



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Pre-Meeting Minutes

Virtual Meeting

February 14, 2023

Time Convened: 9:30 a.m.

Time Adjourned: 10:23 a.m.

Committee and Board members present:

David L. Brandon (Committee Chair, Richard P. Cole, Christopher T. Corr, Morteza "Mori" Hosseini (Board Chair), Daniel T. O'Keefe, Rahul Patel, Marsha D. Powers, Fred S. Ridley, and Anita G. Zucker.

Others present:

Ben Sasse, President; Amy Hass, Vice President and General Counsel; Mark Kaplan, Vice President for Government and Community Relations and University Secretary; Charlie Lane, Senior Vice President and Chief Operating Officer; Colt Little, Senior Counsel, Associate Vice President for Enterprise Projects and Senior Counsel; Maria Gutierrez Martin, Associate Vice President/Chief Development Officer; Mary Parker, Vice President for Enrollment Management and Associate Provost; Curtis Reynolds, Vice President for Business Affairs; Heather White, Vice President for Student Life; members of the University of Florida community, and the public.

1.0 Call to Order and Welcome

Committee Chair David L. Brandon welcomed everyone in attendance and called the meeting to order at 9:30 a.m.

2.0 Roll Call

Curtis Reynolds, Vice President for Business Affairs conducted a roll call of all Committee and Board members present.

3.0 Review Draft Agenda for March Meeting

3.1 Review Draft Minutes

Committee Chair Brandon noted the draft minutes from the December 8, 2022, FCI Committee Meeting were available for review prior to the vote by the full board at the March meeting.

3.2 Review Action Items

Committee Chair Brandon asked Maria Gutierrez Martin, Associate Vice President/Chief Development Officer to begin the review with FCI1 action item as follows:

FCI1 Naming: The David A. Cofrin, M.D. and Mary Ann Harn Cofrin Terrace

Maria Gutierrez Martin, Associate Vice President/Chief Development Officer gave a brief overview of the proposed naming and bio of the donor. Miss Martin stated the proposed naming met all requirements and was in alignment with the UF Namings & Memorials Policy. Miss Martin noted that the naming would commence upon receipt of 20% and the realized estate monies have been received. Miss Martin stated that internal due diligence had been completed and the naming had been reviewed by the Foundation Namings & Memorials Advisory Council, approved by the Chief Advancement Officer of UF Health, the Senior Vice President of UF Health, the UFF Executive Vice President and the former UF President.

Board Chair Hosseini asked that all previously approved gift agreements for the March meeting be forwarded to Dr. Sasse for approval. Committee Chair Brandon asked Board Chair Hosseini if he needed to execute the agreements as well. Board Chair Hosseini indicated the president signs and he has not been signing off on these naming agreements. Dr. Sasse stated he would like to review the gift agreements to get up to speed and would also like to understand the 20% threshold piece of the policies for revisions. Vice President Amy Hass stated staff were also in the process of governance re-evaluations including if the thresholds should stand or be raised.

A discussion ensued regarding the timing of funds for bridging, the 20% threshold policy and the duration, and/or payment schedule of donor gifts and if it matches the construction side. Committee Chair Brandon mentioned a white paper on bridge funding Dr. Lane drafted. He asked Dr. Lane to send to President Sasse. Trustee Zucker stated the board needed to know what is in the gift agreements and to make sure the agreements meet BOT expectations. Committee Chair Brandon recommended all gift agreements go to General Counsel for final review before they are forwarded to the President.

FCI2 Naming: Bud Shorstein Center for Jewish Studies

Maria Gutierrez Martin gave a brief overview of the proposed naming and the bio of the donor and noted this gift is an exception to the Naming Policy due to it being a bequest gift. Miss Martin stated the proposed naming met all requirements and was in alignment with the UF Namings & Memorials Policy and the naming would commence upon receipt of 20%. Miss Martin stated the donor's cumulative giving to the Center for Jewish Studies is 20% of the committed estate gift, is making annual pledge payments to the center and, upon his death, his estate will pay the remaining balance. Miss Martin noted that internal due diligence had been completed and the naming had been reviewed by the Foundation Namings & Memorials Advisory Council, approved by the Chief Advancement Officer of UF Health, the Senior Vice President of UF Health, the UFF Executive Vice President and the former UF President. Miss Martin stated the gift agreement would be sent to President Sasse for approval and with an explanation of the exception. Trustee Zucker gave a brief personal testimony regarding her knowledge of the life and works of Mr. Shorstein.

FCI3 Construction Projects Budget Amendments

Committee Chair Brandon gave a brief explanation of the Construction Projects Budget Amendments document. Vice President Reynolds provided details for the UF-606 Whitney budget amendment of \$8 million noting the sources of funds.

Board Chair Hosseini asked Vice President Reynolds and Vice President Kaplan to increase the legislative budget request to \$8 million from the legislature and noted the college could use the \$1.5 million raised for operations. Committee Chair Brandon requested that VP Reynolds provide a revised draft.

