksonville is currently completing a second round of sampling and will be submitting Revision 1 of the Remedial Investigation and Feasibility Study in the upcoming months. The City expects to receive the Base Line Human Health Risk Assessment from EPA by the end of the year, which will allow the City to develop the Feasibility Study. The Feasibility Study will outline the options available for addressing the contamination. The City is continuing efforts to gain access to private properties for the purpose of collecting soil samples.
- **The area around Clydo Road**

The City's environmental consultant is continuing to collect soil samples to determine the impact of incinerator ash disposal on and around the former incinerator site. The City currently projects that the limits and characteristics of the contamination will be determined by the end of the year. After the nature and extent of contamination have been determined, the City will propose a method to address (cleanup) the contamination.
- **The area around Pope Place and Gold Merit**

The City's environmental consultant has submitted a Contamination Assessment Plan to the Florida Department of Environmental Protection (FDEP) proposing sampling locations to determine the character and extent of contamination at the sites. A public information session was held on October 7 to solicit public comments on the proposed sampling plan. The City anticipates receiving FDEP approval of the plan by mid-November and at that time will begin requesting access to the affected private properties and begin sampling activities. After the nature and extent of contamination have been determined, the City will propose a method to address (cleanup) the contamination.
- **The area around Burke Street (Air Liquide property)**

The City's Environmental Consultant is currently responding to a request for additional information from FDEP regarding the proposed sampling plan submitted this past summer. The City anticipates responding to FDEP's request by November 15th. Upon receiving FDEP's approval of the sampling plan, the City will begin requesting access to the affected private properties and begin sampling activities. After the nature and extent of contamination have been determined, the City will propose a method to address (cleanup) the contamination.

Northwest Jacksonville Economic Development Fund

November 12, 2002

PROJECT SCOPE

The overall vision of the Northwest Jacksonville Economic Development Fund (NWJEDF) is to be a catalyst for economic development within the target area, by working with business owners and entrepreneurs to attract new businesses and expand existing businesses. Thereby, creating employment opportunities and providing area residents with much-needed commercial, retail and entertainment services.

\$25 million

PROJECT MANAGER

Roslyn Phillips, Director of Business Development

PROJECT STATUS

NWJEDF activity is summarized below:

- Hope Plaza is a commercial mixed-use development consisting of a 60,000-sq. ft. office building and the 32-acre site. The developer is moving forward with development of a PUD for the site.
- Moncrief Plaza will be a 24,000 sq. ft. retail and commercial center located on Moncrief Rd. in the 29th and Chase ICN. Demolition has been completed. Bids for construction are being accepted.
- United Optical relocation from the Cathedral area to LaVilla is complete.
- Harmony Dental for infrastructure related to new construction of an office building in LaVilla has been approved by City Council.
- One Metro North, a Commercial development located at 21st and Main St., rehab of building currently under way.
- There are 15 Façade renovations currently under contract. Over 100 applications have been approved.

CHALLENGE

The majority of inquiries received to date have been for working capital. As the BJP funding can only be used for capital expenditures identifying other funding sources is critical to our ability to provide assistance to small business.

Cecil Equestrian and Recreation Complex

November 12, 2002

PROJECT SCOPE

\$29 million*
 \$15 million slated for the Equestrian Center
 \$5 million for recreation complex
 \$9 million for infrastructure (Cecil Field Roadway and Drainage funding)

123,130 square foot equestrian arena without air-conditioning
 Seating for 4,000
 Outdoor covered arena
 Two outdoor uncovered and lighted practice rings
 Two barns with 150 stalls each – *private funding*
 37,003 square community center and pool building with multi-purpose room to seat 224
 Olympic-sized competition swimming pool
 Instructional pool
 Four softball fields
 Concession stand, restroom and announcer building to support softball complex

PROJECT MANAGER

Taye' Brown **630-7155**

DESIGN CONSULTANT

Gresham Smith and Partners / Boynton Rothschild
 Rowland Architects / Herbert-Halback, Inc.

CONSTRUCTION MANAGER

Perry-McCall/CMTS JV

MILESTONES	Anticipated Due Date	Current Status
Groundbreaking	November 6, 2002	COMPLETE
Dedication Celebration	Late 2003	Revised

**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. In addition, \$2.8 million in non-BJP funds will enhance the recreational program.*

Jacksonville Zoo Improvements

November 12, 2002

PROJECT SCOPE \$10 million matched by private fundraising dollars

Interactive Educational Areas
Underwater Viewing Area
Archeologist's Dig Site and Research Camp
Tropical Forest Environment Education Area
Village Restaurant
Retail Area

DESIGN FIRM CLRdesign, Inc.

CONSTRUCTION MANAGER The Stellar Group

LAND OF THE JAGUAR

- Animals that are indigenous to the rain forests of Central and South America will be featured including:
 - Jaguars
 - Golden lion tamarins
 - Tapirs
 - Capybaras
 - Giant river otters
 - Anteaters
 - Reptiles
 - Fish
 - Birds

MILESTONES	Anticipated Due Date	Current Status
Groundbreaking	Spring 2002	COMPLETE
Dedication Celebration	Spring 2004	On Schedule