



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Pre-Meeting Minutes

Virtual Meeting

Wednesday, November 13, 2024

Time Convened: 9:30 a.m.

Time Adjourned: 9:56 a.m.

Committee and Board members present:

David L. Brandon (Committee Chair), John E. Brinkman, Richard P. Cole, Christopher T. Corr, Morteza "Mori" Hosseini (Board Chair), Sarah D. Lynne, Daniel T. O'Keefe, Rahul Patel (Board Vice Chair), Marsha D. Powers, Fred S. Ridley, and Anita G. Zucker.

Others present:

Kent Fuchs, Interim President; Kurt Dudas, Vice President for Strategic Initiatives; Elias Eldayrie, Vice President and Chief Information Officer; Ryan Fuller, Interim Vice President and General Counsel; Joe Glover, Interim Provost and Senior Vice President for Academic Affairs; Taylor Jantz, Senior Vice President and Chief Financial Officer; Mark Kaplan, Vice President for Government and Community Relations and University Secretary; David Kratzer, Senior Vice President for Construction, Facilities, and Auxiliary Operations; Maria Gutierrez Martin, Interim Vice President for Advancement; Stephen Motew, UF Health President and System Chief Executive Officer; David Nelson, Senior Vice President for Health Affairs; Mary Parker, Vice President and Chief Enrollment Strategist; Brandi Renton, Interim Vice President for Business Affairs; James Wegmann, Vice President for Communications; Heather White, Vice President for Student Life; Mark Helms, Assistant Vice President for Facilities Services; Colt Little, Associate Vice President for Enterprise Projects and Senior Counsel; Cydney McGlothlin, Assistant Vice President for Planning, Design & Construction and University Architect; Trevor Schneider, Assistant Vice President for Real Estate; 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 9:30 a.m.

2.0 Roll Call

Senior Vice President David Kratzer conducted a roll call, and all Committee members were present, except Trustee Zalupski.

3.0 Review Draft Agenda for December Meeting

Committee Chair Brandon noted the pre-meeting is for discussion only and no action will come to the Committee. The following items were addressed by the Committee:

3.1 Review Draft Minutes

- **June 13, 2024 and August 12, 2024**

Committee Chair Brandon reminded committee members to review the draft minutes prior to the board meeting in December.

3.2 Review Action Items

- **FCI1 Construction Projects Budget Amendments**

SVP Kratzer stated the Construction Projects Budget Report is provided to the Board on a quarterly basis to provide an update on university wide construction activity and highlight any changes to those projects. Any amendments to approved budget thresholds must be presented to the Board for approval. He reviewed the three budget amendments outlined in the action item.

Board Chair Hosseini requested confirmation the loan documentation and signatures are in place for the UF-653 Bruno E. & Maritiza F. Ramos Collaboratory (DCP) and Chief Financial Officer Taylor Jantz confirmed.

- **FCI2 UF-689 Hamilton Center for Classical and Civic Education Construction Management Team**

Assistant Vice President Cydney McGlothlin shared four construction management teams were shortlisted based upon their qualifications for the Hamilton Center for Classical and Civic Education. The UF Technical Review Committee conducted interviews on October 29, 2024 and ranked the teams. The top ranked team selected is Stellar and we are finalizing negotiations. This Committee and the Board will be asked to approve the contract at the December meeting.

- **FCI3 UF-698 Center for Applied Artificial Intelligence Construction Management Team**

AVP McGlothlin shared three construction management teams were shortlisted based upon their qualifications for the Center for Applied Artificial Intelligence. The UF Technical Review Committee conducted interviews on November 4, 2024 and ranked the teams. The top ranked team will be selected and announced soon. This Committee and the Board will be asked to approve the contract at the December meeting.

