LAND USE AND FACILITIES PLANNING COMMITTEE MINUTES
November 03, 2020
Planning, Design & Construction
ZOOM Meeting

ATTENDEES:

MEMBERS PRESENT:
Ann Baird, Librarian, UF AFA Library
Meredith Beaupre, Academic Advisor, Honors Program
David Bowles, Director of Rec Sports
Mike Castine, Growth Management, Alachua County
Paul Davenport, Physiological Sciences
Sarah Davis, Student
Linda Dixon, Planning, Design & Construction
Carlos Dougnac, AVP, Planning, Design & Construction
Rhuanito Ferrarezi, Assistant Professor
Margaret Fields, Associate Dean of Liberal Arts and Sciences
Megan Forbes, Chair, English Language Institute
Timothy Garrett, Associate Professor, Pathology, Immunology and Laboratory Medicine
Creed Greer, Program Director, University Writing Program
Kevin Heinicka, IFAS Facilities Planning & Operations
Mark Helms, AVP, Facility Services Division
Brian Keith, Associate Dean, Office of Library Administration
Mark Leeps, Assistant, Journalism
Frank Lomonte, Director and Professor, Journalism
Graciela Lorca, Associate Professor, Microbiology & Cell Science
Carol McAuliffe, Assistant University Librarian
Cydney McGlothlin, University Architect, Planning, Design & Construction
Keith Rambo, Engineer, Electrical & Computer Engineering
William (Bill) Smith, Assistant Director, Operations, University Athletics Association
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX
Jay Watkins, Associate Director and Associate Professor,
Matt Williams, Director, Office of Sustainability
Timothy Young, Sr. Associate, Academic Advising Center

MEMBERS ABSENT:
Missy Daniels, Growth Management, Alachua County
Scott Fox, Transportation & Parking
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Craig Hill, VP's Office – Business Affairs
Marty Hylton, Chair of PHB&S, Libraries
Mary Lusk, Extension Agent – IFAS Extension
Jamieson McMahon, Building Code Inspector, EH&S
Jacqueline Miller, Curator/Adjunct Professor
Andrew Persons, Director, Department of Doing, City of Gainesville
Blake Robinson, Student
Amy Stein, Associate Professor
Richard Stepp, Associate Professor, Anthropology/Latin American Studies

VISITORS:
Melissa Thomas, Planning, Design & Construction
Erik Lewis, Sr. Planner, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
David Wood, Project Manager, Planning, Design & Construction
Milo Zapata, Project Manager, Planning, Design & Construction
Tom Feather, Project Manager, Planning, Design & Construction
Sean Mountain – Project Manager, IFAS
John Williamson – RMF Engineering
Angela Henderson – Rowe Architects
Amanda Pritzlaff – Graduate Student
Jonathan Orsini - Student
Elizabeth Nolder – RMF Engineering
Chuson McFaddon – Jacobs Engineering
Jessica Davidson – Jacobs Engineering
Basi Lannone – Office of Sustainability
Chris Jones – IBI Engineering
Fraser Ringel – Drill Expert, Jacobs Engineering
Andrew Finney – Horizontal Directional Drilling Expert, Jacobs Engineering
Rosanne Prager – Wetlands Expert, Jacobs Engineering
Mike Bryant – FGT, Jacobs Engineering
S Jackson – FGT, Jacobs Engineering
Jack Puutz – JEP
Doug Soltis – UF Faculty
Frank Bellomo – Unknown visitor
Ali Brighton – Unknown visitor
404-987-5254 – Unknown visitor
352-281-3345 – Unknown visitor
407-838-7014 – Unknown visitor

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

CALL TO ORDER:

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

APPROVAL OF AGENDA AND MINUTES:

Paul Davenport moved to approve the agenda and the October minutes; Meredith Beaupre seconded; motion passed unanimously.

UF – 200 – Public Safety Building

PRESENTING: Frank Javaheri

DISCUSSION: Frank introduced himself and stated he was before the committee today for Design Development phase approval. Frank said he was presenting on behalf of Robert Hatker the Project Manager for this project. He went over the location and the boundaries of the project. He stated everything within the boundary would be touched. He went through the buildings that would be demolished and the temporary trailers, which was removed. Frank showed the layout of the project and parking. The new building footprint will be in the north side of the boundary. He added the Centrex

building would be renovated internally, and as an alternate, the project will be adding a carport for parking. The total parking currently is 100 spaces with 86 in the upper portion and 14 on the lower portion directly south of the Centrex Building. He showed the new configuration of the parking on the site and stated it will be on the south, east and west sides of the project. The numbers will be 4 handicap and 4 visitor parking on the north side, 73 spaces within the fenced area and the 14 adjacent to the Centrex building. He showed where the bicycle parking would be southeast side of the new building. He showed where the handicap and visitor parking is located on the site and where the bus stop would be configured away from the intersection. He stated Transportation and Parking will be providing a bus shelter at the bus stop and the project would be providing the pad for the shelter. Frank discussed the landscaping plan on the Museum Road side that will follow the Landscape Master Plan. The project will only be losing four parking spaces of what was existing. The UPD personnel will be parking within the gated parking, which, will be accessed only by a security system. The gated fence will be the black fencing confirming with the Landscape Master Plan.

