



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Meeting Minutes

December 6, 2018

President's Room 215B, Emerson Alumni Hall

University of Florida, Gainesville, FL

Time Convened: 1:21 p.m.

Time Adjourned: 2:54 p.m.

Committee and Board members present:

Morteza Hosseini (Board Chair), David L. Brandon, Ian M. Green, James W. Heavener, Leonard H. Johnson, Thomas G. Kuntz (Board Vice Chair), Daniel T. O'Keefe, Rahul Patel, Marsha D. Powers, Jason J. Rosenberg, Robert G. Stern, Katherine Vogel Anderson, Anita Zucker

Others present:

W. Kent Fuchs, President; Winfred Phillips, Executive Chief of Staff; Joseph Glover, Provost and Senior Vice President for Academic Affairs; Charlie Lane, Senior Vice President and Chief Operating Officer; Amy Hass, Vice President and General Counsel; Elias Eldayrie, Vice President and Chief Information Officer; Zina Evans, Vice President for Enrollment Management and Associate Provost; Antonio Farias, Chief Diversity Officer and Senior Advisor to the President; Jodi Gentry, Vice President for Human Resources; Edward Jimenez, Chief Executive Officer for UF Health Shands; Mark Kaplan, Vice President for Government and Community Relations; Michael McKee, Vice President and Chief Financial Officer; Thomas Mitchell, Vice President for Advancement; David Nelson, Interim Senior Vice President for Health Affairs and President of UF Health; David Norton, Vice President for Research; David Parrott, Vice President for Student Affairs; Nancy Paton, Vice President for Strategic Communications and Marketing; Jack Payne, Senior Vice President for Agriculture and Natural Resources; Curtis Reynolds, Vice President for Business Affairs and other members of the University community.

1.0 Verification of Quorum

Vice President and General Counsel Hass confirmed a quorum with all Committee members present.

2.0 Call to Order and Welcome

Board and Committee Chair Hosseini welcomed everyone in attendance and called the meeting to order at 1:21 p.m.

3.0 Review and Approval of Minutes

Board and Committee Chair Hosseini asked for a motion to approve the minutes from the June 7, November 5 and December 3, 2018 meetings, which was made by Trustee Johnson and a second, which was made by Trustee Kuntz. Board and Committee Chair Hosseini asked for

further discussion, after which he asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

4.0 Action Items

Board and Committee Chair Hosseini asked for the following Action Items to be presented.

FCI1 Surplus and Dispose of Real Property at Hastings Agricultural Extension Center

Approximately 112 acres were acquired in 1959 in St. John’s County for the establishment of an extension and demonstration center to be used for agricultural education and outreach activities in northeast Florida. As a result of “The Effectiveness of the Organizational Structure of the University of Florida’s Institute of Food and Agricultural Sciences Study”, it was decided to consolidate certain programs located throughout the state and UF/IFAS determined it to be cost-effective and strategically prudent to relocate staff and programming activities from the 62.2 acre “Downtown” Hastings Agricultural Extension Center. Ceasing all programming efforts at the Downtown location will allow for the expansion of applied research and extension programming all at one location. The Hastings Downtown property will then become surplus to the needs of IFAS with net sale proceeds from disposal of the property needed for impactful expansion efforts at Cowpen Branch.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for a motion to approve Committee Action Item FCI1 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Stern, and second which was made by Trustee Johnson. Board and Committee Chair Hosseini asked for further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

FCI2 Ratification of Architect and CM selections (DSIT)

The Technical Review Committee consisting of representation from the UF Board of Trustees, UF Administration, and the Division of Planning Design and Construction has conducted selection interviews with respective Architect and Construction Manager firms seeking to provide their services for the proposed Data Science and Information Technology Building (DSIT). The Technical Review Committee hereby recommends the following firms for selection:

- Architect – Bohlin Cywinski Jackson, Philadelphia, PA; and
- Construction Manager – Ajax Building Corporation, Gainesville, FL.

