



MUNICIPAL & HISTORICAL RENOVATION & ADDITION

PROJECT LOCATION: Thelma Boltin Center Renovation - Gainesville, Florida
EXPERIENCE OF: Mitchell Gullledge Engineering, Inc
ROLE IN PROJECT: MEPF Design Sub-Consultant

CONSTRUCTION COST

Est. \$2,000,000

COMPLETION DATE

Summer 2022

PROJECT STAFFING

Project Manager:

Andrew Mitchell, PE, CxA

Mechanical Lead:

Andrew Mitchell, PE, CxA

Mechanical Designer:

Evelyn Dicks, PE, CxA

Plumbing/Fire Protection Lead:

Andrew Mitchell, PE, CxA

Electrical Lead:

Peter Rizov, PE

PROJECT OWNER

City of Gainesville

Peter McNiece

302 NE 6th Avenue

Gainesville, FL 32601

PROJECT ARCHITECT

Wannemacher Jensen Architects

Sarah Lyons, AIA

180 Mirror Lake Drive North

St. Petersburg, FL 33701

PROJECT ENGINEER

Mitchell Gullledge Engineering, Inc.

Andrew Mitchell, PE, CxA

210 SW 4th Ave

Gainesville, FL 32601

352.745.3991

amitchell@mitchellgullledge.com



PROJECT SUMMARY:

Originally constructed in 1942, the City of Gainesville’s Thelma Boltin Center is a historic building located on a 2-acre site in Gainesville’s NE Residential Historic District. Once used as a United Service Organization (USO) for service men and women, the 12,000 SF building was later converted into a multipurpose and recreation amenity facility. As a cultural center, the Thelma Boltin Center provides a wide variety of events including music recitals, concerts, family and social events, political ceremonies, and dance groups. This historic rehabilitation and addition project consisted of renovating the existing facility (stage, auditorium, lobby, kitchen, etc) as well as providing a new 1,825 SF 2-story building addition. Mitchell Gullledge Engineering conducted an extensive master plan and feasibility study prior to the start of any design efforts. This analysis required the review of existing documentation, meetings with city officials, on site field survey, and Code analysis prior to developing the project MEPF scope of work. The project scope of work included architectural upgrades, new HVAC cooling and distribution systems, new plumbing services and fixtures, fire protection, new lighting, receptacles and power amenities, and upgraded electrical services. As the project’s MEPF engineering consultant, Mitchell Gullledge Engineering provided construction administration services including site inspections, submittal reviews, and as-built documentation.

This renovation and revitalizing project at the Thelma Boltin Center showcases Mitchell Gullledge Engineering’s ability to provide MEPF engineering and consultation for major historic projects for local municipalities. Renovating historical buildings requires a thorough understanding of the governing agency’s regulations to ensure historical preservation and the City’s vision is maintained. This requires extensive research and a thorough coordination/review process during the design phase. Additionally, with many projects being funded through federal grant programs, it is critical that these projects remain on schedule and on budget. Understanding the project scope and providing preliminary cost estimates during the pre-design and design phases plays a major role in keeping the project within budget come bid day.