- **FCI4 UF-318 Dental Science Building Construction Management Team**

AVP McGlothlin shared three construction management teams were shortlisted based upon their qualifications for the Dental Science Building. The UF Technical Review Committee will conduct interviews on December 10, 2024 and rank the teams. If negotiations are finalized before the December meeting, the top ranked team selected will be announced and this Committee and the Board will be asked to approve the contract at the December meeting.

- **FCI5 Campus District Energy Efficiency Contract Authorization Increase**

Assistant Vice President Mark Helms stated in August 2022 the Board approved Facilities Services to pursue energy service contracts. He shared updates on the first two segments: (1) Holland Law construction is in progress and (2) the Dental Tower investment grades audits have been completed, but this project is now on hold as it has been blended into the overall Dental Science Building renovation project. The third segment is the Cancer and Genetics Research Center with Board approval to not exceed \$4.2 million for investment grade audits. We have found fantastic opportunities, but it will increase our spend by \$1.1 million. CFO Jantz has confirmed we have

these funds internally and we will be asking the Board to approve this proposed amendment not to exceed \$5.3 million total at the December meeting.

Committee Chair Brandon added that himself, the President, and the Board Chair have reviewed this amendment to the project, and it is exceedingly accretive to the savings bottom line. The Board Chair and the President do have authority to approve this internally, however the Board Chair felt it is important enough to come to this Committee and then the full Board for ratification.

- **FCI6 Lease of Space**

Associate Vice President Colt Little stated we are currently in negotiations between three potential sites in downtown Miami of 20,000-25,000 square feet of space for a 10-year term. Primarily this space will house the College of Business's South Florida MBA program, currently located in Miramar, FL, which will provide them with a central location to do more industry outreach and connect to a different cohort of potential students. Additionally, we anticipate this will afford us other educational opportunities to the large South Florida population, as well as more engagement with alumni and donors in the area. We hope to present the final deal to the Board at the December meeting.

Board Chair Hosseini added we already have the MBA program established in South Florida; we are just seeking approval to move the program downtown to be in the heart of Miami to connect the university to the industry. We will invite College of Business Dean Saby Mitra to the December meeting to share more details about this exciting opportunity.

- **FCI7 Naming: The Paul M. Lyrene Blueberry Research Building**

Interim Vice President Maria Gutierrez Martin provided an overview of the proposed honorary naming and biography of Dr. Paul M. Lyrene, an Emeritus Faculty member of IFAS and patent developer of 23 named varieties of blueberries. In recognition of the generous and significant impact made by Dr. Lyrene to UF, we seek to name the Blueberry Research Building the Paul M. Lyrene Blueberry Research Building. This proposed naming meets all the requirements and is aligned with the UF Namings & Memorials Policy.

3.3 Review Discussion Items

- **Updates**

Committee Chair Brandon noted updates will be provided at the December meeting for the following:

- Campus Construction
- 10-year Proposed ESCO Funding Model
- Housing Master Plan – collaboration with the FSPPM Committee, seeking net new 2,500 bed funded by auxiliary, not state funds. Chair Hosseini stated he looks forward to discussion. He reminded all the cost must be at least 20% savings to our students or more versus what they pay off campus. SVP Kratzer added these will pay for themselves in the long run. VP Heather White expressed her excitement about the plan.

- **Alachua County Animal Resource Shelter**

AVP Colt Little stated we are currently in negotiations of a 30-year term sublease of approximately 10 acres of state-owned land to Alachua County. This land currently houses the IFAS Swine Unit, which would need to be demolished and relocated. The county is proposing to build a 30,000 square foot animal resource shelter facility and would be responsible for all construction, operation, and maintenance. Negotiations are also ongoing for a potential partnership with the College of Veterinary Medicine and Alachua County to use the facility to collaborate on education opportunities for students. We hope to present the final deal to the Board at the December meeting.

4.0 New Business

There was no new business to come before the committee.

5.0 Adjourn

There being no further discussion, Committee Chair David L. Brandon adjourned the meeting at 9:56 a.m.

DRAFT