



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Pre-Meeting Minutes

Virtual Meeting

May 10, 2023

Time Convened: 10:08 a.m.

Time Adjourned: 11:21 a.m.

Committee and Board members present:

David L. Brandon (Committee Chair), Richard P. Cole, Olivia E. Green, James W. Heavener, Morteza “Mori” Hosseini (Board Chair), Daniel T. O’Keefe, Rahul Patel (Board Vice Chair), Amanda J. Phalin, Marsha D. Powers, Fred S. Ridley, Patrick O. Zalupski, and Anita G. Zucker.

Others present:

Ben Sasse, President; Chris Cowen, Senior Vice President and Chief Financial Officer; Melissa Curry, Interim Vice President for Human Resources; Elias Eldayrie, Vice President and Chief Information Officer; Joe Glover, Provost; Amy Hass, Vice President and General Counsel; Mark Kaplan, Vice President for Government and Community Relations and University Secretary; Maria Gutierrez Martin, Interim Vice President for Advancement; Steve Orlando, Interim Vice President for Strategic Communications and Marketing; Mary Parker, Vice President for Enrollment Management and Associate Provost; Curtis Reynolds, Vice President for Business Affairs; Heather White, Vice President for Student Life; Carrie Bush, Chief of Staff Office of the Chief Operating Officer; Eddie Daniels, Assistant Vice President for Business Services; Colt Little, Associate Vice President for Enterprise Projects and Senior Counsel; Linda Stump-Kurnick, Chief of University Police; 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 10:08 a.m.

2.0 Roll Call

Vice President Curtis Reynolds conducted a roll call of all Committee and Board members present except Trustee Christopher Corr who had an unavoidable conflict.

3.0 Review Draft Agenda for June Meeting

3.1 Review Draft Minutes

Committee Chair Brandon noted the draft minutes from the March 16, 2023 FCI Committee Meeting were available for review prior to the vote at the June Meeting.

3.2 Review Action Items

FCI1 Construction Budget Amendments

Vice President Reynolds provided an overview of the budget amendment for project UF-632 The Data Science and Technology Building. The ratified budget amount for consideration is \$152, 996, 319. Committee Chair Brandon commented there may need to be a new process in place for change orders. Chair Hosseini indicated his frustration that the University cannot continuously come back to change the approved budget. He directed Committee Chair Brandon's committee to coordinate with the Governance, Government Relations, and Internal Affairs to review the process. Committee Chair Brandon asked if the provost should get involved in the process as he oversees the college budgets. Provost Glover said he has zero oversight of projects, and his office is not a part of the process currently. He indicated he would be happy to become part of the process if it would be beneficial. VP Reynolds noted the costs are related to equipment and other items purchased at the department level. Trustee Phalin noted perhaps the Dean of the College of Business Saby Mitra may be able to assist with creating a process.

FCI2 Parking Fee Restructure for FY24 and FY25

Vice President Reynolds reviewed a proposed parking permit fee restructure for fiscal year 2023-2024. There has been no revenue increase for students to support Transportation and Parking operations in eight years, despite rising annual operating expenses. VP Reynolds noted the restructuring is related to student permits at this time. Faculty and staff permit pricing will be reevaluated in FY 2024-2025. The current action requests an increase to the base price for student permits from \$160 to \$180 and to implement a 3-tiered pricing structure for FY 2023-2024. This new 3-tiered structure will provide students with more options. Included in the 3-tiers is Red 3 (Tier 3) which allows students a permit for \$60 in Garage 9 rooftop only for those who use their vehicles less frequently. Committee Chair Brandon noted Garage 9 is located off Archer Road and is safe, well-lit, and pedestrian friendly. Chief Linda Stump-Kurnick confirmed it is pedestrian friendly but will check to ensure the appropriate blue lighting on that path is sufficient. Assistant Vice President for Business Services Eddie Daniels will ensure a safe transportation solution for the students in the remote parking area.

FCI3 Fixed Capital Outlay Legislative Budget Request for FY25

Vice President Reynolds gave an overview of the Fixed Capital Outlay Legislative Budget Request for FY24-25. The request includes five-year Capital Improvement Plan PECO Eligible Project Requests, CITF Projects, and Non-State Supplemental Funding. He noted the UF Student Experience Center, New Disability Resource Center, the Hamilton Center, and Dental Science Building, among other projects. VP Reynolds noted they are working on the support documentation and will populate the appropriate documents and share them with the committee before the June meeting. Board Chair Hosseini asked VP Reynolds and Vice President for Government and Community Relations Mark Kaplan to work together on the information immediately. VPs Reynolds and Kaplan agreed. Board Chair Hosseini stated information should be shared with him and the president to review first and then they will provide recommendations to the Board for approval before the information is sent to the Board of Governors.

