March 3rd, 2026

Advanced Schematic Design

IF-24011 Microbiology and Cell Science Building – Phase 2

Ronnie Cooper, UF IFAS

IF-24011 Microbiology and Cell Science Building – Phase 2

Project Overview

- Project includes an addition to the existing UF Microbiology Building.
- The proposed building addition will be approximately 7,300 sf.
- The proposed building addition will house two new classrooms, a lab, offices, storage, equipment, and electrical spaces.

IF-24011 Microbiology and Cell Science Building – Phase 2

Committee History

Lakes, Vegetation, and Landscaping Committee

- February 5th, 2026 – Site/ Programming Phase – Approved as presented.

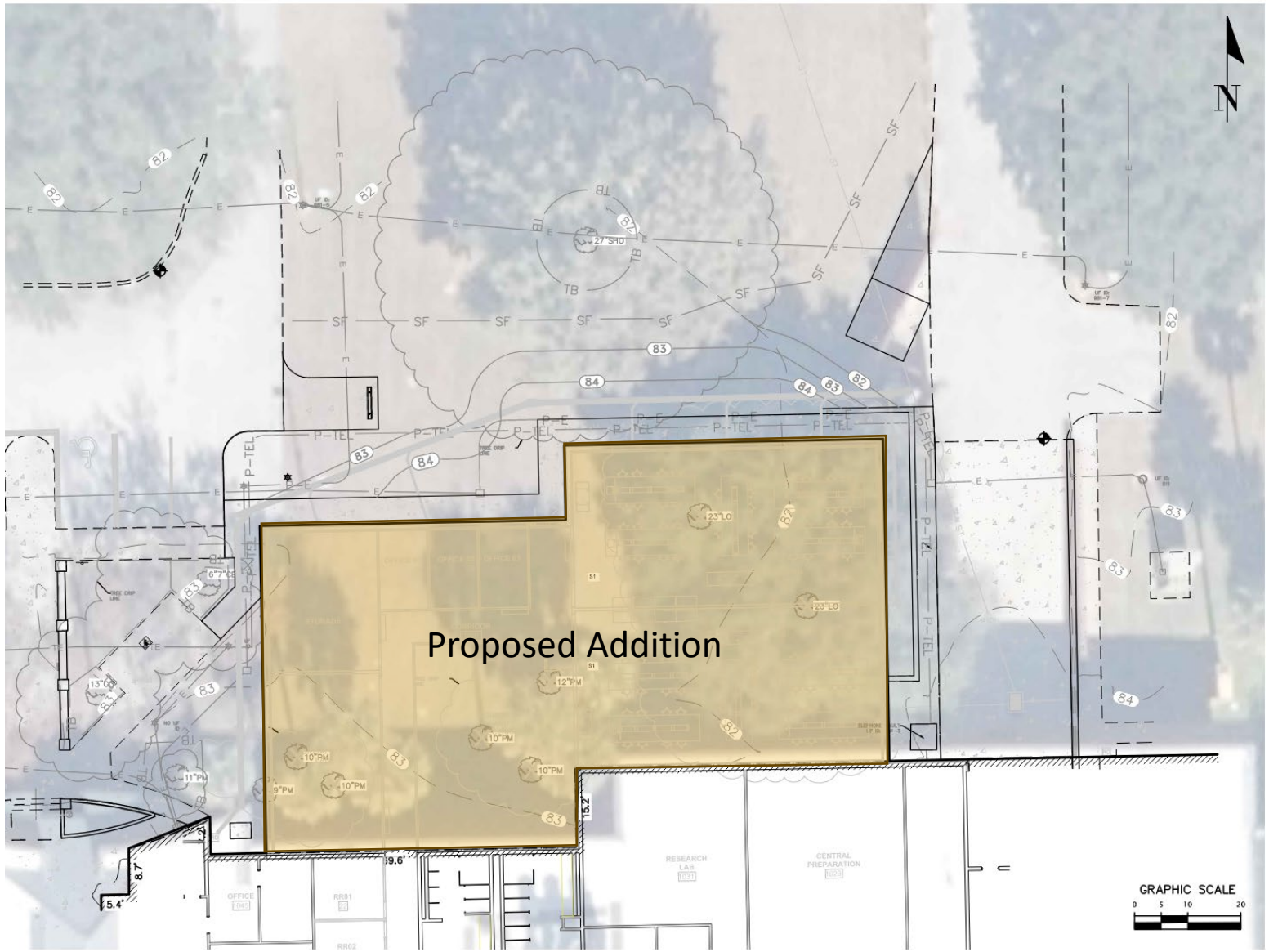
Parking and Transportation Committee

- March 10th 2026 – Site/ Programming Phase – Per Chair, no presentation needed but will be included as an Informational Item.

IF-24011 Microbiology and Cell Science Building – Phase 2

Site Plan

- The proposed addition is on the north side of the existing building.
- One parking space is being adjusted with no net changes to parking
- No changes to bike parking are proposed .



IF-24011 Microbiology and Cell Science Building – Phase 2

Tree Impact Summary

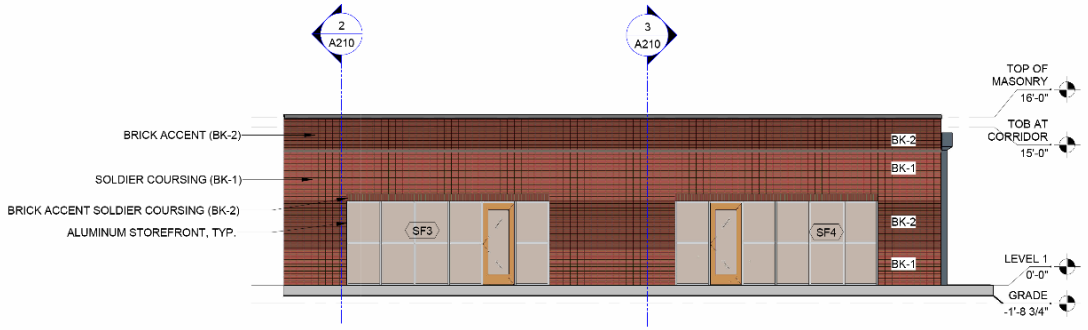
- At their meeting on 2/5/2026, the LVL Committee approved the removal of 6 Palms and 2 heritage size Live Oaks.
- Mitigation will either be provided on-site or as a mitigation payment.

#	Size/Species	Required Mitigation Trees
1	Sabal Palm	2
2	Sabal Palm	2
3	Sabal Palm	2
4	Sabal Palm	2
5	Sabal Palm	2
6	Sabal Palm	2
7	23” Live Oak	3
8	23” Live Oak	3

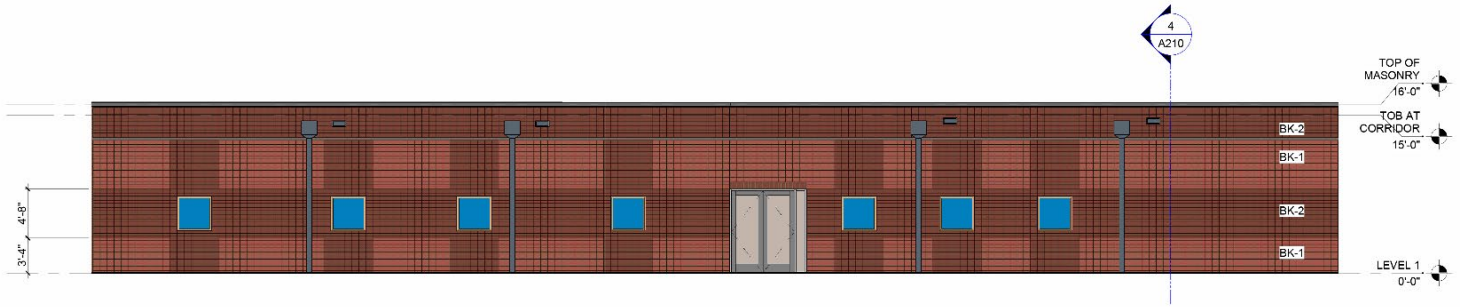
IF-24011 Microbiology and Cell Science Building – Phase 2

Building Design

- The building addition will be one story tall, and its architectural style and materials will match the existing building.



3 EAST ELEVATION-PHASE 2
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

Motion to forward the project to the VP for Construction, Facilities and Real Estate with a recommendation to approve as presented.

IF-24011 Microbiology and Cell Science Building – Phase 2

March 3rd, 2026 LUFPC COMMITTEE MEETING

Construction Documents

UF-689 Hamilton Center for Classical and Civic Education

Tom Feather, PD+C PM

UF-689 Hamilton Center for Classical and Civic Education

Project Overview

- Project includes renovation of the existing UF Infirmary building to house the new Hamilton Center.
- Building will house all faculty members and affiliated scholars for the Hamilton Center.
- Building was built in 1931 and is listed on the National Register of Historic Places.
- Existing building is 48,724 SF.
- Improvements will need to be made for ADA compliance, rehabilitation, as well as remodeling to meet the program of the project.

UF-689 Hamilton Center for Classical and Civic Education

Committee History

Land Use and Facilities Planning Committee

- July 1st, 2025 – Recommended for approval.