Frank went over a proposed rendering showing the parking, front entrance, and three flagpoles coming up the front entrance. He stated there is a covered walkway at the building entrance over the sidewalk that will lead out to the bus shelter. He stated the seating in the front entrance of the building will utilize the brick from the Tutor building which is to be demolished and there is one seating bench that protrudes into the sidewalk for security, to prevent vehicles driving towards the building. The seating has been configured to accommodate the committee's recommendations with more social opportunities and added seating for the bus stop.

The carport adjacent to Centrex will be designed for a vehicle inspection area. This area will also be where they wash the vehicles, which will include a grease interceptor drain There was a question about the impervious area and reconfiguring this area. Frank said they were able to increase the impervious area from 1.68 to 1.86, which is a difference of .18 acres. The reconfiguration of the site also allowed the project to save a few more heritage trees. Lakes, Vegetation, and Landscapes has approved these tree removals originally proposed but there will be a decrease in mitigation for saving the additional trees. The committee asked about the façade of the building and asked if the Architectural Review Council approved this project. Frank stated yes, the Architectural Review Council approved the project and they viewed this project three different times. He said that changes of the building to the tilt wall type precast was because of budget restraints and continued that brick would be incorporated on outside of the building on the first level and on the seating arrangements. The committee wanted to note that the façade is not correlating with the UF Campus and they wanted to know why or at least have an explanation for going away from the original look of the campus. Cydney McGlothlin, Campus Architect, stated the precast would have some brick at the lowest level to give the UF experience.

MOTION: Mark Leeps motion to approve the Design Development phase as presented. Megan Forbes seconded motion. Motion passed unanimously.

UF – 644 –Inner Road Surface Treatments Improvements

UF – 644A – Inner Road Underground Utilities Improvements

UF – 644B – Reitz Union Lawn UG Utilities Improvements

PRESENTING: Tom Feather, Elizabeth Nolder

DISCUSSION: Tom introduced himself and stated he was before the committee today at the Design Development phase seeking approval. He said that this project was located on the Reitz Lawn as well as Inner Road and some improvements on 13th Street. The scope of the work includes infrastructure improvements of chilled water, steams lines and electrical duct bank. The roadway improvements

include the conversion of Inner Road from one-way to two-way traffic and will include some modification on the 13th Street right of way and that Inner Road will incorporate the Landscape Master Plan criteria after its reconstructed. These three projects will be designed and constructed as one project. chilled water will start in about a month, construction will start later, and the project should take about a year and a half.

He said the utility scope of the project will include chilled water and steam replacement. There will also be an electrical duct bank installed now for future use. The third portion is changing Inner Road from one-way to two-way. They worked with the Landscape Master Plan for the transplanting and planting configurations. Lakes, Vegetation, and Landscape approved the tree removals, but the committee asked the design team to coordinate with the faculty using these beds, which they have done and will update LVL on the plan at their next meeting. There was a concern about the two raised crosswalks on Inner Road from the TAPS Committee and to address these we have put sensor bollards along with the crosswalk beacon. The committee was concerned about the tunnel construction and John Williamson stated they would be putting a temporary separation in place, so the construction is safely marked while leaving a pedestrian throughway in the tunnel during construction.

MOTION: Paul Davenport moved to approve the project as presented. Graciela Lorca seconded motion. Motion passed unanimously.

UF – 640 – IFAS Blueberry Research Building

PRESENTING: David Wood, Angela Hendershot

DISCUSSION: David introduced himself and stated he was before the committee with Angela Hendershot from Rowe Architects. The subject for today's presentation will be the site, scope, committee recommendations, and schedule. Angela will be speaking about the design. David went through the project site and the scope of what would be designed. It will be approximately 10,000 SF facility.

Angela showed the design of the building, which showed a graduate research area on the west side of the building holding labs, offices, and support space. On the east side of the building there will be undergraduate teaching labs. There will be public restrooms that open to a covered exterior, outside of the teaching labs, which can be accessed by students and will be used for Fifield Hall outside events. The building exterior design was configured to match Fifield Hall and the Plant Pathology laboratory that are close to the site. It features precast concrete and dark brick to add interest to the elevation of the building. There are a few existing trees that are in front of the building that will not be impacted. On the southeast side of the building there are existing bike racks near the teaching lab. There will be a loading dock. The elevation on this side of the building is significantly lower so there is loading dock height platform availability for the drop offs during the season.

When this was presented to Transportation and Parking this project will take two parking spaces from the existing parking lot to the west to provided truck delivery for the loading dock area. It was approved because there is not a need to additional parking to accommodate this building, these faculty are in Fifield. There is also a temporary parking lot behind the site that is also available for parking overflow. Lakes, Vegetation, and Landscape approved this project because there will be no impacts to the existing vegetation. There is a landscape plan being developed by the faculty and students from Environmental Horticulture that will be presented LVL when it is completed. David went over the schedule of the construction and said it should start in January 2021.

