



## **COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS**

### **Pre-Meeting Minutes**

### **Telephone Conference Call**

**November 4, 2019**

**123 Tigert Hall, University of Florida, Gainesville, FL**

**Time Convened: 10:01 a.m.**

**Time Adjourned: 10:44 a.m.**

#### **Committee and Board members present:**

Morteza Hosseini (Board Chair), Thomas G. Kuntz (Board Vice Chair), David L. Brandon, Leonard H. Johnson, Rahul Patel, Ray G. Thomas, Marsha Powers

#### **Others present were:**

W. Kent Fuchs, President, Winfred Phillips, Chief of Staff, Charlie Lane, Senior Vice President and Chief Operating Officer; Amy Hass, Vice President and General Counsel; Mark Kaplan, Vice President for Government and Community Relations and University Secretary; Curtis Reynolds, Vice President for Business Affairs, Susan Goffman, Executive Director, Development, Lindsey Farah, Development, Craig Hill, Associate Vice President, Business Affairs, Mark Helms, Assistant Vice President, Facilities Services, Carlos Dougnac, Assistant Vice President for Planning, Design and Construction; Colt Little, Senior University Counsel for Real Estate, Financing and Procurement; Kevin Heinicka, IFAS Director of Operations Office of Facilities Planning and Operations, Eugene Herring, Director Planning, Design and Construction, Linda Dixon, Director, Planning, Design and Construction, Carrie Blanchard Bush, Director of Strategic Initiatives, members of the University of Florida Community, and other members of the public and the media.

#### **1.0 Roll Call**

Board Staff conducted a roll call of all Committee and Board members present.

#### **2.0 Call to Order and Welcome**

Committee Chair Hosseini welcomed everyone in attendance and called the meeting to order at 10:01 a.m. Chair Hosseini asked that the order of the agenda be changed to have the Call to Order first before Roll Call.

#### **3.0 Review Agenda for December 5-6, 2019 BOT Meeting**

##### **3.1 Dining Services Proposed Fees FY 2020-21**

Charlie Lane, Senior Vice President and Chief Operating Officer, presented the Dining Services Proposed Fees FY 2020-21 for discussion. Committee Chair Hosseini asked Dr. Lane to provide a brief explanation of the proposed fees. During the discussion, Committee Chair Hosseini asked at what point would the increases cease. Vice President Curtis Reynolds indicated that this request would likely be the final request from the current food service vendor, noting, the university will be soliciting dining services in FY2021.

Over the past five years, dining fees have increased or remained constant, as outlined below:

Year	% Increase
FY 2019-2020	5.11%
FY 2018-2019	0.00%
FY 2017-2018	0.00%
FY 2016-2017	2.03%
FY 2015-2016	3.60%

The proposed FY20-21 fee increase for the 7-day Open Access Plus Meal Plan is 4%, which would bring the dining costs per semester from \$2,300 to \$2,375.

New revenues associated with increases in the meal plans will be used to offset cost increases for food, labor, and other direct costs (estimated 3% for food, 4% labor, 2.1% supplies and other direct costs).

Based on the current-year meal plan costs for the three open-access meal plans offered, the cost of each meal is \$3.89 per access (based on an average of four accesses per day). For the 10-meals-per-week plan, the cost is \$7.15 per access. For the open-access plans, meal plan costs per meal are significantly under local market meal comparisons; for the 10-meal plan, the meal plan cost is near or under market comparisons (based on whether the meal is breakfast, lunch, or dinner).

### **3.2 Transportation and Parking Services Proposed Fees FY 2020-21**

Senior Vice President Lane discussed the Transportation and Parking Services Proposed Fees for FY 2020-21.

The proposed FY 2020-21 fee change would create a lower cost option and would implement a fee for the more proximate student parking.

For FY 2020-21, the following changes to student decal program are recommended:

- lowering the price of the least proximate student parking locations from \$160 to \$85 per year (a price decrease of 47% impacting an estimated 2,700 student decals and a reduction of \$200,000 in revenue),

- a modest price increase from \$160 to \$170 per year for the mid proximate student parking (a price increase of 6% impacting an estimated 5,000 student decals, generating \$50,000 in new revenue), and
- increasing the most proximate decal prices for student residents living in fraternity, sorority, and university housing near the academic core of campus from \$160 to \$340 per year (a price increase of 112% impacting an estimated 2,200 student decals and generating \$400,000 in new revenue).

### **3.3 UF Housing Proposed Fees FY 2020-21**

Senior Vice President Lane discussed the UF Housing Proposed Fees for FY 2020-21 and noted that the proposed fees are part of an overall housing master plan strategy. The housing plan strategy encompasses a 5 to 10 year development, which includes the addition of more than 1900 new beds and the renovation of more than 1300 existing beds.

