

Business Affairs
Office of the Vice President

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August 26, 2020

Timothy Young, Chair
Land Use and Facilities Planning Committee
2570 Hull Rd, Bldg. 1291
Campus

Dear Mr. Young:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on July 7, 2020, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of the UF – 654 – Honors Dormitory Residential College project as presented.

I approve the committee's recommendation as presented.

2. Land Use and Facilities Planning Committee recommends approval of the UF – 623 – B – Thermal Utility Infrastructure, C – Electrical Utility Infrastructure, and D – New Central Energy Plan project as presented with acknowledging this project will become 3 projects and note that the Campus Master Plan will be changing the Future Land Use of 1.4 acres from Conservation to Utility.

I approve the committee's recommendation as presented.

3. Land Use and Facilities Planning Committee recommends approval of the UAA – 60 – Soccer Team Facilities & Lacrosse Facilities Improvements project as presented.

I approve the committee's recommendation as presented.

Sincerely,



Curtis A. Reynolds
Vice President for Business Affairs

cc: Committee Members
Erik Lewis

LAND USE AND FACILITIES PLANNING COMMITTEE MINUTES

July 07, 2020

Planning, Design & Construction

ZOOM

ATTENDEES:

MEMBERS PRESENT:

David Bowles, Director of Rec Sports
Mike Castine, Growth Management, Alachua County
Paul Davenport, Physiological Sciences
Linda Dixon, Planning, Design & Construction
Rhuanito Ferrarezi, Assistant Professor
Margaret Fields, Associate Dean of Liberal Arts and Sciences
Megan Forbes, Chair, English Language Institute
Scott Fox, Transportation & Parking
Timothy Garrett, Associate Professor, Pathology, Immunology and Laboratory Medicine
Kevin Heinicka, IFAS Facilities Planning & Operations
Mark Helms, AVP, Facility Services Division
Brian Keith, Associate Dean, Office of Library Administration
Mark Leeps, Assistant, Telecommunications
Frank Lomonte, Director and Professor, Journalism
Graciela Lorca, Associate Professor, Microbiology & Cell Science
Timothy Carol McAuliffe, Assistant University Librarian
Keith Rambo, Engineer, Electrical & Computer Engineering
William (Bill) Smith, Assistant Director, Operations, University Athletics Association
Amy Stein, Associate Professor
Jay Watkins, University Bands, School of Music
Matt Williams, Director, Office of Sustainability
Samantha Wisely, Associate Professor, Wildlife Ecology
Timothy Young, Sr. Associate, Academic Advising Center

MEMBERS ABSENT:

James Austin, Associate Professor, Wildlife Ecology
Missy Daniels, Growth Management, Alachua County
Carlos Dounac, AVP, Planning, Design & Construction
Creed Greer, Program Director, University Writing Program
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Carrie Harmon, Sr. Associate, Plant Pathology
Craig Hill, VP's Office – Business Affairs
Marty Hylton, Chair of PHB&S, Libraries
Mary Lusk, Extension Agent – IFAS Extension
Timothy Martin, Student
Cydney McGlothlin, University Architect, PDC
Jamieson McMahon, Building Code Inspector, EH&S
Andrew Persons, Director, Department of Doing, City of Gainesville
Caroline Salvatore, Student
Katherine Sayler, Research Assistant Professor, Wildlife Ecology and Conservation
Amy Kerry Thomas, Student

VISITORS:

Melissa Thomas, Planning, Design & Construction
Erik Lewis, Sr. Planner, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
Geoffrey Higgins, Project Manager, Planning, Design & Construction

Milo Zapata, Project Manager, Planning, Design & Construction
Tom Feather, Project Manager, Planning, Design & Construction
Stuart Cullen, Project Manager, Planning, Design & Construction
Jessica Davidson, Jacobs – Design Group Engineer
Chuson McFadden, Jacobs – Design Group Engineer
Fraser Ringel, Jacobs – Design Group Engineer
Hanah Ulloa – Office of Sustainability

CHAIR: Timothy Young, Sr. Associate, Academic Advising Center, Chair

CALL TO ORDER:

Timothy called the meeting to order at 2:00pm.

APPROVAL OF MINUTES:

Megan Forbes moved to approve the agenda and the June minutes; Keith Rambo seconded; motion passed unanimously.

UF-654 – Honors Dormitory Residential College

Geoffrey Higgins

PRESENTING: Geoffrey Higgins

DISCUSSION: Geoffrey introduced himself and began by stating he was before the committee seeking Programming and site selection approval. He discussed the location, schedule, and description of the project. He stated the location would be the Broward recreational area. This project will happen in two phases. The first phase will be demolishing the existing recreational area and may also include the pool area due to utilities, but the design team is trying to leave the pool area alone. The second phase will be construction.

