



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Pre-Meeting Minutes

Virtual Meeting

August 9, 2022

Time Convened: 9:00 a.m.

Time Adjourned: 9:53 a.m.

Committee and Board members present:

David L. Brandon (Committee Chair), Richard P. Cole, Christopher T. Corr, Morteza "Mori" Hosseini (Board Chair), Thomas G. Kuntz (Board Vice Chair), Daniel T. O'Keefe, Rahul Patel, Amanda J. Phalin, Fred S. Ridley, and Anita G. Zucker.

Others present:

W. Kent Fuchs, President; Chris Cowen, Senior Vice President and Chief Financial Officer; Amy Hass, Vice President and General Counsel; Mark Kaplan, Vice President for Government and Community Relations and University Secretary; Charlie Lane, Senior Vice President and Chief Operating Officer; Thomas Mitchell, Vice President for Advancement; Curtis Reynolds, Vice President for Business Affairs; Maria Gutierrez Martin, Interim Chief Development Officer for 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 9:00 a.m.

2.0 Roll Call

Vice President Curtis Reynolds conducted a roll call of all Committee and Board members present.

3.0 Review Draft Agenda for August 16, 2022 Meeting

Committee Chair Brandon noted that the following agenda items would not be voted on during this meeting but were for discussion only and would be voted on by the full board at the August 16, 2022, meeting. Committee Chair Brandon asked Vice President Reynolds to begin the review with FCI1 action item as follows:

3.1 Review Action Items

FCI1 Fixed Capital Outlay Budget Submission FY 2022-2023

Curtis Reynolds, Vice President for Business Affairs, discussed the Board of Governors regulation that requires each university to prepare and submit an annual Fixed Capital Outlay (FCO) budget

approved by the university Board of Trustees. Vice President Reynolds noted all projects represented on the supporting documentation for this FCO action had been reviewed by the committee and full Board in the traditional construction updates that are approved give dates. Vice President Reynolds highlighted the funding sections of the FCO report (i.e., E&G operating projects, Carryforward, State Appropriations and Non-State Appropriations). Vice President Reynolds added the FCO submission represents an accounting of all funds for projects. Committee Chair Brandon noted the action item will require a full board vote and execution by the President and the Board Chair per the Governance Standards.

Board Chair Hosseini asked to define the Data Science Information Technology Building project funding noted on the supporting documentation as “Unrestricted Funds”. A discussion ensued regarding the definition of unrestricted funds. Vice President Reynolds explained that unrestricted funds could include funds provided by the university, various departments, and other contributors. Chris Cowen, Senior Vice President and Chief Financial Officer noted that unrestricted funds may be additional dollars provided by the College of Engineering or UF Research funding.

A discussion ensued regarding the receipt of the donor funds and the additional \$25 million for building maintenance. Chief Financial Officer Cowen stated he would work with Tom Mitchell, Vice President for Advancement, to secure the funding and added that the topic was scheduled to be discussed during an upcoming Finance Committee meeting. Trustee Kuntz suggested the supporting documentation needed more language describing the “Unrestricted Funds” and to include notations on the FCO report. Committee Chair Brandon agreed and noted the additional supporting information would be for the board’s review only and would not be included in the submission to the Board of Governors.

A discussion ensued regarding the university’s ability to provide bridge funding for projects and how many dollars were available. Board Chair Hosseini commented both FCI and FSPPM Committees need to work together and know how much bridge funding we are doing. Trustee Kuntz agreed and asked Senior Vice President Cowen to work with staff to create a bridge funding policy and set a cap on dollars appropriated.

Committee Chair Brandon informed the committee that the Data Science Information Technology building donor has requested Leadership in Energy and Environmental Design (LEED) Platinum Certification for the building. Committee Chair Brandon noted that staff had estimated the cost to certify for LEED through a third party, the construction manager and had notified the donor, to provide the additional funding to cover 100% of the fees associated with the certification. Committee Chair Brandon added the committee would be bringing the action to the Board for ratification in December. Board Chair Hosseini asked what the additional cost would be to go from LEED Gold to LEED Platinum. Committee Chair Brandon stated the cost would be approximately \$500,000.

FCI2 Campus District Energy Efficiency Contracts

Vice President Reynolds gave an overview of UF's Business Affairs' on-going efforts to reduce energy costs, upgrade existing facilities, and reduce critical deferred maintenance. Vice President Reynolds noted the intent to implement performance-based energy projects in four district areas of the campus. Vice President Reynolds explained the financial structure of Performance Contract Agreements (PCAs), noting the 20-year debt service obligation of the contracts. Vice President Reynolds informed the committee of energy savings and accelerated re-payments of the existing PCAs with Trane (Reitz Union Expansion) and Siemens (IFAS-Entomology Building). Vice President Reynolds added that the energy savings on the aforementioned projects exceeded the original projections allowing the re-payment of the debts before the 20-years term was reached.