Board and Committee Chair Hosseini asked for any questions or further discussion. There was discussion regarding the selection of the firms. A motion was made that the firms must come-up with a plan that is satisfactory to the group and the Committee and then the Committee will make a decision. Board and Committee Chair Hosseini asked for a motion contingent on a satisfactory plan from the Architect. If there is not a satisfactory plan, then the Committee can move forward to the next Architect as long the fees are negotiated. He then asked for a motion to approve Committee Action Item FCI2 on a contingency basis of a satisfactory plan. Trustee Brandon made the motion,

and second by Trustee O’Keefe. Board and Committee Chair Hosseini asked for further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

FCI3 UF Health Shands Project

CEO for UF Health Shands Jimenez presented that two College of Medicine departments – Ophthalmology and Otolaryngology have been growing rapidly and need new clinical space. A variety of options were explored including new construction and leasing. In Fall 2017, the Sears property at Oaks Mall became available. The property is attractive for a variety of reasons. UF Health seeks approval to renovate, equip and operationalize 120,000 sq. ft. on Newberry Road, at the former location of Sears at the Oaks Mall. UF Health has renamed the location “UF Health-The Oaks”; the project will accommodate a relocated Ophthalmology clinic, a relocated Otolaryngology clinic, a relocated Audiology clinic, an ambulatory surgery center and an imaging center. The project will be funded by both cash and debt issuance. The University of Florida Physicians group practice, officially named Florida Clinical Practice Association, Inc. (FCPA) seeks approval to secure debt financing of \$30 million. Interim Senior Vice President Nelson added this was appropriate and the timing was good. It is critical for the College of Medicine expansion and UF Health is very supportive. College of Medicine Interim Dean Adrian Tyndall added both are needed and this space creates significant opportunity for the college. Board and Committee Chair Hosseini added that UF is on the way to Top 5 and UF Health is a part of that.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for two motions to approve Committee Action Item FCI3 for recommendation to the Board for its approval on the Consent Agenda. The first motion was for the capital expenditure, which was made by Trustee Brandon, and second made by Trustee Stern. The second motion was for the debt financing, which was made by Trustee Brandon, and second by Trustee Stern. Board and Committee Chair Hosseini asked for further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

FCI4 Naming: Norman Fixel Institute for Neurological Diseases

The Lauren and Lee Fixel Family Foundation has made a generous commitment to support the Institute for Neurological Diseases at UF. In grateful recognition of this commitment, the University seeks to name the Institute the “Norman Fixel Institute for Neurological Diseases”.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for a motion to approve Committee Action Item FCI4 and R18-207 Naming for recommendation to the Board for its approval on the Non-Consent Agenda, which was made by Trustee Johnson, and second by Trustee O’Keefe. Board and Committee Chair Hosseini asked for further discussion, and then asked for all in favor of the motion and any opposed, and the motion was approved unanimously.

5.0 Discussion

Board and Committee Chair Hosseini turned the Committee's attention to the discussion items.

Senior Vice President Lane updated the committee on UF's Strategic Development Plan. He reminded the Committee that the plan was developed in 2016 recommends four broad themes, including: (1) Proximity; (2) Stewardship; (3) Strong Neighborhoods; and (4) a New American City. He also informed the Committee that the plan's "Red Box Strategy" provides for 6 million square feet of developable space that could impact landscaping, transportation, and residential life plans. The next phase of planning involves the creation of a Framework Master Plan, which would be more inwardly focused on the campus' future growth. The objectives are to identify opportunities for leveraging preeminence through capital projects; provide a process for making future decisions about new capital projects; coordinate with ongoing campus master planning initiatives; identify and address weaknesses in infrastructure; foster strong physical campus connections; integrate opportunities for Academics, Student Life, Athletics and Recreation, IFAS, UF Health, and the Arts; and communicate the framework's vision and findings. Senior Vice President Lane stated that the firms of Elkus Manfredi Architects and DumontJanks had been hired to work on this plan. The schedule includes three phases to include the analysis (Phase 1); scenarios (Phase 2); and implementation (Phase 3). The timeline is approximately 12 months and the team has already spent three months interviewing stakeholders and is now beginning Phase 2 of the planning efforts. Senior Vice President Lane stated that, schedule permitting, an update on Phase 3 could be brought back to the Committee at the March 2019 Board meeting. Next, Senior Vice President turned the discussion update over to Mr. David Manfredi to inform the Committee more about the interviews with the Administration, Deans, Vice Presidents, Students, UAA, Student Health, Planning and Facilities to understand the space inventory and deficiencies. Mr. Manfredi discussed the use of space analytics to understand UF's use of space type. He also spoke about the classroom benchmarking, student life breakdown, data, and campus building ages in context. He informed the Committee that four broad ideas had begun to emerge as a result of the planning efforts to date. Those included:

- Idea 1: Lake Alice Preserve is in the heart of campus and connected to some of the most critical issues in terms of sustainability
- Idea 2: A Connected Campus
- Idea 3: Transform Residential Life
- Idea 4: Interdisciplinary Programs

Mr. Manfredi discussed a preliminary list of building projects that might emerge from these ideas the list included: life science research, animal facilities, infrastructure connectivity, IFAS learning facilities, deferred maintenance at several locations, college of dentistry, and a number of small-scale projects. He ended the presentation with a list of transformative ideas that could be used to guide UF's planning efforts. The list included:

1. Invest in Life Science, Biomedicine and Engineering, and Animal Research Facilities;

2. Invest in natural resources at Lake Alice Preserve;
3. Reinvent the classroom at UF, integrate with a big residential idea, and connect to the School of Information and Learning Technologies; and,
4. Enhance connectivity to Gainesville.

5.2 Innovation Square Update

Senior Vice President Lane and Assistant Vice President of Commercialization Jim O'Connell presented an Innovation Square update. Highlights include:

- UF Development Corporation (UFDC) goals to: promote UF's education, research and service mission; acquire, manage, operate and develop property; coordinate and support university development efforts; and promote economic development.
- Bridging campus and downtown.
- Peer competition (Cortex, St. Louis, MO; Innovation Park and Ignition Park, Notre Dame, South Bend, IN; TechTown, Detroit, MI; University of Maryland Discovery District, College Park, MD; The Louisiana State University Innovation Park, Baton Rouge, LA; Cummings Research Park, Huntsville, AL; The Research Park, Florida Atlantic University, Boca Raton, FL.
- Innovation Square Land Holdings – developed approximately 3 acres.
- Master Development Plan (Innovation Square 2019, 2027, 2035).
- Mixed-Use Residential/Retail goals include residential space for Innovation Square workforce and vibrant ground-floor space amenities that contribute to live-work-play ecosystem. The process would be to issue an RFQ to determine interested developers in January 2019 and select developers for final proposal.
- UF Innovate (Tech Licensing, the Hub, Sid Martin Biotech and ventures.) Turning \$837 million in research into commercial potential.
- Tech Licensing Performance – UF spin-offs like gene therapy pioneer AGTC partner with faculty like Ophthalmology Associates.
- Incubator Performance is named #1 incubator in the world in 2017 and 100 percent full with five companies on the waiting list. Phase II doubled size to 100,000 square feet in January 2018 and will be 100 percent full in January 2019.
- New Initiatives – UFRF Venture Fund and Entrepreneurs in residence.
- Future Vision: Post-Graduate (incubator companies) and Fortune 500 facility (small footprint presence).

5.3 Construction Update

Vice President Reynolds provided the construction program highlights and ongoing projects including:

- UF-461 Herbert Wertheim Laboratory for Engineering Excellence (Nuclear science Building) – Reinforced concrete superstructure is underway and progressing well. Substantial completion is scheduled for March 2020.
- UF-221 Norman Hall Rehabilitation and College of Education Center Addition – Historic Norman renovations are well underway with interior demolition, interior framing, and utility infrastructure making considerable progress. Substantial completion date is scheduled for August 2019.
- UF-608 Parking Garage XIV – The project is currently in the Design Development phase. Substantial completion date is scheduled for February 2020.
- UF-619 Institute of Black Culture & Institute of Hispanic Latino Culture Facilities – The project is currently in the foundation construction phase. Substantial completion date is scheduled for November 2019.
- UAA-43 Renovation & Addition to Katie Seashole Pressly Softball Stadium – The project is currently under construction and is progressing well. Substantial completion date is scheduled for February 2019.

Trustee Brandon noted that the piece of land on the east side of Innovation Square will come back to the full board when appropriate.

6.0 New Business

None.

7.0 Adjournment

There being no further discussion, the meeting was adjourned at 2:54 p.m.