



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Pre-Meeting Minutes

Virtual Meeting

May 18, 2021

University of Florida, Gainesville, FL

Time Convened: 9:01 a.m.

Time Adjourned: 10:29 a.m.

Committee and Board members present:

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

Others present:

W. Kent Fuchs, President; Chris Cowen, Senior Vice President and Chief Financial Officer; Jodi Gentry, Vice President for Human Resources; Amy Hass, Vice President and General Counsel; Charlie Lane, Senior Vice President and Chief Operating Officer; Curtis Reynolds, Vice President for Business Affairs; Colt Little, Senior Associate Vice President, General Counsel; Carrie Blanchard Bush, Chief of Staff to the Chief Operating Officer; Karen Sprague, Sr. Associate Vice President, Chief Operating Officer, Advancement; 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 9:01 a.m.

2.0 Roll Call

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

3.0 Review Draft Agenda for June Meeting

Committee Chair Brandon adjusted the agenda to removed FCI3 action item noting it had already been approved by the Board Chair Hossieni per the BOT Governance Standards. The remaining agenda items were discussed as follows:

FCI1 Fixed Capital Outlay Legislative Budget Request for Fiscal Year Ending June 30, 2022

Curtis Reynolds, Vice President for Business Affairs stated staff received Board of Governors instructions regarding the Fixed Capital Outlay Legislative Budget Request for Fiscal Year Ending

June 30, 2022. He wanted to make the Board aware of the potential project priorities that were being contemplated. VP Reynolds discussed the three projects under contemplation: (1) Florida Museum of Natural History, which is carried over from the prior year's request; (2) Architecture Building renovation, remodeling and an addition; and (3) Chemical Engineering Building, which is in need of infrastructure repairs to the building foundational structure. A discussion ensued noting that project (1) has donor commitments associated with potential PECO funds; project (2) has momentum regarding donor potentials to more than 70% of need; project (3) may require relocation of academic programs if repairs are prolonged. Committee Chair Brandon asked VP Reynolds if there was an economical option to resolve this issue related to project (3). Board Chair Hosseini asked Committee Chair Brandon to research the repair cost in regard to project Board Chair Hosseini asked about the status of the Dental College Building, which has been discussed with the committee since 2018. VP Reynolds indicated there needs to be a discussion of priority. The needs of that facility are multi-faceted with issues totaling approximately \$50 million dollars. Committee Chair Brandon agreed to review. (3). Board Chair Hosseini advised staff that the Dental College Building and Architectural Building should be considered high priority for potential capital outlay funding.

FCI2 Facilities Spending Plan for Fiscal Year Ending June 30, 2022

VP Reynolds discussed UF's successful budget outcomes with the Legislature this year and noted the Governor had not signed the budget to confirm the appropriations as listed in the action item. VP Reynolds explained the action item confirms UF's intended use of funds. Trustee Kuntz asked whether or not the Board of Governor (BOG) approves the Capital Improvement Trust Fund (CITF). VP Reynolds responded that all CITF projects are submitted to BOG for approval and notification of intended use of funds every year. Trustee O'Keefe asked for an explanation of the new Student Affairs Disability Resource Center. VP Reynolds noted it was the old University Press building in which, Student Affairs plans to repurpose for use by students with disabilities. Committee Chair Brandon added the building will be renovated to accommodate easy access for disabled students and veterans.

FCI4 Campus Master Plan 2020-2030, Amendment June 2021

VP Reynolds explained the proposed Campus Master Plan amendment would revert the 1.8 acres (known as McCarty Woods) back to a conservation area with no plans to develop at this time. Chair Hosseini asked if the action item had already been brought to the board. VP Reynolds confirmed that the Board approved the Campus Master Plan in December 2020, however, this action is required to ratify the amendment.

FCI5 Naming: Gary R. Libby University Gallery

Senior Associate Vice President, Chief Operating Officer, Advancement Karen Sprague, on behalf of Tom Mitchell Vice President for Advancement, gave a brief explanation of the proposed naming of the Gary R. Libby University Gallery. Ms. Sprague noted all due diligence had been performed and all required approvals had been acquired per the BOT Naming Policies and Governance Standards.

FCI6 Cellon Creek & R&T Park: Disposition of Foundation-owned assets

SAVP Sprague provided a brief explanation of the proposed disposition of foundation-own assets. Ms. Sprague noted the Foundation recommended selling the property and UF agreed. An offer has been accepted from Concept Companies, contingent upon BOT approval. Committee Chair Brandon thanked Board Chair Hosseini for his efforts in bringing this agenda item forward. This item only required Board Chair approval. Board Chair Hosseini reiterated that he wanted this item to go through the committee and Board process.

