



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Meeting Minutes

June 6, 2019

President's Room 215B, Emerson Alumni Hall

University of Florida, Gainesville, FL

Time Convened: 1:03 p.m.

Time Adjourned: 2:38 p.m.

Committee and Board members present:

Morteza Hosseini (Board Chair), David L. Brandon, James W. Heavener, Leonard H. Johnson, Thomas G. Kuntz (Board Vice Chair), Michael Murphy, Daniel T. O'Keefe, Rahul Patel, Marsha D. Powers, Jason J. Rosenberg, Robert G. Stern, Ray Thomas, 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; Jodi Gentry, Vice President For Human Resources; Antonio Farias, Chief Diversity Officer and Senior Advisor to the President; Jodi Gentry, Vice President for Human Resources; Mark Kaplan, Vice President for Government and Community Relations and University Secretary; Michael McKee, Vice President and Chief Financial Officer; Thomas Mitchell, Vice President for Advancement; David Nelson, Senior Vice President for Health Affairs and President of UF Health, David Norton, Vice President for Research; Nancy Paton, Vice President for Strategic Communications and Marketing; Curtis Reynolds, Vice President for Business Affairs; other members of the University of Florida community, and other members of the public and the media.

1.0 Verification of Quorum

Vice President Curtis A. Reynolds verified 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 1:03 p.m.

3.0 Review and Approval of Minutes

Board and Committee Chair Hosseini asked for a motion to approve the minutes from the March 29, 2019 and May 6, 2019 meetings, which was made by Trustee Brandon and a second, which was made by Trustee Johnson. 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. VP Curtis Reynolds discussed the action items as follows:

FCI1 2020-2021 Fixed Capital Outlay Legislative Budget Request

The Florida Board of Governors requires an annual submission from each university of its Fixed Capital Outlay Legislative Budget Request. This update is used by the Florida Board of Governors to develop the annual Fixed Capital Outlay Legislative Budget Request. Several items are included in this submission as follows:

- Five-year Capital Improvement Plan – PECO Eligible Project Requests
- Five-year Capital Improvement Plan – CITF Projects
- Five-year Capital Improvement Plan – Non-State Supplemental Funding

The Committee on Facilities and Capital Investments was asked to approve the 2020-2021 Fixed Capital Outlay Legislative Budget Request for recommendation to the Board of Trustees for its approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for any questions or further discussion. There ensued a discussion regarding the PECO funding request for the Data Science and Information Technology Building. Board and Committee Chair Hosseini recommended updating the funding request to reflect market inflation; from \$25 million to \$35 million. He then asked for a motion to approve Committee Action Item FCI1 with updates for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Kuntz 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 Facilities Spending Plan for Fiscal Year Ending June 30, 2020

During the 2019 Florida Legislative session, the University of Florida received legislative appropriations as follows:

- (PECO) Data Science and Information Technology Building \$ 25,000,000
- (PECO) “Re-appropriation” New Music Building \$ 5,927,338
- (PECO) PK Yonge Secondary School Facility Phase II \$ 11,500,000

- (PECO) WUFT-TV/FM, Gainesville - Upgrade Facility to Hurricane Shelter Standards (Public Broadcasting) \$ 500,000
- (CITF) Rebuild of Institute of Black Culture (IBC) and the Institute of Hispanic/Latino Culture (La Casita) \$ 1,030,000
- (CITF) Peabody Hall Dean of Students Renovations \$ 3,985,500
- (CITF) Maguire Field Synthetic Turf Installation \$ 1,200,000
- (CITF) J. W. Reitz Union Ground Floor Roof Repair \$ 280,000
- (CITF) Maguire Storage/Restrooms Expansion and ADA Upgrade \$ 235,000
- (CITF) Flavet Field Fencing \$ 225,000
- (CITF) Lake Wauburg North Waterfront ADA Pathways \$ 130,000
- (CITF) J. Wayne Reitz Union South Terrace Renovation \$ 79,608
- (CITF) University Press Building Renovation \$ 14,750
- (CITF/UFO) UF Online Improvements \$ 884,028

The Committee on Facilities and Capital Investments was asked to approve the Facilities Spending Plan for Fiscal Year Ending June 30, 2020 for recommendation to the Board of Trustees for its approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for further discussion. Trustee Kuntz referred to the typographical omission of PK Yonge Secondary School Facility Phase II and WUFT-TV/FM, Gainesville - Upgrade Facility on the supporting documentation. Vice President Reynolds requested approval of the action and to correct the typographical error with final documents.

Chair Hosseini asked for a motion to approve Committee Action Item FCI2 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Johnson, and second which was made by Trustee Brandon. the motion was approved unanimously.