Vice President Reynolds highlighted four (4) districts campus areas for potential PCAs: the Holland Law District of Campus; the Health Science Center District of Campus, the Veterinary Medicine District of Campus, and the Cancer & Genetics District of Campus.

Vice President Reynolds reminded the FCI Committee that the BOT approved the Holland Law District of Campus Investment Grade Audit (IGA) prior to the pandemic. Vice President Reynolds noted that the IGA confirmed the energy efficiencies outline for the Holland Law District PCA. Vice President Reynolds informed the committee that staff was ready to release the Request for Proposal (RFP) for the Holland Law District of Campus PCA.

Vice President Reynolds noted the intent to perform IGAs for the Health Science Center District of Campus and the Veterinary Medicine District of Campus. Additionally, Vice President Reynolds noted the intent to perform a Detailed Feasibility Assessment (DFA) of the Cancer & Genetics District of Campus. Vice President Reynolds noted the board would be advised of the details of the IGAs and DFA when completed.

Committee Chair Brandon noted that the investment grade audits are needed to outline and confirm potential energy savings. Trustee Kuntz noted that energy efficiencies were a missioned based effort of the university.

Committee Chair Brandon stated the Holland project was ready to go to the Board of Governors for approval and released for financing.

Board Chair Hosseini noted that he wanted to make sure Senior Vice President Cowen and the Finance Committee confirmed the financing for campus district energy efficiency contracts. A discussion ensued regarding the new Dental Science Building funding from the Legislature and the proposed Dental Tower Building performance contract (aka, Health Science Center District of Campus). Committee Chair Brandon noted the Dental Tower Building renovations would be for future destined space use. Vice President Reynolds stated the Dental Tower Building was on the deferred maintenance building list and the performance contract would address the current issues for future tenants. Trustee O'Keefe asked staff to make sure the future tenants were involved in the planned updates to the Dental Tower Building to accommodate their needs. Vice President Reynolds note that discussions of future tenants and programs had begun.

FCI3 Naming: Walter Beinecke, Jr. Center for the Preservation of Nantucket at Sherburne Hall

Maria Gutierrez Martin, Interim Chief Development Officer for Advancement gave a brief overview of the Walter Beinecke, Jr. Center for the Preservation of Nantucket at Sherburne Hall proposed naming. Ms. Martin noted all due diligence has been performed and prior approvals have been received per the BOT Naming Policies and Governance Standards.

FCI4 Naming: Gator Dugout Club Concession Stand

Maria Gutierrez Martin gave a brief overview of the Gator Dugout Club Concession Stand proposed naming. Ms. Martin noted all due diligence has been performed and prior approvals have been received per the BOT Naming Policies and Governance Standards.

FCI5 Naming: Bruno and Maritza Ramos Hall

Maria Gutierrez Martin gave an overview of the Bruno and Maritza Ramos Collaboratory proposed naming. Miss Martin noted all due diligence has been performed and prior approvals have been received per the BOT Naming Policies and Governance Standards.

FCI6 Naming: Scott Family Chemistry Building

Maria Gutierrez Martin gave a brief overview of the Scott Family Chemistry Building proposed naming. Ms. Martin noted all due diligence has been performed and prior approvals have been received per the BOT Naming Policies and Governance Standards.

FCI7 Naming: Herbert Wertheim UF Scripps Institute for Biomedical Innovation and Research

Maria Gutierrez Martin provided an overview of the Herbert Wertheim UF Scripps Institute for Biomedical Innovation and Research. Miss Martin noted all due diligence has been performed and prior approvals have been received per the BOT Naming Policies and Governance Standards. Miss Martin further stated this gift is looking for conceptual approval as the gift agreement is being finalized

After Miss Martin's review, Board Chair Hosseini noted that he was aware of at least two naming's on the list that he did not see prior to this meeting and approve as a part of the Governance Standards requirements. He added two exceed the 5-year policy that requires an exception be approved. He asked Vice President Tom Mitchell, Vice President for Advancement to send him additional information to review before the full Board meeting next week.

3.0 New Business

Committee Chair Brandon gave a brief update on his bi-weekly discussions with Vice President Reynolds regarding construction projects. Committee Chair Brandon noted the following projects: Student Health and Police Safety Building projects were experiencing materials delays however the projects were still progressing; Data Science Information Technology Building and Honors Village were on schedule with no known materials delays to date.

4.0 Adjourn

There being no further discussion, Committee Chair Brandon adjourned the meeting at 9:53 a.m.

DRAFT