FCI4 Facilities Spending Plan

Before reviewing the action item, Committee Chair Brandon thanked the Board Chair for his diligence advocating for the University with legislature. VP Reynolds shared the list of projects, PECO and CITF, the legislature appropriated for the 2023 legislative session. Board Chair Hosseini asked VP Reynolds to do a total write-up for the president on all projects specifically the Dental Science Building. The write-up should include the total cost to fix the building, replace the building, and any other relevant details. The Board Chair and president will review the information. The president will provide his recommendation regarding the building to the Board. Committee Chair Brandon added this was an unprecedented year of funding for the University, noting we all must execute on a high level with the funds provided. Board Chair Hosseini added we do a good job but can always do better. We want to create a culture of excellence and with the help of the president, we will get there. He noted a big difference in action within the last five to six years getting things done. He added Chief Stump-Kurnick is presenting to the Board in June. The Board wants to make sure UF police have every resource they need to keep all safe.

FCI5 Energy Agreement

Associate Vice President for Enterprise Projects and Senior Counsel Colt Little provided an overview of the action item related to the University and Duke Energy Florida's proposal to extend the term of the existing agreement for the provision of steam versus a new facility. This medium-term horizon is the most beneficial to the University. The University pursued a public-private partnership (P3) as a means of securing an alternative source of campus steam and conducted a competitive solicitation process seeking proposals from qualified developers. Due to several factors, the option of a public-private partnership became considerably more expensive than anticipated. Board Chair Hosseini added the consultant was unable to deliver on the initial numbers proposed. AVP Little added with construction costs, the university utility rate would have increased 100%.

The agreement extension will be for 15 years with one, and possibly two, University options to extend by an additional 7 years each. Duke will install, own, operate and maintain new back-up boilers. UF will continue to be a retail customer, but at a transmission-level tariff rate, which is a significant discount off the prior rate, and steam at a price fixed by the existing formula, including the existing annual \$1M discount. Duke is also providing \$100,000 to update the existing site footprint. AVP Little added this is not a long-term solution but financially in the best interest of the University. They are working on the term sheet now and hope to have completed to bring to the Board in June. If not, they will ask the president for delegation authority to execute the term sheet when complete. Committee Chair Brandon thanked AVP Little for all his work on this agreement.

3.3 Discussion Items

Housing Update

Committee Chair Brandon reminded the committee this update is provided in response to the Board Chair's request to look at efficiencies that can be made in the housing space. He introduced the Chief Operating Officer's Office Chief of Staff Carrie Bush, who has been assisting in coordinating between Business Affairs and Student Life, to provide an update. Dr. Bush shared there are seven work streams related to this request. A presentation will be provided at the June

meeting. She noted this has been a collaborative effort across 9 different divisions. Board Chair Hosseini asked if the presentation would include the financial savings for each of the recommendations. Dr. Bush confirmed it will, but noted some areas have no immediate cost savings. Board Chair Hosseini noted Vice Presidents Reynolds and White both need to agree on the recommendations. The Board will expect to hear from both in June. If there are items they do not agree on, the information will be presented to the president to make decisions. The president should then come to the Board in the next business meeting with his recommendations for the trustees. Board Chair Hosseini asked if both Vice Presidents agreed, and they confirmed they did.

Campus Construction Update

Vice President Reynolds shared he would be providing his regular campus construction update in June. He noted several projects will be coming off the list. He shared that the board chair and president toured several facilities earlier in the week. Committee Chair Brandon invited all trustees to tour facilities when they are on campus. Board Chair Hosseini added his appreciation to Committee Chair Brandon for all his hard work and dedication to the committee noting his recommendation for the Honors Village to complete two buildings and move in as many students as possible by August 5 was the right decision. With so many delays on the contractor's side, this was the best option. Board Chair Hosseini also added the Board dinner will be held at the Data Science and Information Technology Building in June.

Campus Safety Update

Committee Chair Brandon noted Chief Linda Stump-Kurnick will be providing a campus safety update at the June meeting. VP Reynolds noted this request came to the committee at the last meeting. Chief Stump-Kurnick will primarily focus on a crime statistics data update that includes comparable information with other entities such as GPD and ASO, peers in the SUS, and other top institutions. Board Chair Hosseini also requested UNC, UVA, and Michigan be included in the comparison.

4.0 New Business

There was no new business to come before the committee. Committee Chair Brandon asked President Sasse if he had any comments. Dr. Sasse expressed his thanks to the Committee Chair for his hard work and he agreed with Board Chair Hosseini there is more to do.

Board Chair Hosseini expressed his thanks to Committee Chair Brandon and the UF team. He added last year was the worst for the supply chain in the industry he has seen. It is important we still hold contractors accountable. We need to have buildings finished timely. He noted there is an issue to resolve with moving into facilities immediately after construction ends. Colleges and building users should have furniture and equipment ready to move into a facility the day after it is complete. He doesn't want to see last-minute requests for the construction budgets to come to the Board for approval because the University does not have any extra funds. Committee Chair Brandon agreed and noted he does think this needs to be discussed further and a policy change should be considered. Board Chair Hosseini added a point of clarification that all new building requires 2% to be set aside for maintenance before the project can begin. Board Chair

Hosseini added we need to become more efficient and fiscally responsible. President Sasse agreed.

5.0 Adjourn

There being no further discussion, Committee Chair Brandon adjourned the meeting at 11:21 a.m.