Lakes, Vegetation, and Landscaping Committee

- March 6th, 2025 – Site/ Programming Phase
- June 5th, 2025 – Recommended for approval
- February 5th, 2026 – Recommended for approval

Parking and Transportation Committee

- June 10th 2025 – Reviewed and approved with comments
- January 13th, 2026 – Recommended for approval

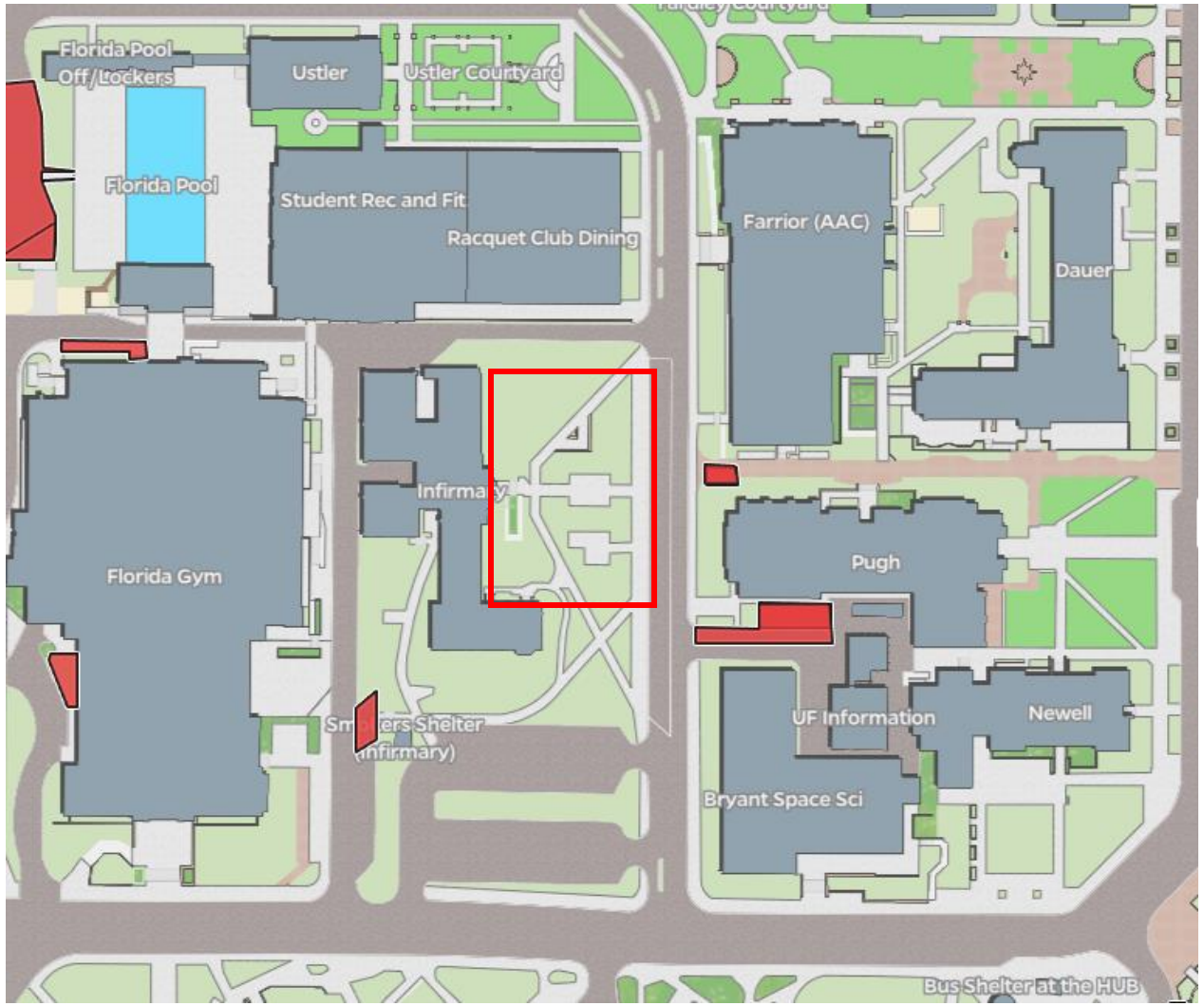
Preservation of Historic Buildings and Sites Committee

- June 17th 2025 – Recommended for approval
- February 17th, 2026 - Recommended for approval

UF-689 Hamilton Center

Site Plan - Overall

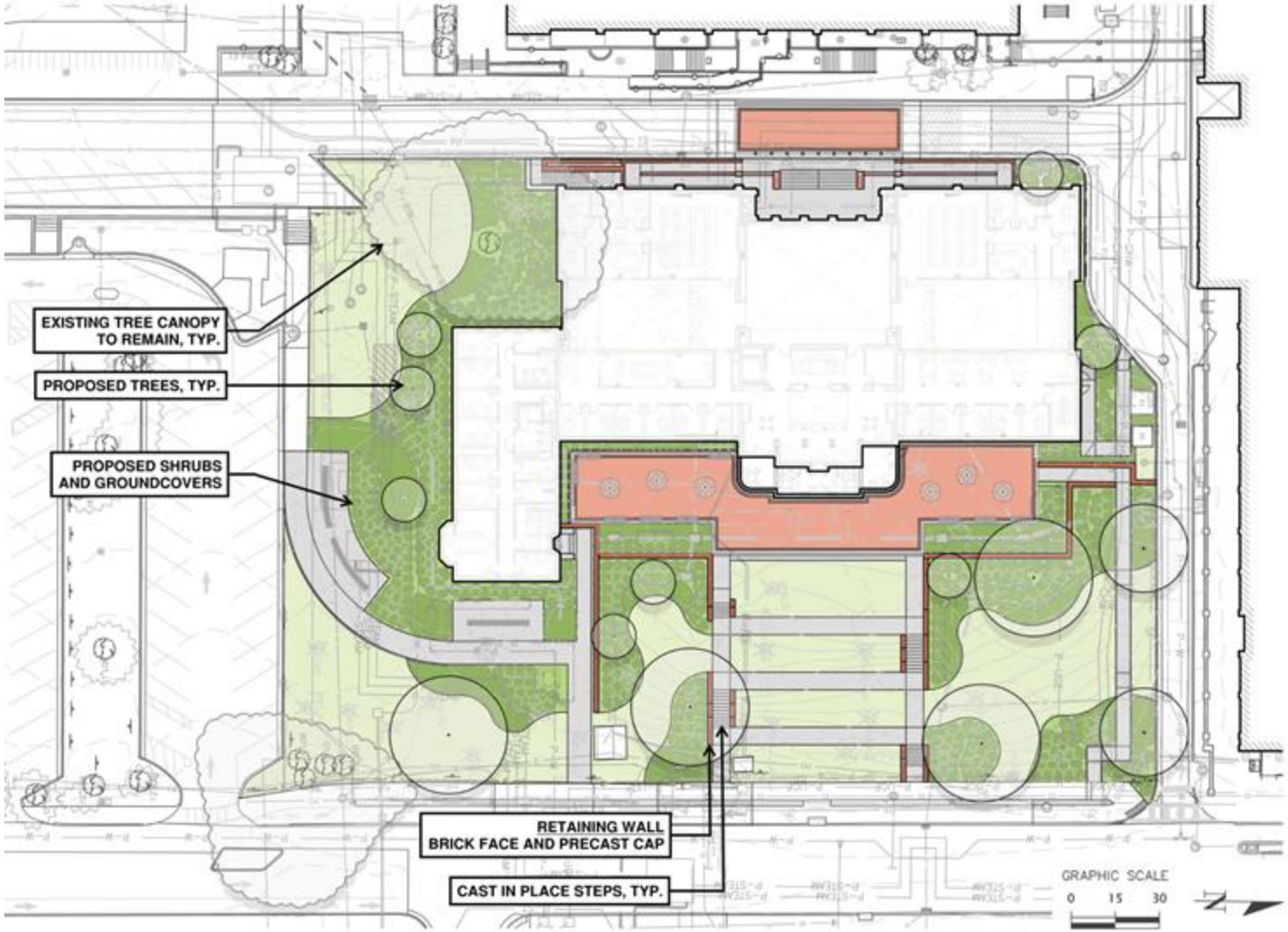
- The site is being excavated and regraded within the area shown in red
- The new path towards the building will relate directly to the circulation path just north of Pugh Hall
- Since the last committee review, the site grading has been re-designed to slope more gently towards the east side of the building



UF-689 Hamilton Center for Classical and Civic Education

Site + Landscape Plan

- The proposed design incorporates part of the service drive in a redesigned drop-off area resulting in the loss of (3) service parking spaces. Project will mitigate (3) Parking Spaces ($15,000 ea.) Total Parking Mitigation: $45,000.
- There are multiple trees on site and significant grade change from east to west.
- Project site is in the historic district. Materials used in the renovation of the Infirmary will be consistent with other buildings in this district.
- Significant utility work is required to service the building.
- All plantings and site furnishings are consistent with the UF Landscape Master Plan.



UF-689 Hamilton Center for Classical and Civic Education

Building Design

- A new grand entry experience will be created with three exterior doors replacing the existing single door entry.
- Project intends to expose the basement level of the building with terracing that steps down along the east to the west side of the building.
- Courtyard and lawn spaces will be reconfigured to provide more usable, functional outdoor areas for students.

UF-689 Hamilton Center for Classical and Civic Education

Building Design

- Brick and stone veneer site walls will be constructed over reinforced CMU to match the architectural style of the building.
- Brick pavers, per UF standards.
- Significant utility work is required to service the building.

UF-689 Hamilton Center

South Elevation

East Elevation

UF-689 Hamilton Center

North Elevation

West Elevation

UF-689 Hamilton Center for Classical and Civic Education

Sustainability

- The project will be pursuing LEED Gold Certification.

Motion to forward the project to the VP for Business Affairs with a recommendation to approve as presented.