FCI3 University of Florida Educational Plant Survey Validation

An Educational Plant Survey (EPS) is required once every five (5) years for all public educational entities, including state universities. At the request of the University of Florida, Board staff facilitated and coordinated the Survey Team and participated with University staff on the EPS to ensure that all the requirements of Section 1013.31, Florida Statutes, were satisfied. In addition to UF and Board staff, the team included staff from the University of West Florida, University of Central Florida, University of North Florida, Florida Agricultural and Mechanical University and Florida Gulf Coast University. The Survey Team Recommendation is included as an attachment. The EPS covers the period July 1, 2019 through June 30, 2024 and is UF’s first EPS completed using the Dynamic Capital Planning (DCP) model.

VP Reynolds reviewed the survey team's recommendations provided in the supporting documentation which included: Site Improvements, Remodeling, Renovation, Continuing Survey, New Construction, Demolition and Standard University-Wide recommendations.

The Committee on Facilities and Capital Investments was asked to approve the University of Florida Educational Plant Survey Validation for recommendation to the Board of Trustees for its approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for a motion to approve Committee Action Item FCI3 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Brandon, and second which was made by Trustee Johnson. Board and Committee Chair Hosseini asked for further discussion, the motion was approved unanimously.

FCI4 Student Health Care Center Phase 2 (Infirmary)

The proposed project consists of the design and construction of a new 45,000 GSF Student Health Care facility on the main campus of the University of Florida. This facility will house all current functions of the existing Student Health Care Center (Infirmary), including primary medical and psychiatric care, pharmacy, women's clinic, and various other ancillary services. The current facility was originally constructed in 1931 with an addition in 1970, has numerous deficiencies, and is woefully inadequate in meeting current student health care needs.

The Committee on Facilities and Capital Investments was asked to approve the use of internal funds (\$22M), Departmental funds (\$4M), and authorize the design and construction of a new Student Health Care Facility Phase 2 (Infirmary) for recommendation to the Board of Trustees for its approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for a motion to approve Committee Action Item FCI4 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Kuntz 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.

FCI5 Florida Museum of Natural History Special Collections Facility (Alcohol Storage)

The proposed project consists of the design and construction of a new 20,000 GSF Florida Museum of Natural History Special Collections Facility (Alcohol Storage) on the main campus of the University of Florida. The Florida Museum of Natural History is currently housed in multiple facilities located around the UF campus. The three primary facilities are Dickinson Hall (Collections and Research), Powell Hall (Exhibits and Public Programs) and the McGuire Center for Lepidoptera and Biodiversity. As the museum's collection, research, teaching and public outreach activities have grown, the University determined

the necessity in combining the collections on one site at the UF Cultural Plaza. The new addition will house museum specimens stored in ethyl alcohol and cryogenic freezers that require special conditions in order to comply with State Fire Marshal requirements. Moving these collections to a new facility will allow the museum to address a pressing human health and safety issues while providing state-of-the-art collections storage.

The Committee on Facilities and Capital Investments was asked to approve the use of internal funds (\$8M) and authorize the design and construction of a new Florida Museum of Natural History Special Collections Facility (Alcohol Storage) for recommendation to the Board of Trustees for its approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for a motion to approve Committee Action Item FCI5 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Kuntz and second which was made by Trustee Brandon. Board and Committee Chair Hosseini asked for further discussion, the motion was approved unanimously.

FCI6 UF Thermal Infrastructure Project

UF Facilities Services and the Office of Business Affairs seeks approval to construct Large thermal infrastructure segments in support of continued campus growth and energy efficiency and resiliency. These large infrastructure segments in the form of 8,710 linear feet of large diameter chilled water pipe and 9,730 linear feet of steam and condensate pipes of various diameters address significant and severe steam deferred maintenance issues and chilled water resiliency challenges. Project Programing and Construction Management will include crucial analysis of phasing, logistics and maintenance of traffic to mitigate impacts to campus and will include interfacing with impacted University stakeholders within the utility corridors.

The major corridors where this thermal infrastructure will be constructed are listed below:

- Museum Road from Hume Residence Halls to Jennings Hall;
- Center Drive near the Health Science Center and south of Museum Road;
- Gale Lemerand from Museum Drive to Mowry Road;
- Mowry Road from Gale Lemerand to Center Drive;
- Newell Drive south of Museum Road to the loading docks behind UF Health and the Human Development Center.

The Committee on Facilities and Capital Investments was asked to approve the use of internal funds (\$50M) and authorize the design and construction of the UF Thermal Infrastructure Project for recommendation to the Board of Trustees for approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for a motion to approve Committee Action Item FCI6 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Johnson and second which was made by Trustee Brandon. Board and Committee Chair Hosseini asked for further discussion, the motion was approved unanimously.

FCI7 University Public Safety Building (Police Department)

The proposed project consists of the design and construction of a new 35,000 GSF Public Safety Building (Police Department), and a 5000 GSF renovation of the adjacent Jennings Annex facility on the main campus of the University of Florida. The new facility will accommodate current and future operational needs and will be designed to maximize public accessibility and police visibility, as well as permit an effective, timely response to the growing number of on-campus citizens. The current Police Department [UFPD] has been primarily housed in a three-story historic structure, constructed in 1928. This facility was originally designed to be a radio station, is now beyond repair, and is inadequate for contemporary departmental functions.