He showed the rendering of what the buildings might look like. It will be a 5 to 7 story building. This will make 1400 beds for the Honors College. There are 3200 honors students and only a 1000 are housed currently. The new building should be able to house the rest of the honors students. There will be 700 first years, 350 sophomores, 350 juniors that make the total 1400.

Megan Forbes noted that the ADA Office and Tutoring Center signs already are already difficult for students to find and that thought you be put into making it easier with this project.

Bill Smith and David Bowels shared their concerns regarding the need to additional soil boring. They noted that while they did extensive boring all over the Broward complex previously, they had not gone that deep in the tennis court area and that borings should be concentrated in those locations.

The design team said that they would be saving the Heritage Pecan tree, the Live Oak tree, and the Sycamore. They will be scaling the building back next to Yulee Pit in order to have no impact in that area. The pool was mentioned as a concern by all committees, so the design team is working with PDC and Facility Services on the utility infrastructure that has to be replaced at the pool area to see if the pool can be saved. The project will be coming back for the Advance Schematic Design as well as the Design Development to give the committee additional details of the project.

MOTION: Paul Davenport moved to approve as presented. Keith Rambo seconded motion. Motion passed unanimously.

UF – 623 – B-Thermal Utility Infrastructure C- Electrical Utility Infrastructure D- New Central Energy Plant

PRESENTING: Milo Zapata/Tom Feather/Frank Javaheri

DISCUSSION: Milo introduced himself as the PD&C PM for the Central Energy Plant portion of the project and Tom Feather as the PD&C PM for the Thermal & Utilities Infrastructure portion of the project. Milo stated that in August 2019, the programming phase for the New Central Energy Plant was presented to both the Lakes, Vegetation, Landscape Committee as well as the Transportation and Parking Committee and were approved. Milo said that since then the project design has changed and the New Central Energy Plant has been divided into three projects – UF-623B, C, D. Milo presented a broad overview of the project(s). He said that they were before the committee seeking Programming and Site Selection phase and will return in August with the Advance Schematic Design phase. He showed the proposed layout of the roads that will be impacted during the installation of the steam and chilled water pipe lines. He went over the project location, description, and schedule. He showed the plans that showed the New Central Energy Plant, the Electrical Utility Infrastructure area, natural gas meter yard area, and the Thermal Energy storage tank.

Tom gave a brief narrative on the Thermal and Electrical Utility Infrastructure project portions. The next series of slides showed the intended route of the steam and chilled water lines throughout campus. He went through each section of affected roadways, giving a short explanation of the work to be performed. Tom also presented the tree impact for each section of roadwork showing what trees would be removed and saved. The impacts on these trees may change depending on how the work progresses. Tom said he would continue to work closely with the design team to save as many trees as possible.

It was noted that the electrical yard and natural gas meter yard on the west side of the building is encroaching on approximately 1.4 acres of the Conservation Area, this 1.4 acres will require a land use change from Conservation area to Utility use. This area is the entry point where the Thermal and Electrical Utilities Infrastructure will be entering the CEP. The update to the Campus Master Plan will document this land-use change.

There were three route options for the energy feed to come from the Duke Energy Station to the Central Energy Plant (CEP), at this time Facility Services and FGT are in favor with option 3, which appears to be the least invasive overall. The installation would be done via the directional drilling process. There was a concern mentioned during discussion about potential gas leaks and what was the plan if there are leaks, Mark Helms stated that there would be spare conduit run in case a line ever had to be removed and replaced.

MOTION: Paul Davenport made a motion to approve the project as presented with acknowledging this project will become 3 projects and note that the Campus Master Plan will be changing the Future Land Use of 1.4 areas from the Conservation to Utility; Margaret Fields seconded motion. Motion Carried Unanimously.

UAA – 60 – Soccer Team Facilities & Lacrosse Facility Improvements

PRESENTING: Stuart Cullen

DISCUSSION: Stuart introduced himself and stated he was before the committee seeking Advanced Schematic Design approval. He went over the project location, schedule, and background. He went over the other committee's motions. He said that there is an existing Lacrosse maintenance building with an adjacent parking area. He said that they would be building on the parking area.

He said that Transportation and Parking committee had wanted to know where the parking was moving to and he told them that it had been picked up in the baseball lot. He said LVL asked them to try to relocate some trees and palms and to consider something other than crape myrtle trees for replanting. Stuart said that he was working with the design team and Grounds to try to relocate where possible the palms and trees, but that the user group wanted to stay with crape myrtle trees. The design team is also looking at other areas to add more trees to offset some of the mitigation.

MOTION: Paul Davenport made the motion to approve the project as presented; Keith Rambo seconded motion. Motion Carried Unanimously.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 3:36pm.