UF-689 Hamilton Center for Classical and Civic Education

March 3, 2026 - LUFPC COMMITTEE MEETING

DESIGN DEVELOPMENT

UF-705: Student Housing & Disability Resource Center (DRC)

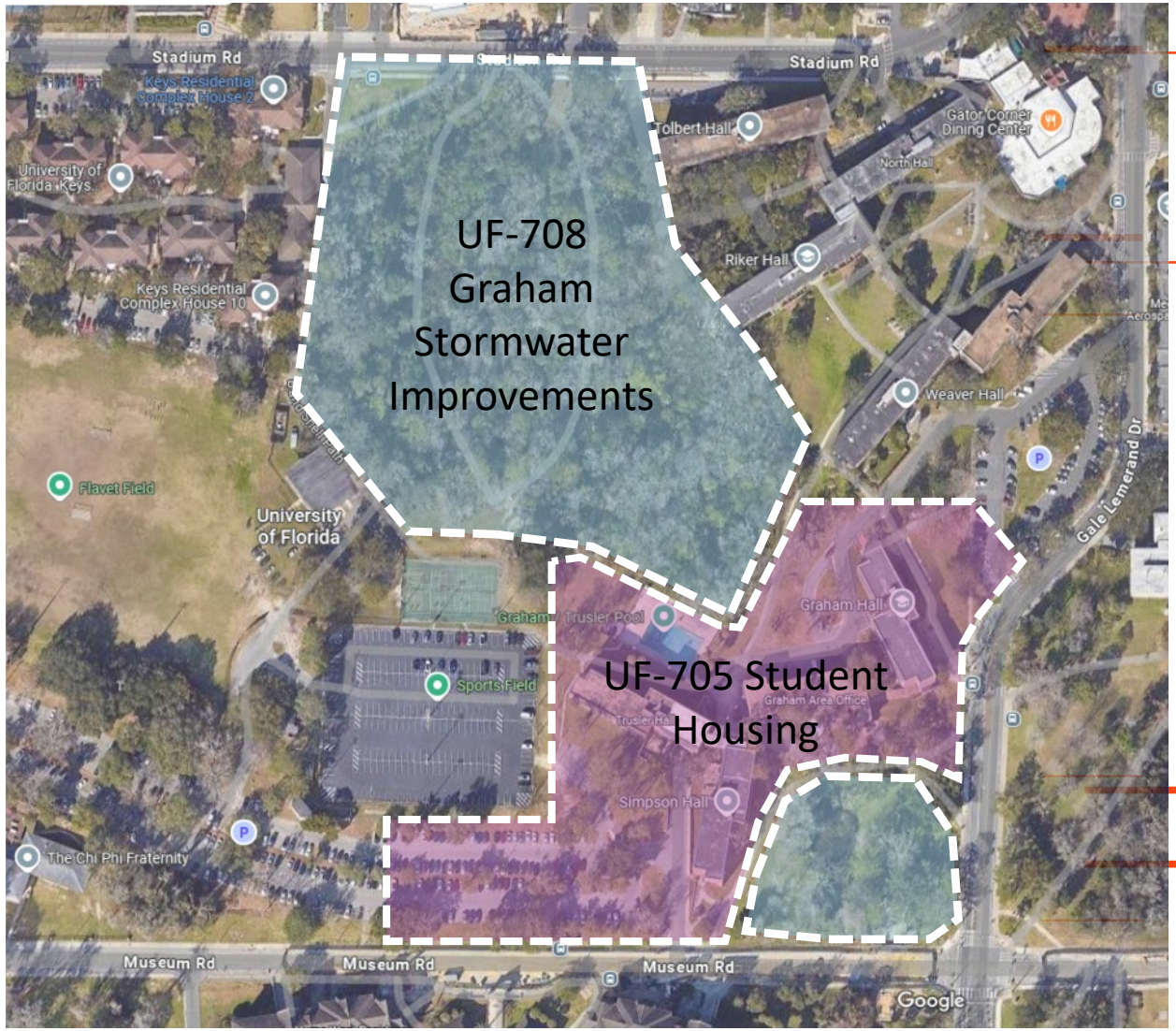
Kate Farmer – Project Manager, Planning, Design + Construction

UF-705: Student Housing & DRC

Project Overview

- The project is located on the northwest corner of Gale Lemerand Dr and Museum Rd where Graham Hall, Simpson Hall, Trusler Hall, and Graham Gallery are currently located.

- This project was presented during Programming and Advanced Schematic Design phases.



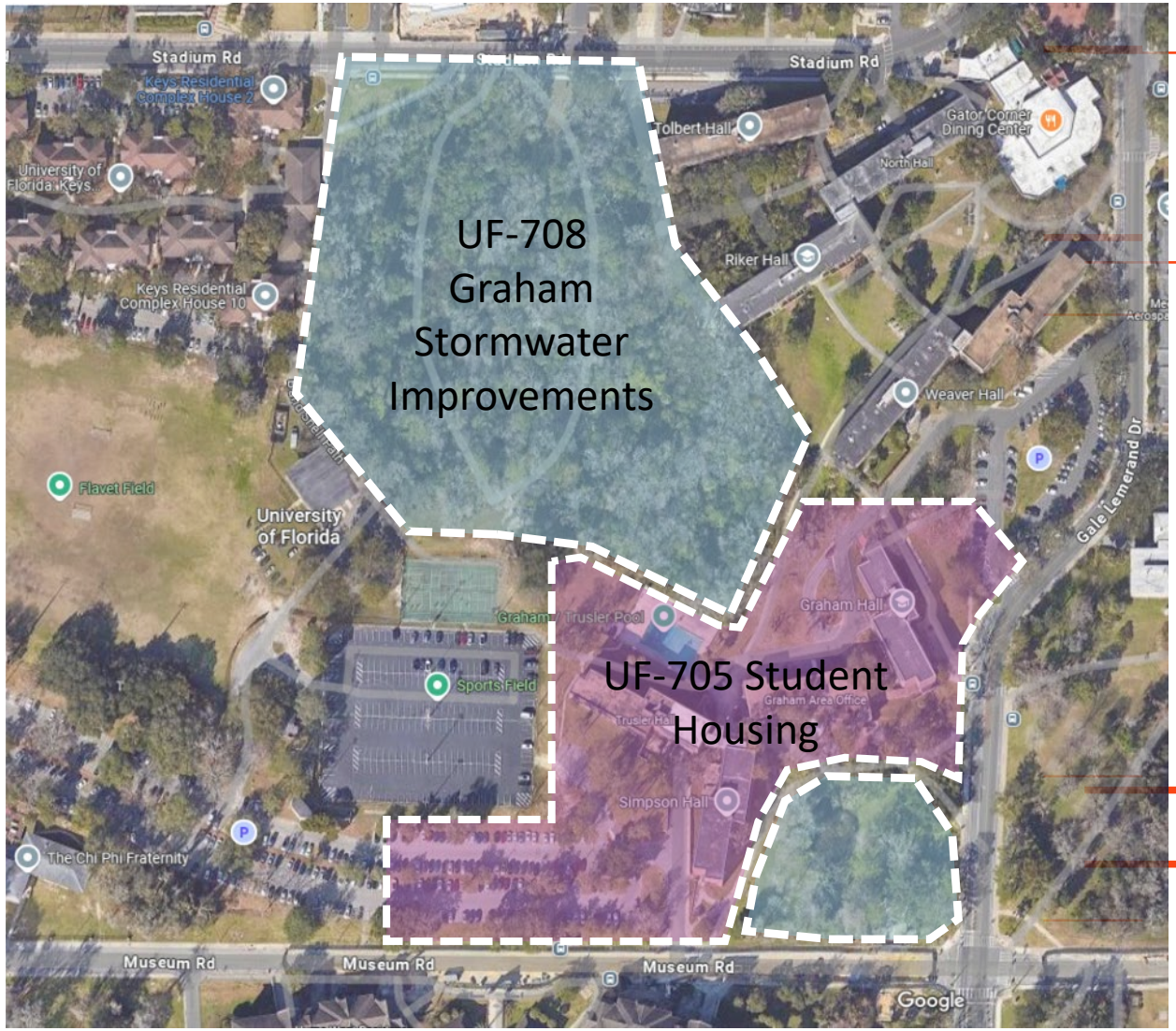
UF-705: Student Housing & DRC

Project Overview

- Approximately 2,200 beds will be replacing the 622 beds. The Disability Resource Center will be located on the ground floor of one of the 4 buildings. Total square footage is estimated at 679,000, Ground Floor Program for Housing is 108,000 and DRC is 10,000.

- The purpose of the project is to upgrade the housing available for first years students on campus. Housing & Residence Life (HRL) 10 -year Capital Plan identified this location for the new housing.

- This site was selected for its proximity to the Reitz Union and classrooms for first year students.