Senior Vice President Lane also noted that the UF Housing Program has not received a fee increase over the past 5 years and in order to implement the housing master plan strategy a modification to the program fee structure was required.

Senior Vice President Lane explained the following housing program fee proposed;

Staff is proposing a 4.5% annual increase in housing costs for the next 5 years. If this fee increase is permitted, it will generate over \$30 million in additional revenue for the system over a 5-year period. These funds are needed in order to ensure that the housing system is infused with additional cash necessary to absorb the financial impact of bonding new construction of up to 1900 residence hall beds and the renovation of 700 beds. If the university is unable to raise rental rates, it will be unable to bond new construction and renovations in the immediate future.

Currently, UF Housing average rental rate is among the lowest in the SUS. Our on-campus rental rate is on-average 34% less than that of off-campus housing. Meanwhile, the university's rates compare very favorably with our SUS counterparts.

Staff will be come back to you in subsequent meetings with the details of our bonding strategy, but the primary issue is our need to increase rental rates by 4.5% per year for the next five years.

Committee Chair Hosseini noted that the Housing Master Plan was thoughtful and necessary to move the UF Housing Program into similar status as the University.

Vice President Reynolds asked Committee Chair Hosseini to allow Vice President Thomas Mitchell to add two namings to the agenda. Chair Hosseini recognized Vice President Mitchell for the presentation of the following naming(s):

### **3.4 Naming: Jason Beaird Memorial Bullpen**

In recognition of the life of Jason Beaird, and his contributions as a member of the Florida Gators baseball team, the University, the University of Florida Foundation, and the University of Florida Athletic Association seek to name the visiting team bullpen at the Florida Ballpark the “Jason Beaird Memorial Bullpen.”

Vice President Mitchell acknowledged this request meets the naming and gift guidelines set by the UF Board of Trustees and that an information packet would be provided prior to the December Board of Trustee meeting.

### **3.5 Naming: Sam Tripson Memorial Porch**

In recognition of the life of Sam Tripson, the University and the University of Florida Foundation seek to name the front porch of the IFAS Beef Teaching Unit the “Sam Tripson Memorial Porch.”

Vice President Mitchell acknowledged this request meets the naming and gift guidelines set by the UF Board of Trustees and that an information packet would be provided prior to the December Board of Trustee meeting.

## **4.0 Discussion Items**

The following Discussion Items were addressed by the Committee:

### **4.1 Housing Master Plan**

Senior Vice President Charlie Lane provided an update on the Housing Master Plan. Senior Vice President Lane discussed the options for a phased implementation of the plan development. Chair Hosseini noted that UF should take the “all in” approach by constructing and renovating the full development. Senior Vice President Lane expressed concurrence for the more aggressive approach and would advise the Board on his finding.

Trustee Thomas Kuntz asked for a calculation of the cost per bed and the price per square foot of the housing master plan projects, as well as compare what other universities have done in terms of housing and their associated costs. Senior Vice President Charlie Lane affirmed that staff would provide these calculations to the Board.

Committee Chair Hosseini recommended the financing of the project be done in one bond issuance. Trustee Kuntz asked for the plan for housing when beds are taken offline during the renovation part of the project and discuss the impact.

### **4.2 Campus Master Plan**

Senior Vice President Charlie Lane provided an update on the Campus Master Plan; noting that UF was within its’s statutory required five-year cycle. SVP Lane also, noted that during the

next calendar-year BOT meetings that the Campus Master Plan required two Public Hearings prior to adoption of the Campus Development Agreement. Senior Vice President Lane stated that staff would keep the BOT posted on the Plan progress and required hearings.

#### **4.3 Food Service Master Plan**

Vice President Reynolds provided an update of the Food Service Master Plan noting that Business Affairs had engaged Brailsford and Dunlavey, Inc. (B&D) in collaboration with Petit Consulting LLC to lead the process. The consultants conducted an analysis of existing conditions and engaged with campus stakeholders, including students, faculty and staff. Vice President Reynolds noted that the new food services contract will be robust in cooperation with Athletics, concession service in the stadium and the O'Connell Center. Committee Chair Hosseini noted the UF food service contract was a large contract and the UF Board of Trustees would like to stay informed and advise on the solicitation progress.

#### **5.0 New Business**

President Kent Fuchs informed the committee of the recent freshman applications to date were 8,000 more applicants than last year.

#### **6.0 Adjourn**

There being no further discussion, Committee Chair Hosseini adjourned at the meeting at 10:44 a.m.