FCI7 Central Energy Plant – Approval of Public-Private Partnership Concept

Committee Chair Brandon asked Senior Associate Vice President, General Counsel Colt Little to give a brief explanation of the action item. Mr. Little highlighted the need for a new source of steam and chilled water for the campus, after Duke Energy decommissions their current steam plant and the existing campus chilled water plant (a.k.a. the Raborn Plant) terminates operations as it substantially exceeds its useful life. A discussion ensued regarding the likely funding plans for the Central Energy Plant (CEP). A Public Project Partnership concept (P3) was determined the most viable option. Trustee Kuntz asked for a timeline on progress to ensure the project stays on track. Mr. Little informed the committee that staff had a timeline in supporting documentation. Board Chair Hosseini reminded the Board of its approval for UF's CEP to engage design development, which demonstrated project savings and efficiencies. Board Chair Hosseini added this goes back to 4 or 5 years ago. The Board previously approved to do this ourselves but the P3 will save UF approximately \$3M a year. Hosseini thanked SVP Chris Cowen, VP Reynolds, and SVP Lane, Colt Little and others for moving forward. Trustee Corr asked if there were any data analysis or other documents to review. Committee Chair Brandon asked Mr. Little to forward any prior information, including the white paper, to the Board for review and asked trustees to submit their questions if clarification was needed. Board Chair Hosseini stated when the P3 company is selected, staff will come back to the Board for approval. Trustee O'Keefe asked if the information could be forwarded prior to the item coming back for approval. Board Chair Hosseini indicated staff is still working with the consultants and the information will be presented to the Board before the agreement is finalized.

4.0 Review Discussion Items

4.1 Baby Gator

Vice President Jodi Gentry discussed the proposed Baby Gator Stabilization & Expansion project. VP Gentry noted the proposal seeks the following: to stabilize the existing Educational Research Center for Child Development, known as Baby Gator; expand to address on-campus childcare needs by growing two of the existing sites through a phased approach; elevate UF's efforts by adding a new Early Childhood Collaborative to further expand the focus on science-driven, practice-proven early child education and research. A discussion ensued regarding Baby Gator locations, capacity, renovation and expansion phase plans, costs and funding sources. Board Chair Hosseini asked Senior Vice President and Chief Financial Officer Chris Cowen and Vice President, Advancement Tom Mitchell to review the funding plan. Board Chair Hosseini asked staff to fast-track this project and present an action item for approval at the June meeting. VP Reynolds confirmed staff will submit an action item, that includes an overall picture, for approval as requested. Trustee Kuntz asked when Phase 1 and 2 realistically will be complete. VP Gentry responded that Phase 1 can start soon but Phase 2 will be paced by when the graduate student housing is identified, and a plan is implemented. Committee Chair Brandon asked if this would

be an action item for the Facilities and Capital Investments Committee. Committee Chair Hosseini confirmed it will be. He added the importance of the facility. VP Gentry thanked the Board and staff for their support.

4.2 Campus Regeneration (Deferred Maintenance)

Senior Vice President and Chief Operating Officer Charlie Lane shared the deferred maintenance needs for E&G and Health Science Center facilities on UF's main campus, including the top 15 E&G and Health Science buildings by risk and the total identified deferred maintenance needs for all UF entities including UF/IFAS, Housing, University Athletic Association and UF Health/Jacksonville. Board Chair Hosseini requested that the Dentistry Building be shown on all potential funding list (i.e., CIP and DM). A discussion ensued regarding deferred maintenance needs that will be presented in a prioritized list for the Board's input and discussion. SVP Lane will bring recommendations to the board in June for discussion to focus on further prioritizing the deferred maintenance needs. President Fuchs added he was excited about all of the projects.

4.3 Campus Construction Report

The agenda item was not discussed.

5.0 New Business

Dr. Fuchs thanked the committee and staff for their work on the projects discussed. Committee Chair Brandon expressed his gratitude to the leadership and senior staff on re-opening the campus and the messaging. Board Chair Hosseini thank Committee Chair Brandon for his work with the committee. Committee Chair Brandon also thanked senior staff for their efforts.

6.0 Adjourn

There being no further discussion, Committee Chair Brandon adjourned the meeting at 10:29 a.m.