UF-705: Student Housing & DRC

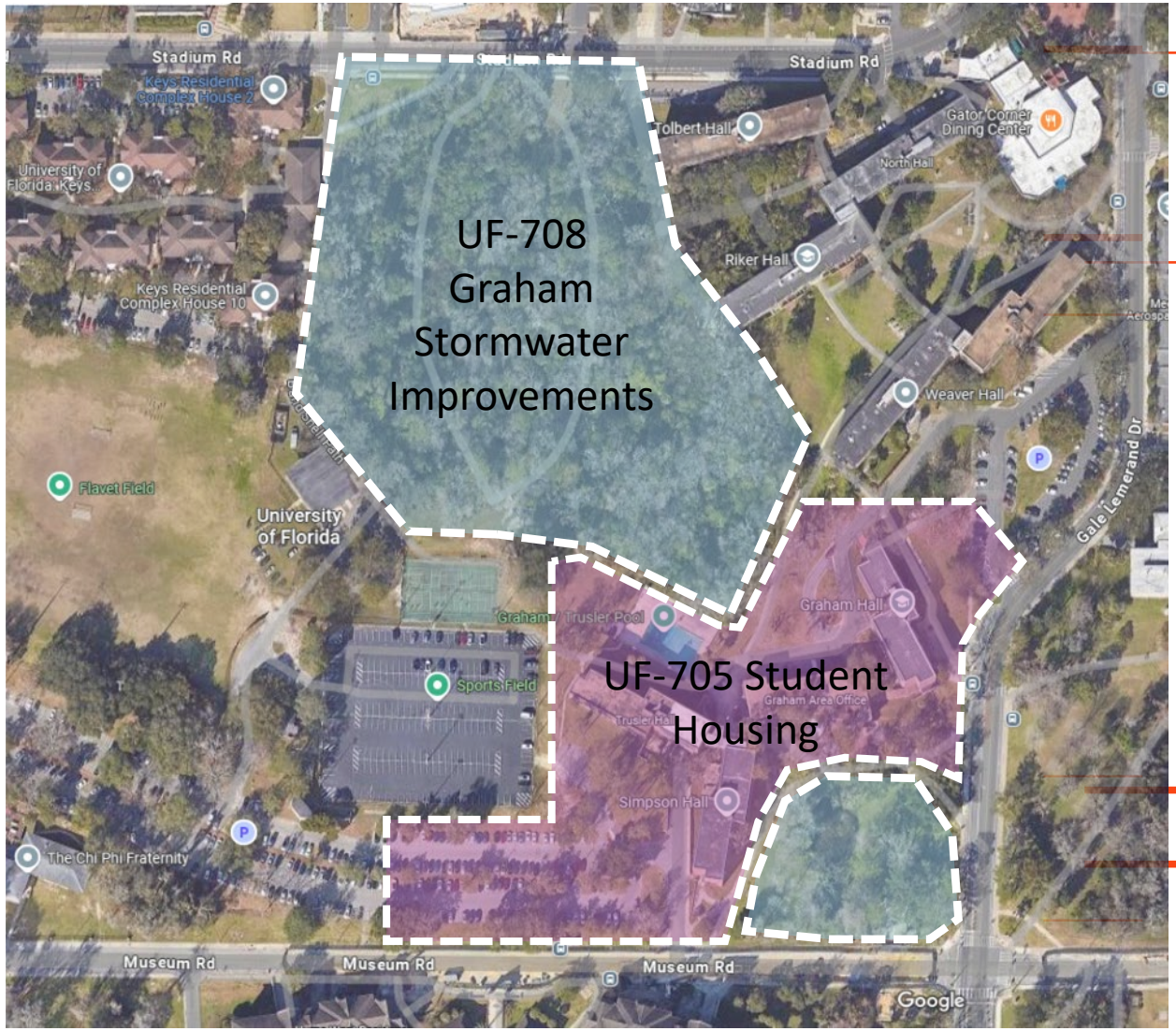
Site Overview + Adjacent Projects

UF-681 Flavet Park:

- Recently opened just west of project site.

UF-708 Graham Stormwater Project:

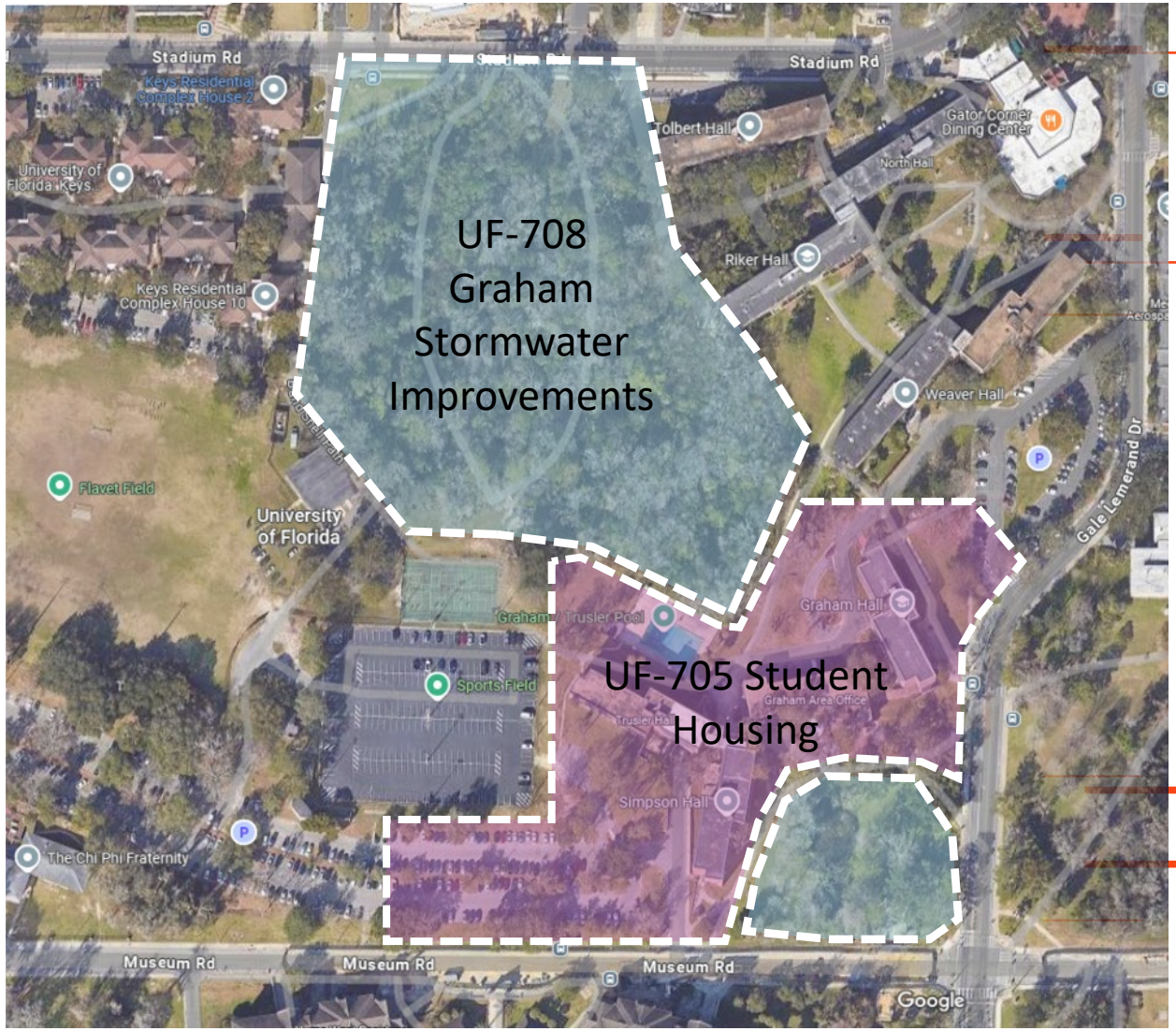
- Currently in design



UF-705: Student Housing & DRC

Project Overview

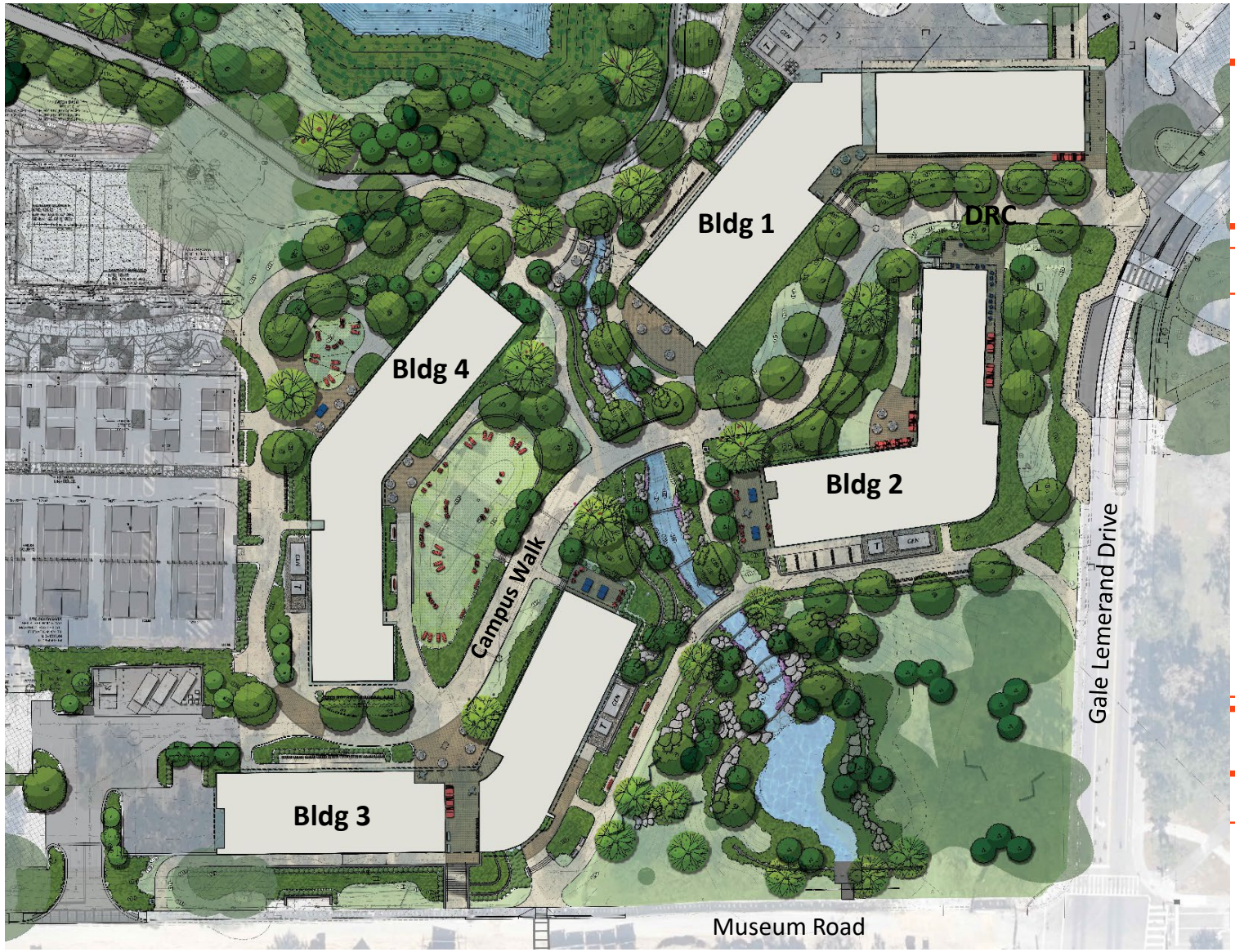
- This project was previously presented to LVL for Schematic Design on October 2, 2025.
- The committee subsequently made a motion to request alternative design options that would allow for more trees to be saved.