The Committee on Facilities and Capital Investments was asked to approve the use of internal funds (\$20M) and authorize the design and construction of a new Public Safety Building (Police Department), and renovations to the adjacent Jennings Annex facility for recommendation to the Board of Trustees for approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for any questions or further discussion. He then asked for a motion to approve Committee Action Item FCI7 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Brandon and second which was made by Trustee Johnson. Board and Committee Chair Hosseini asked for further discussion, the motion was approved unanimously.

FCI8 Parking Operating Fund – Ending Reserve and Operating Cash Policies

Certain outstanding state university system bond issues for auxiliary facilities have covenants which state the Board of Governors shall annually, or at any other time as requested by the State Board of Administration, prepare and adopt a detailed revenue and expense budget for bonded auxiliaries, which shall set forth the amount to be deposited in facility maintenance and equipment reserve accounts. In order to satisfy bond covenants, the Board of Governors adopted Regulation 9.008, requiring University Boards of Trustees to approve and submit operating budget detail for auxiliary facilities with such bond covenants and to report the anticipated amount to be deposited in an auxiliary maintenance and equipment reserve account. The University of Florida's Series 2018A Parking Facility Revenue Bonds contain such covenants, although a funding level for the maintenance and equipment reserve is not specified. Such reserve amounts are determined by the Board of Trustees in accordance with institutional policy.

During the Committee on Facilities and Capital Investments pre-meeting held on Monday, March 4, 2019, Chair Hosseini and Trustee O’Keefe instructed the administration to seek additional information in the form of industry standards and/or third-party confirmations to evaluate the appropriateness of the university’s approach to setting expectations for the ending replacement reserve amounts in the following Parking Operating Fund accounts:

1. the debt service reserve,
2. the maintenance and equipment reserve, as well as
3. the amount in ending operating cash.

Upon completion of this research, the following institutional policies for the Parking Operating Fund-Ending Reserve and Operating Cash Policies are recommended for approval:

- Ending Debt Service Reserve: An end of the fiscal year debt service reserve equal to one-half of the projected principal and interest of any outstanding revenue bond series due in the subsequent fiscal year.
- Ending Maintenance and Equipment Reserve: An end of fiscal year maintenance and equipment reserve for extraordinary items equal to three times the subsequent fiscal year’s identifiable and predictable repair and maintenance costs for the campus’ parking structures in accordance with Walker Consultants’ ten- year prioritized plan.
- Ending Operating Cash: An end of the fiscal year operating reserve equal to 60 days of the projected operating expenses (excluding depreciation, bad debt, and interest expense) in the Parking Operating Fund from the previous fiscal year.

The Committee on Facilities and Capital Investments is asked to approve the Parking Operating Fund-Ending Reserve and Operating Cash Policies for recommendation to the Board of Trustees for approval on the Consent Agenda.

Board and Committee Chair Hosseini asked for any questions or further discussion. There ensued a discussion regarding the rationale for a Parking Reserve Policy. Chair Hosseini then asked for a motion to approve Committee Action Item FC18 for recommendation to the Board for its approval on the Consent Agenda, which was made by Trustee Johnson and second which was made by Trustee Kuntz. Board and Committee Chair Hosseini asked for further discussion, the motion was approved unanimously.

5.0 Discussion

5.1 Construction Update

Vice President Reynolds provided the construction program highlights and ongoing projects. He referred the board to the current Major and Minor project list provided in the board materials which included but not limited to the following:

- UF-221 –Norman Hall Rehabilitation and College of Education Center Addition - Historic Norman renovations are 70% complete and making considerable progress. Substantial completion date is scheduled for August 2019.
- UF-608 –Parking Garage XIV - The project is currently in the early site-work 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 envelope enclosure and interior framing construction phase. Substantial completion date is scheduled for September 2019.
- UF-461 – Herbert Wertheim Laboratory for Engineering Excellence (Nuclear Science Building) - Curtain Wall envelope and MEP rough-in are underway and progressing well. Substantial completion is scheduled for March 2020.

5.2 Campus Safety Plan Update

Vice President Reynolds presented an update of the Campus Safety Plan, representing the potential funding over the next five years as follows:

| Campus Safety Plan Update | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | 2023-2024 | Total |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| Capital Projects | \$5,000,000 | \$4,600,000 | \$4,600,000 | \$3,500,000 | \$3,500,000 | |
| | | | | | | |
| Staffing | \$600,000 | \$300,000 | \$400,000 | | | |
| | | | | | | |
| UFPD Facility Renovation | | \$3,000,000 | \$4,370,000 | | | |
| | | | | | | |
| Total | \$5,730,000 | \$7,900,000 | \$9,370,000 | \$3,500,000 | \$3,500,000 | \$30,000,000 |

6.0 New Business

There was no new business to come before the committee.

7.0 Adjournment

There being no further discussion, the meeting was adjourned at 2:38 p.m.