A discussion ensued regarding the \$8 million need and what was driving the increases. Vice President Reynolds stated a redesign was required to meet development plans in Marine Land City's Development Plan resulting in repositioning of the building. Board Chair Hosseini noted that Whitney Lab has been waiting approximately 10 years for this project.

Vice President Reynolds provided details for the UF-653 - Architectural Building Renovation/Remodeling and the DCP Collaboratory Addition budget amendment of \$1,263,600. Vice President Reynolds explained the funding sources are being realized/confirmed by UFF as donor funds. Committee Chair Brandon stated he is working with Dean Chinemelu Anumba, Design, Construction and Planning to continue college fundraising to match funds received from the state. Trustee O'Keefe gave a brief history on the Design, Construction and Planning building and the efforts to fund raise.

3.3 Review Discussion Items

- **Campus Construction Update**

Vice President Reynolds gave a brief overview of the projects in construction as well as those in the planning and design phases. Vice President Reynolds stated a detailed report and video to highlighting projects under construction would be presented during the BOT March meeting. Trustee O'Keefe asked about campus security and if there would be an update following the information provided at the BOT December meeting.

Committee Chair Brandon indicated that Dr. Charlie Lane, Senior Vice President and Chief Operating Officer, would provide an update in March and he is working with Trustee Amanda Phalin regarding faculty safety. Lane noted that he sent a message to faculty regarding safety measures in the classroom

- **Campus District Energy Efficiency Contracts**

Vice President Reynolds gave a brief overview of the Holland Law Energy Performance Contract (ESCO) project and noted his staff was working with the Chief Financial Officer's office to award the financing package for the project. Vice President Reynolds informed the committee that the ESCO performance contract would be provided through Siemens. Committee Chair Brandon gave a brief history of ESCO projects and noted they are taking care of some deferred maintenance needs. Vice President Reynolds noted the Health Science Center was currently undergoing an Investment Grade Audit by Siemens and the results should be forthcoming. Vice President noted that once the audit has been finalized, a report would be provided to the committee with findings.

- **Parking Fee Restructure for FY 2023-24 and 2024-25**

Vice President Reynolds informed the committee that he had discussed the rationale regarding the Parking Fee Restructure with Committee Chair Brandon and Trustee Powers separately prior to this committee meeting. Vice President Reynolds gave the committee an overview of Transportation and Parking Services (TAPS) financial challenges. A discussion ensued regarding the financial issues as a result of the pandemic, student/faculty permit sales decline, resulting in revenue decreases, while net operating expenses have increased. Committee Chair Brandon noted the need for a discussion with Dr. Sasse regarding RTS ridership and a different price structure. Dr. Sasse asked if student differentiated pricing (i.e. cars vs. scooters) was being reviewed and if TAPS distinguished between location of parking lots. He added he did not want to slow down these conversations.

Vice President Reynolds noted that there is a cost difference for parking lots but there was no proximity parking for student parking at this time. Dr. Lane stated there has been a change in modes of transportation for students which has decreased the demand to purchase permits through TAPS. Committee Chair Brandon noted that TAPS had done well funding capital projects under the past fee model but needs to revise the fee structure for permits and unfunded perks for transportation. Board Chair Hosseini noted the cost savings and efficiencies gained during the most recent garage construction.

- **Update on Pedestrian and Traffic Safety**

Senior Vice President and Chief Operating Officer Dr. Charlie Lane informed the committee that he would update the board of trustees on the traffic safety projects around campus and the city during the March meeting.

Dr. Lane presented photographs of the current Baby Gator Lake Alice expansion project. Dr. Lane noted the project was within budget and on time. Dr. Lane also noted a future project for Diamond Village when the current Baby Gator project was completed. Dr. Sasse asked Dr. Lane for the total demand for childcare at Baby Gator. Dr. Lane indicated currently there is a waiting list, and he would send the current numbers to him.

Board Chair Hosseini asked Dr. Lane to look into faculty and staff needs for childcare. Dr. Sasse asked if consideration was made in assigning services close to where the parents work. Dr. Lane indicated that staff try to be fair in proximity of where services are located. Trustee Zucker stated this was an important project for recruiting faculty and staff but needed to be affordable. Trustee Zucker also asked that Dr. Lane share the project plans Dr. Sasse.

4.0 New Business

Committee Chair Brandon asked if there were any additional comments. Board Chair Hosseini noted he would be in touch with Vice President Reynolds, Carlos Dougnac, Assistant Vice

President, Planning, Design and Construction and Dr. Lane regarding other project updates. He asked Senior Vice President Lane to then make a report to President Sasse. Dr. Sasse noted he'd learned a lot from the meeting. Vice President Kaplan stated he would follow up on the Whitney Laboratory and other requests. Vice President Hass stated that staff would share the work product for naming guidelines enhancement with the president.

5.0 Adjourn

There being no further discussion, Committee Chair Brandon adjourned the meeting at 10:23 a.m.

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