UF-705: Student Housing & DRC

Site Plan

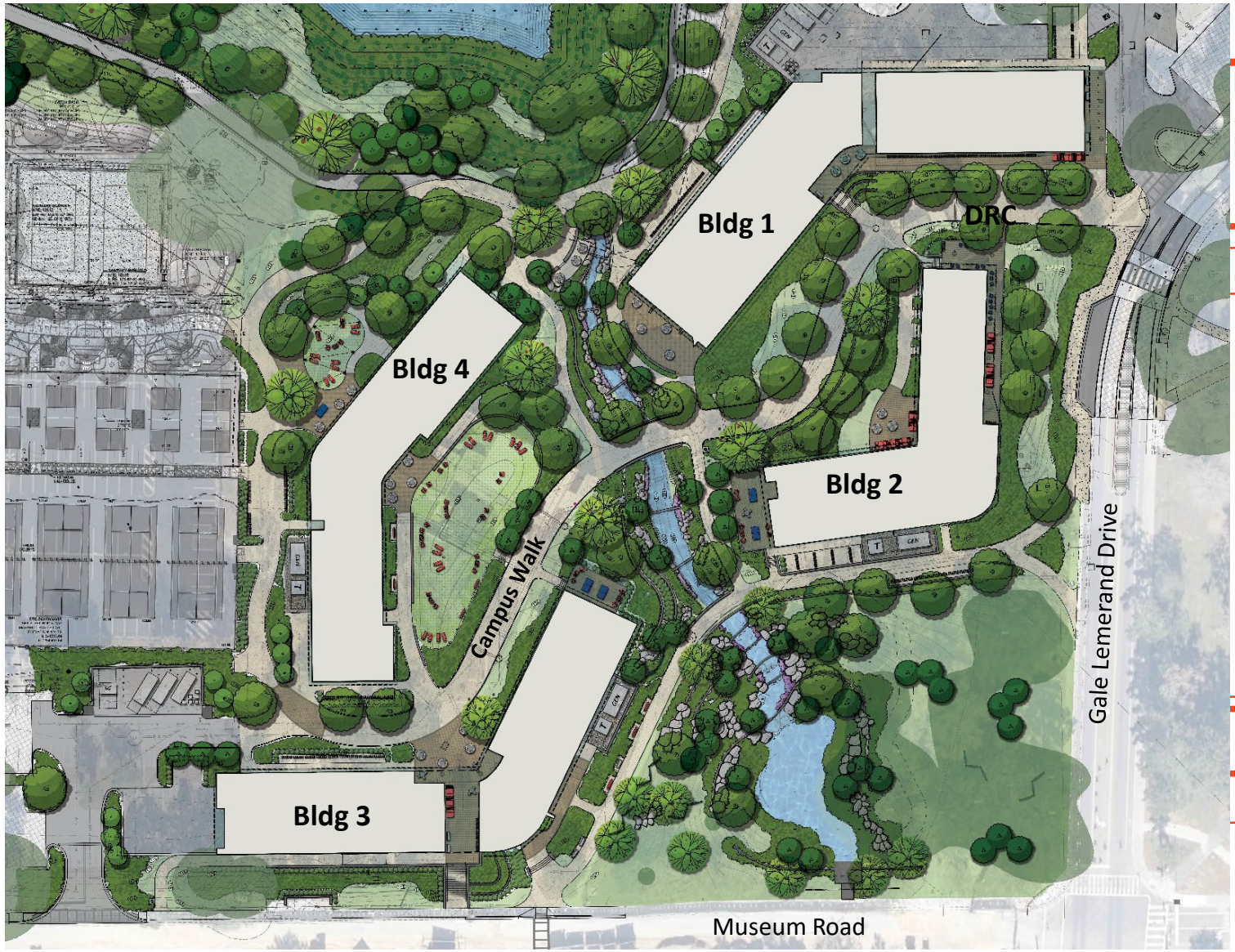
- Project includes four new housing buildings, totaling 2,217 new beds, approximately 679,000 sq ft.
- Will be constructed in two phases: Buildings 1+2 to be delivered in Summer 2028 and Buildings 3+4 to be delivered in Winter 2028.
- The DRC will be located in the east side of Building 1.
- A central creek feature is being explored for the center of the project site and to connect into Graham Ponds.



UF-705: Student Housing & DRC

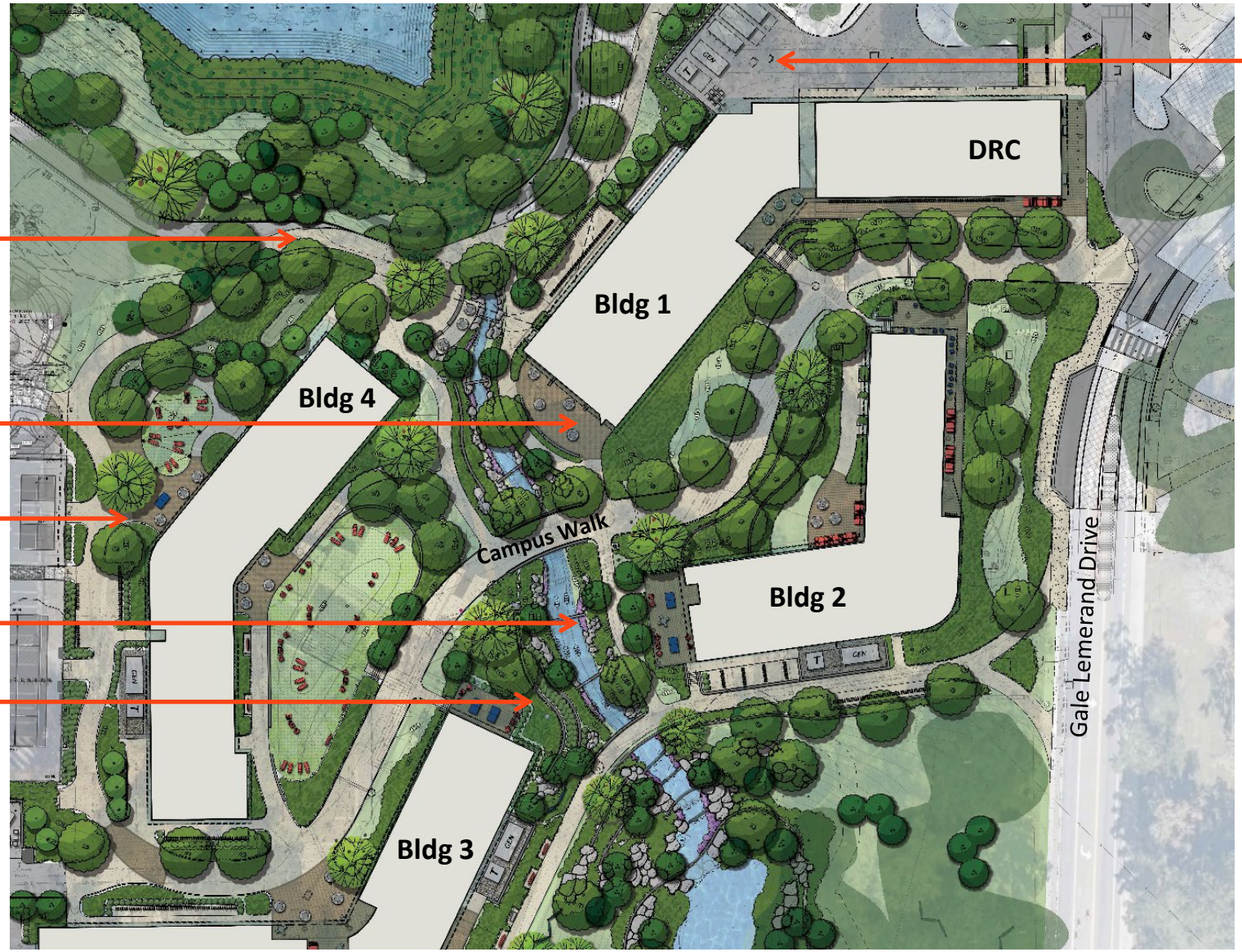
Site Plan

- Primary site goals include accessibility, integration of open space, connectivity, function of service areas, and creating usable spaces for the student residents.