MOTION: Margret Fields moved to approve the project as presented. Megan Forbes seconded motion. Motion passed unanimously.

UF – 623B – UF Thermal Distribution Infrastructure

UF – 623C – UF Electrical Distribution Infrastructure

UF – 623D – UF Central Energy Plant

PRESENTING: Milo Zapata, Tom Feather, Jessica Davidson, Chuson McFaddon

DISCUSSION: Milo introduced himself and stated he was before the committee for Schematic Design approval. Milo stated he was joined by Tom Feather, the Project Manager of the Infrastructure portions of this project, Jessica Davidson the civil engineer on UF- 623D –Central Energy Plant, and Chuson McFaddon the Project Manager for all three projects from Jacobs Engineering.

Jessica stated she was here today with Rosanne Prager, a wetlands expert, Andrew Finney, a horizontal directional drill expert, and Mike Bryant from FGT. The UF- 623 program is made of three major projects. UF-623D is the UF Central Energy Plant, UF- 623B – Thermal Distribution which is the chilled water and steam replacements and UF-623C – Electrical Distribution includes a substation, E-house yard, and a transformer yard. She said that there have been a few design changes since the previous presentation to the committee

Jessica said that one change was the addition of an overhead steam pipe rack running behind the wastewater treatment plant. There is an existing walkway that has a significant grade change, and this will be overhead about 7 to 8-foot-high and then return underground on the other side of the walkway. This pathway was selected because this pipe cannot be direct buried. The selected path will eliminate impacts and it is a redundant path and it is not safe for pedestrians. Another design change was for a horizontal directional drilling and a FGT gas line with three duct banks that has will go under wetlands. By doing this change it will decrease the infrastructure by 1500 liner feet each. The depth will be about 40 to 50 feet under the wetlands, which will ensure the minimal surface impacts.

The committee asked about sinkholes. Andrew stated the data shows the soil at the two ends are weak limestone, which is good drilling media. He said that they were working on a continuous profile to make sure that it was suitable for an HDD installation. They are doing terrestrial sampling where feasible with sensors over the surfaces.

There was discussion about the trail across the wetland behind the treatment plant and pedestrian access. There was also discussion about how the underground piping would be serviced if something went wrong. The project team said that the gas line will include piping that should last over 50 years and that if there was damage to the line they would assess if it was in an area that could be replaced. The committee asked for a contingency plan in case in the lines need to be repaired or replaced. Andrew from FGT stated they could write up something to state what how they would handle a repair or replacement.

MOTION: Paul Davenport moved to approve the project as presented. Rhuanito (Johnny) Ferrarezi seconded motion. Motion passed unanimously.

UF – Campus Master Plan Update 2020-2030

PRESENTING: Linda Dixon

DISCUSSION: Linda introduced herself and stated she was going to go through the material picking up from the last discussion in August and reviewing some material for new members. Student Affairs has had additional meetings about graduate student housing since the August LUFPC meeting. All the other committees approved the CMP in August. The Campus Master Plan is comparable to Local Government Comprehensive Plan and is intended to communicate to the City of Gainesville, Alachua County, and the community. UF is required to update it every 5 years for a 10-year planning horizon. Linda discussed the plan's jurisdiction, organization, purpose, growth projections, and schedule.

UF has completed several system plans within the past few years including a Strategic Development Plan, Campus Framework Plan, Housing Master Plan, Landscape Master Plan, and Transportation and Parking

Strategic Plan that are being incorporated into the Campus Master Plan. She went over the highlights, Future Land Use changes, and upcoming major projects included the Plan.

In response to the Committee's August discussion and feedback from faculty about changes proposed at McCarty Woods Conservation Area, Linda suggested two new policy changes. She also showed that more than 1 acre of McCarty Woods would remain in Conservation while there are other nearby Conservation areas for research and an overall increase in Conservation areas. Members questioned what reassurances they have that the proposed new Conservation Areas will be restored and that further reduction in Conservation will not occur. Linda noted the existing policy for no net loss of Conservation that has been adhered to for over 15 years. The faculty that use the McCarty Woods are asking for this entire area to be left in Conservation. The committee also discussed the anticipated loss of graduate/family housing.

MOTION: Creed Geer moved to approve the Campus Master Plan subject to the following three conditions: 1. Add a policy expressing commitment to restoring lands identified to be converted to Conservation use. 2. Maintain the Conservation Future Land Use designation on all of McCarty Woods. 3. Add a policy that prior to the demolition of graduate student housing at Maguire Village and University Village South, the university shall undertake and publish a thorough study of the impact of the loss of graduate student housing beds, efforts to mitigate those impacts, and the costs and benefits of the demolition and of alternatives to demolition, reflecting the input of critical stakeholders. Frank LoMonte seconded motion. Motion passed unanimously.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 4:29pm.