UF-705: Student Housing & DRC

Site Plan



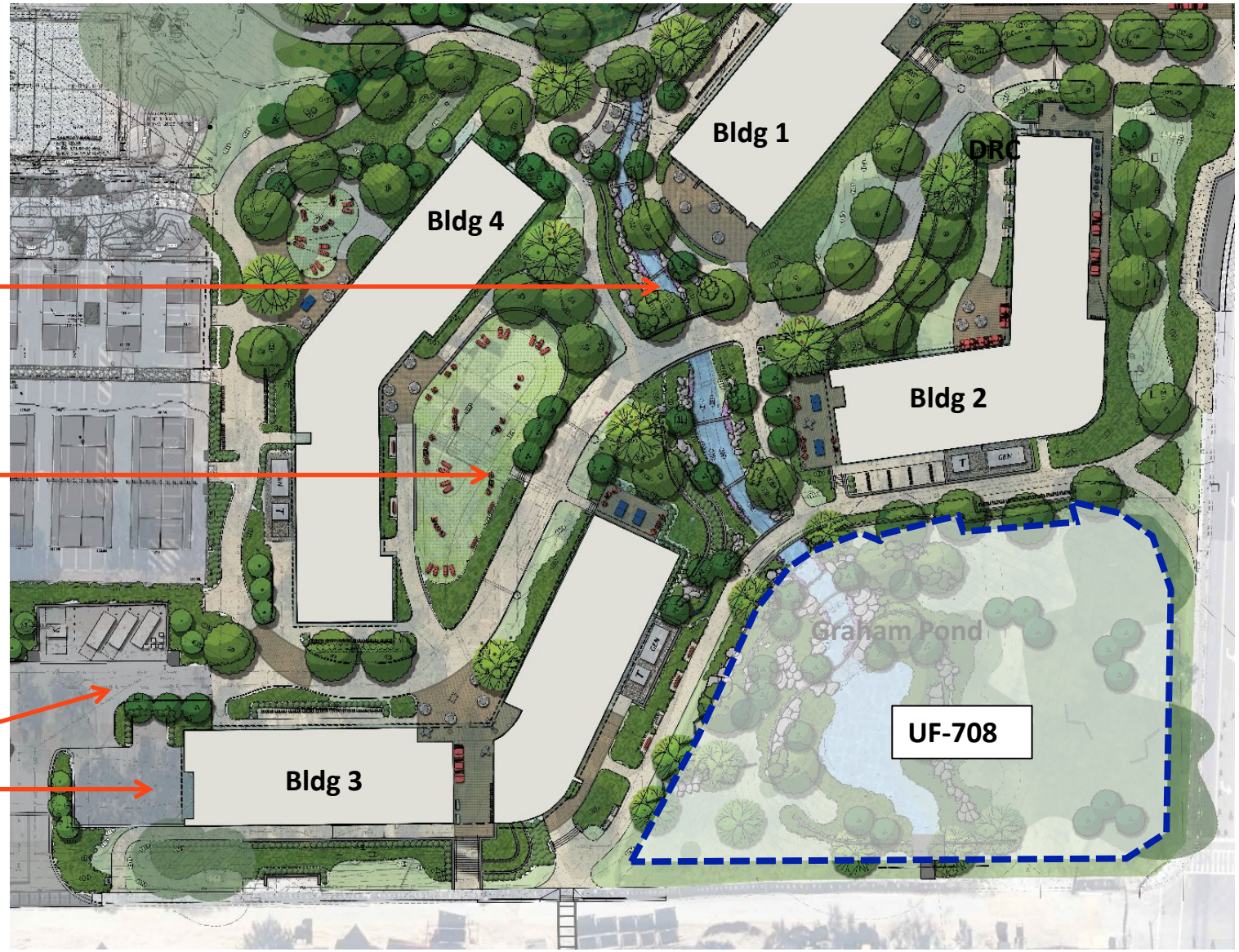
UF-705: Student Housing & DRC

Site Plan

Creek Water Feature

Activity Lawn

Service/Deliveries



UF-705: Student Housing & DRC

Plant Palette: Trees


Bald Cypress


Southern Magnolia


Southern Live Oak


Bluff Oak


Allee Elm


Basket Oak


Slash Pine


Sycamore

UF-705: Student Housing & DRC

Plant Palette: Trees

Nellie Steven's Holly

Crape Myrtle

White Fringetree

Walter's Viburnum

UF-705: Student Housing & DRC

Plant Palette: Shrubs/Groundcovers


Florida Anise


Camellia


Firebush


Japanese Fatsia


Oakleaf Hydrangea


MRS. Schiller's Viburnum


Coontie


Cinnamon Fern

UF-705: Student Housing & DRC

Plant Palette: Shrubs/Groundcovers


Southern Shield Fern


Azalea


Indian Hawthorne


Podocarpus


Liriope


Agapanthus


Blue Flag Iris


Soft Rush


Muhly

UF-705: Student Housing & DRC

Plant Palette: Shrubs/Groundcovers

Sand Cord Grass

Fakahatchee Grass

Black-Eyed Susan

UF-705: Student Housing & DRC

Committee History

LVL Committee

Recommended: 7/3/25; 10/2/25; 2/1/26

PTAC Committee

Recommended: 7/10/25; 10/14/25; Pending 3/10/26

PHBS Committee

Recommended: 7/15/25; 10/21/25; 2/17/26

LUFPC Committee

Recommended: 8/5/25; 11/4/25; Pending 3/3/26

UF-705: Student Housing & DRC

Landscape Master Plan

- There are no priority projects adjacent to the project site.
- Museum Road and Gale Lemerand are both major campus roads.

Sustainability

- The project is pursuing Florida Green Building Coalition Certification (FGBC)

UF-705: Student Housing & DRC

Trails and Connectivity

UF-705: Student Housing & DRC

Trails and Connectivity

Motion to forward the project to the VP for Construction, Facilities and Real Estate with a recommendation to approve as presented.

UF-705 STUDENT HOUSING + DRC

March 5, 2026

LUFPC COMMITTEE

MEETING

UF-708 Graham Stormwater Improvements

KATE FARMER, UF PD+C PROJECT MANAGER

UF-708 Graham Stormwater Improvements

Project Overview

- Graham Woods lies south of Stadium Road, between Tolbert Hall (east) and the Keys Complex (west).It is a steep-sided depression with a creek flowing south toward Graham and Hume Ponds, ultimately reaching Lake Alice.
- Project Site also includes Graham Pond at the corner of Museum Road and Gale Lemerand Drive.
- UF-705 Student Housing project will provide connection between upper and lower ponds.

UF-708 Graham Stormwater Improvements

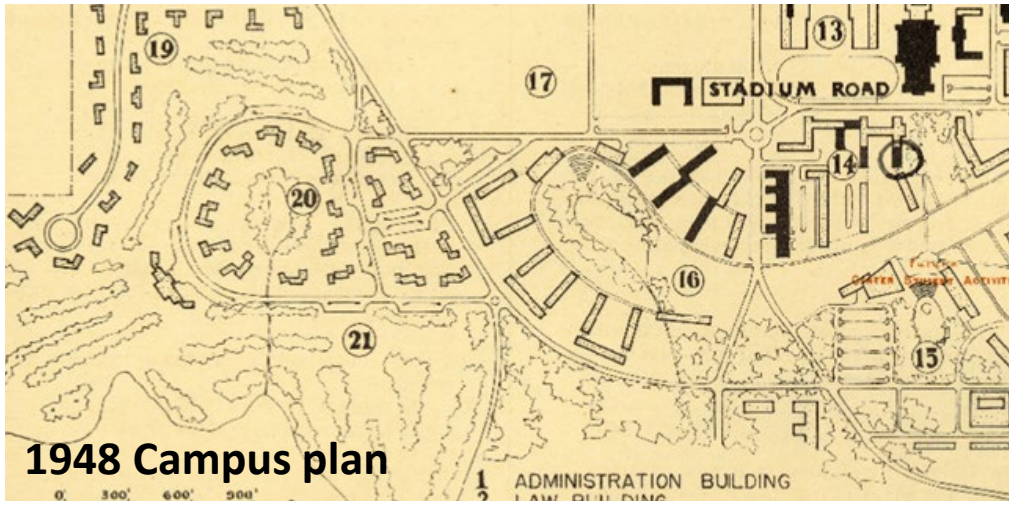
Site Background

- 1949 aerial imagery shows a clear natural drainage path.
- By 1971, development significantly altered the natural landscape, reducing the extent of the original drainage system.
- No natural base flow; entirely dependent on storm water runoff.

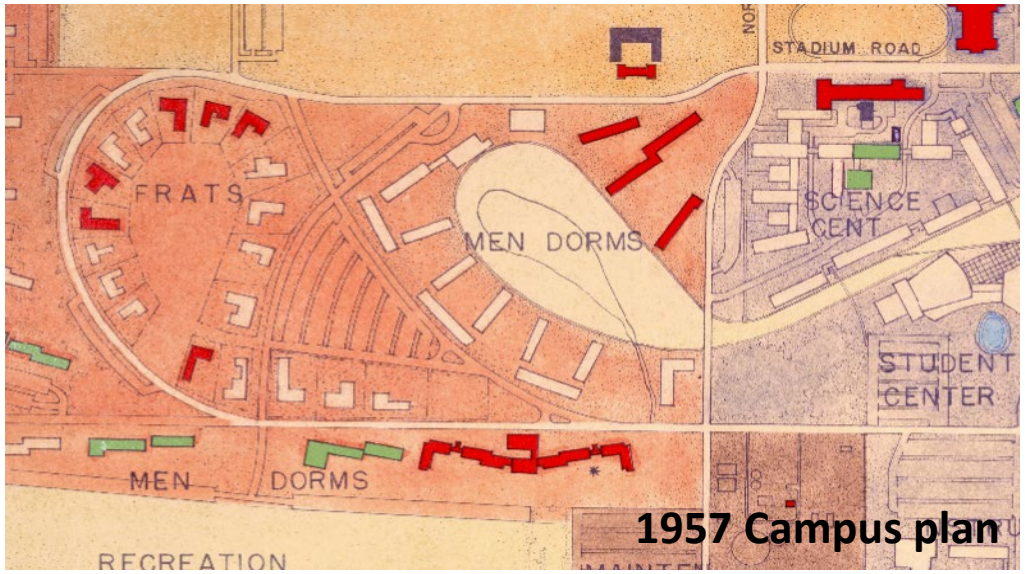
1949 Aerial

1971 Aerial

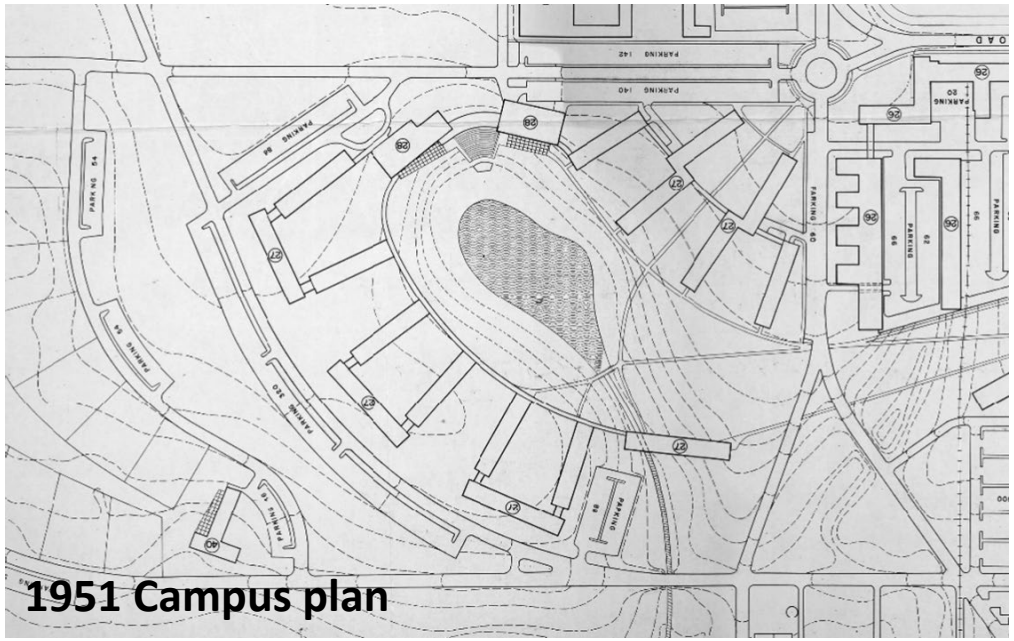
UF-708 Graham Stormwater Improvements

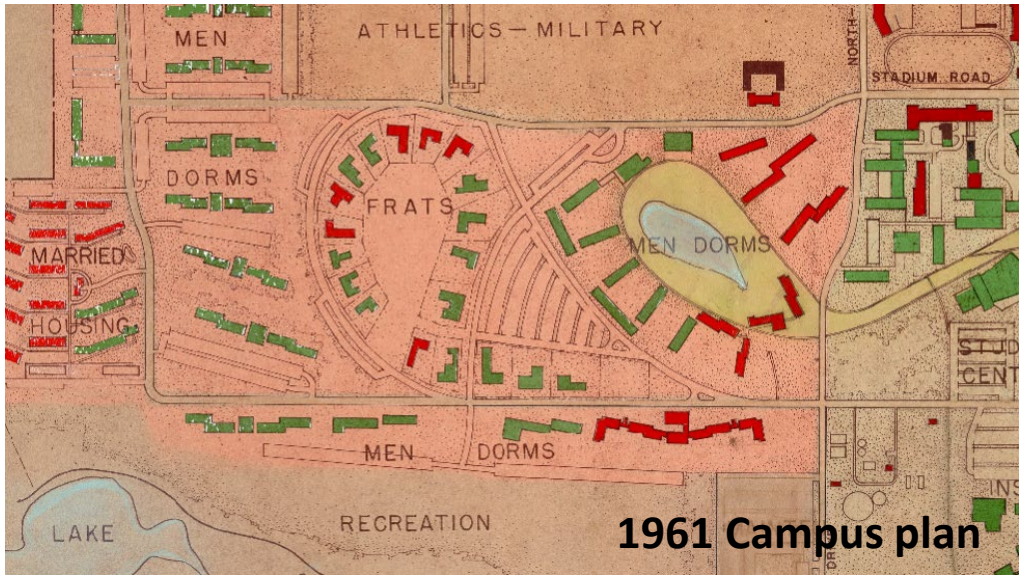


1948 Campus plan



1957 Campus plan


1951 Campus plan

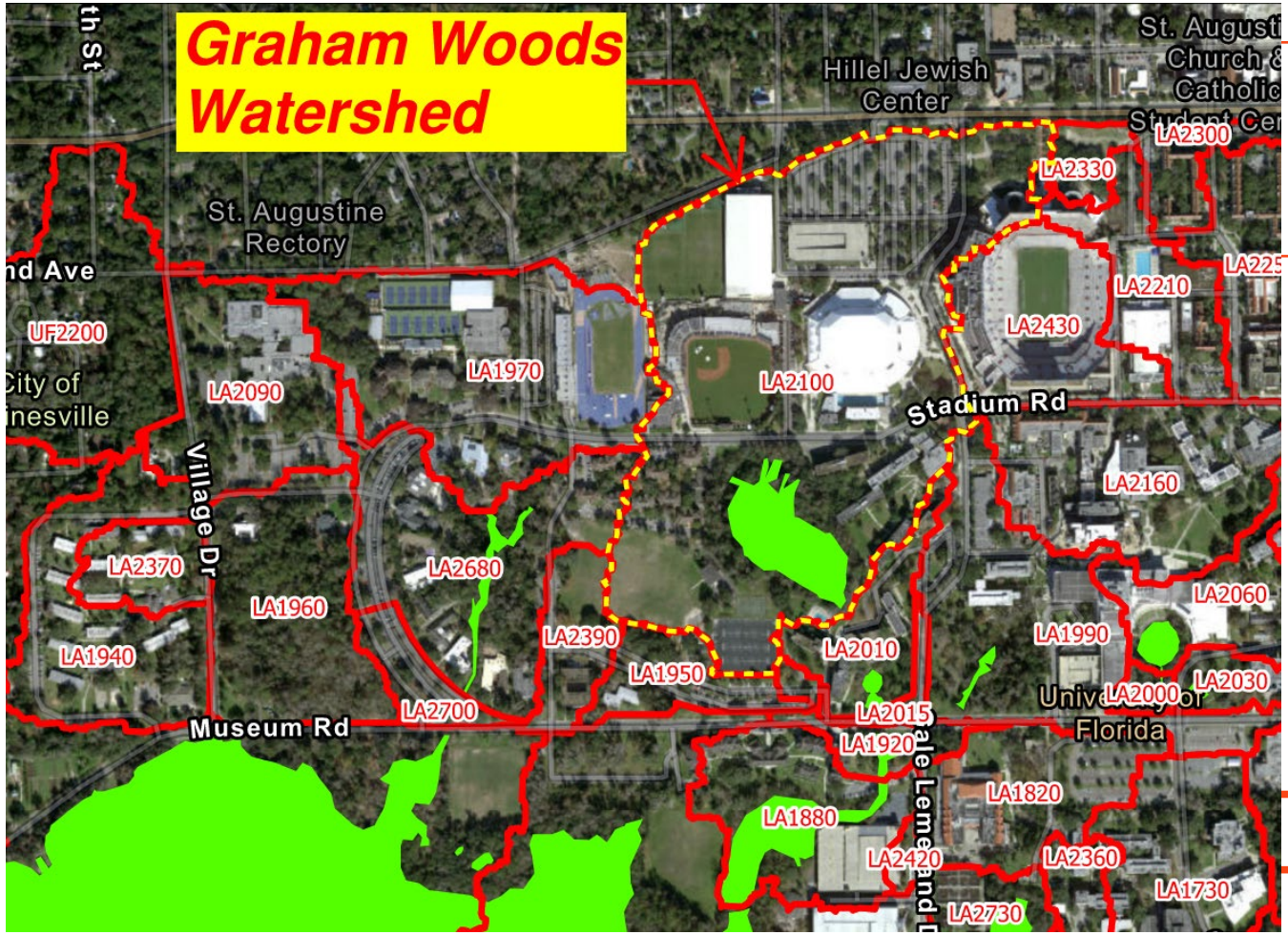


1961 Campus plan

UF-708 Graham Stormwater Improvements

Site Overview & Conditions

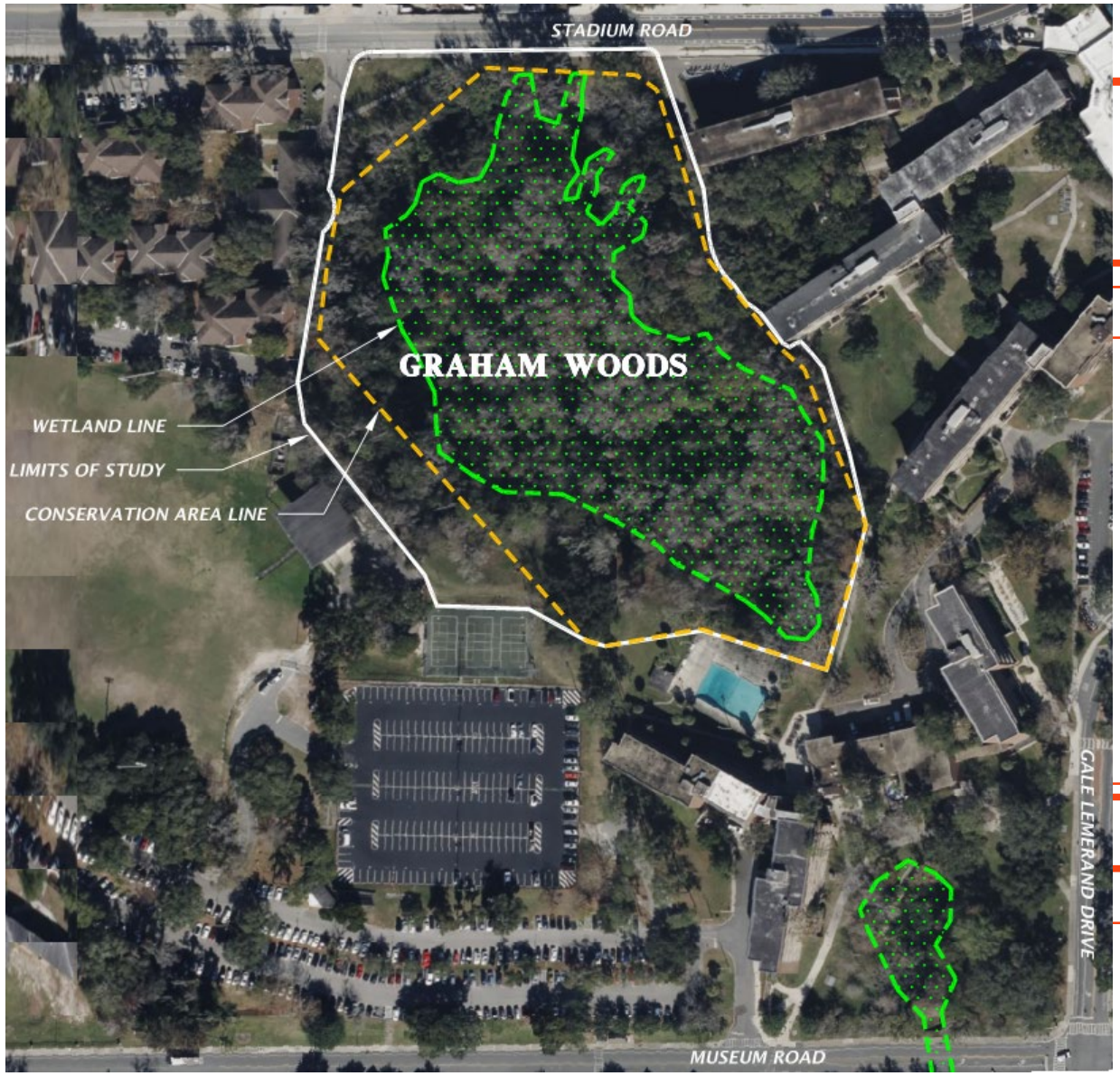
- The LA2100 watershed is 64.2 acres.
- Green areas represent Conservation Areas.
- At least 15 stormwater pipes enter Graham Woods from north of Stadium Road and along developed areas on both sides of the Conservation Area.
- Stormwater exits through a 48-inch RCP at the south end, which runs under the former Graham Hall and discharges into Graham Pond. The area floods during major storms.
- A listed species study was conducted in April 2025.



UF-708 Graham Stormwater Improvements

Project Overview – Lake Alice Watershed Study

- Approximately 7.5 acres, serving as a conservation area and critical stormwater collection and conveyance zone.
- The total wetland area is approximately 4.2 acres.
- Depressional conveyance with steep grade changes, facilitating southward water flow to Lake Alice.
- Stormwater exits through a 48” culvert routed beneath Graham Annex into Graham Pond.
- Graham Pond was determined NOT to be a wetland by the St. Johns Water Management District during field investigative work.



UF-708 Graham Stormwater Improvements

Project Overview

- Onsite meetings were held with the St. Johns Water Management District
- Extensive erosion has contributed to additional nutrient loading and reduced water quality
- Using the Universal Mitigation Assessment Method, which assesses the functionality of the system, system is only functioning at 40% of what a high-quality wetland should be functioning
- Graham Pond was determined NOT to be a wetland by the St. Johns Water Management District during field investigative work and was instead classified as surface water

UF-708 Graham Stormwater Improvements

Project Overview – Lake Alice Watershed Study

- Graham Woods is identified in the Lake Alice Watershed Study as a **Critical Project** to address **failing infrastructure and life safety issues** including extreme channel erosion.
- Nearly all pipe outlets terminate upslope of the channel and outside jurisdictional wetlands, contributing to significant erosion and unstable banks.

UF-708 Graham Stormwater Improvements

Project Overview – Lake Alice Watershed Study

- The erosion is causing soil loss and the collapse of large trees in the Conservation Area. The channel terminates in a deep stormwater feature with a sand-cement riprap wall and two pipe outlets. One higher-elevation outlet is collapsing. Banks have near-vertical sides, creating instability.
- Temporary fencing has been placed but is repeatedly breached by pedestrians.
- There is a significant amount of trash and debris as well as extensive exotic invasives throughout the site area.

UF-708 Graham Stormwater Improvements

Project Overview – Lake Alice Watershed Study

- Wetland Solutions Inc (WSI) included a Concept Design and recommendations to:
  - Stabilize the channel bottom
  - Recontour and stabilize side slopes
  - Restore vegetation and habitat
  - Improve upstream stormwater management
  - Improve downstream conveyance

UF-708 Graham Stormwater Improvements

Project Overview – Lake Alice Watershed Study

- Presented to the LVL Committee on February 5, 2026. They asked for additional clarification on the project.
- Recommended for approval from the PHBSC Committee after the FDHR requirements are completed on February 17, 2026.
- Will be presented to PTAC on March 11, 2026 for informational purposes. No parking is being removed.

UF-708 Graham Stormwater Improvements

Project Overview

Includes implementation of the necessary stormwater improvements within Graham Woods and to Graham Pond at the NW corner of Museum Road and Gale Lemerand Drive.

Project Goals:

Water Quality Enhancement
Wet detention ponds use littoral zones and filtration to capture solids and nutrients, improving water quality.

Compliance with Regulations
The design supports Florida's Clean Waterways Act by reducing nitrogen, phosphorus, and turbidity in waterways.

Recreational Opportunities
Multi-use trails provide connectivity and encourage physical activity within the redesigned Graham Woods area.

Educational Features
Signage and observation areas offer learning about ecological restoration and stormwater management.

UF-708 Graham Stormwater Improvements

Site Plan

- Regrading for Safety & Access
  Site reshaped to a gentle 6:1 slope, reducing erosion risk, improving safety, and enabling landscaping and passive recreation.

- Cascading Wet Ponds
  Two interconnected ponds to the north manage stormwater flow and improve water quality.
  Replacing damaged pipes and adding manholes will moderate flow velocity and minimize erosive forces.

- Enhanced Safety & Erosion Control
  Eliminates hazardous terrain, adds safe pedestrian trails, and upgrades stormwater infrastructure to reduce sediment transport downstream.

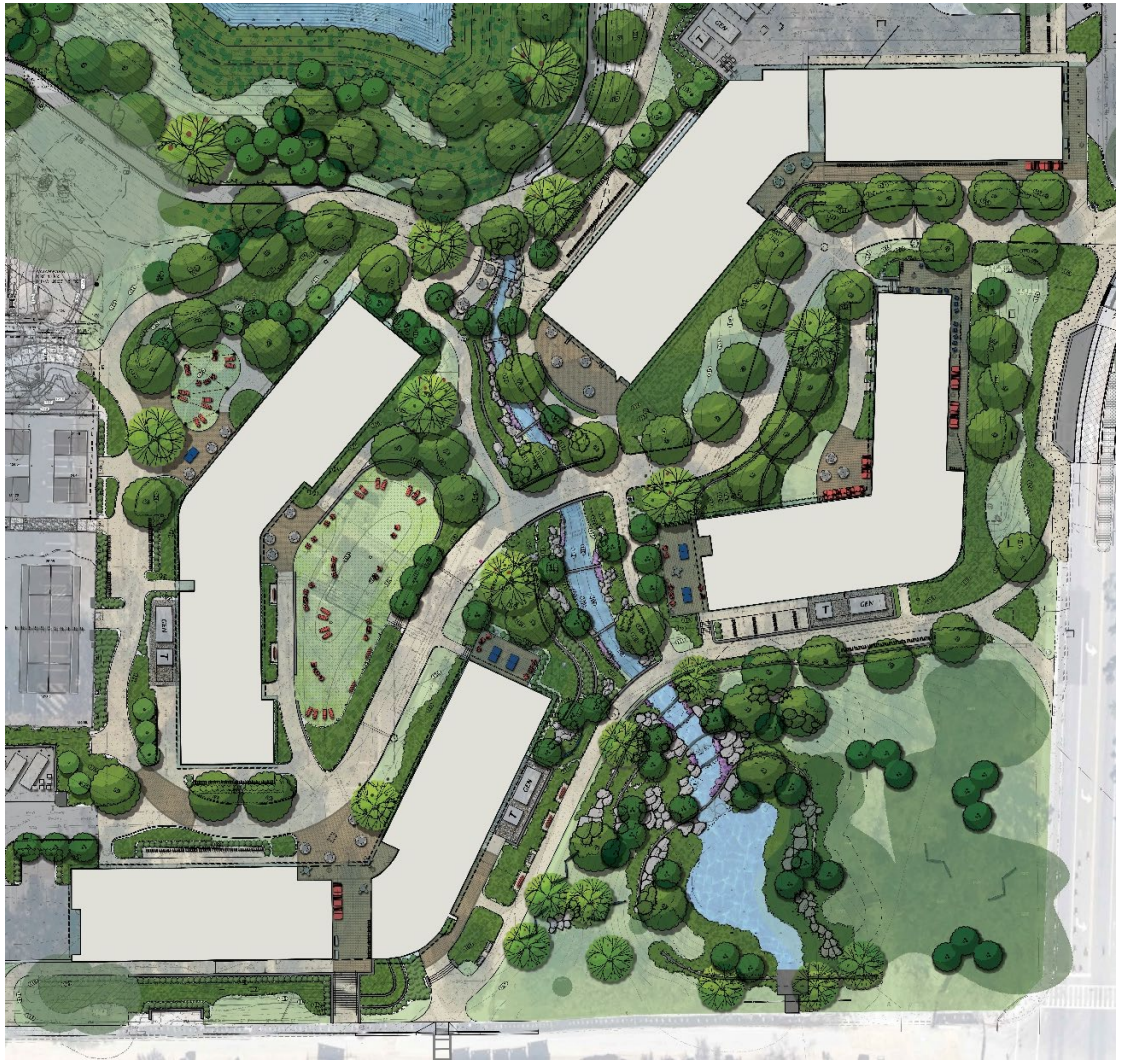
UF-708 Graham Stormwater Improvements

Site Plan – Upper Graham Ponds

UF-708 Graham Stormwater Improvements

Site Plan – Creek Feature (UF-705)

- Creek Feature as part of UF-705 Student Housing
- Due to topography and accessibility considerations, daylighting the piped stormwater conveyance is not feasible within the UF-705 project.
- Stormwater will be piped into Creek feature, allowing further opportunities for infiltration while allowing full control to manage storm events.



UF-708 Graham Stormwater Improvements

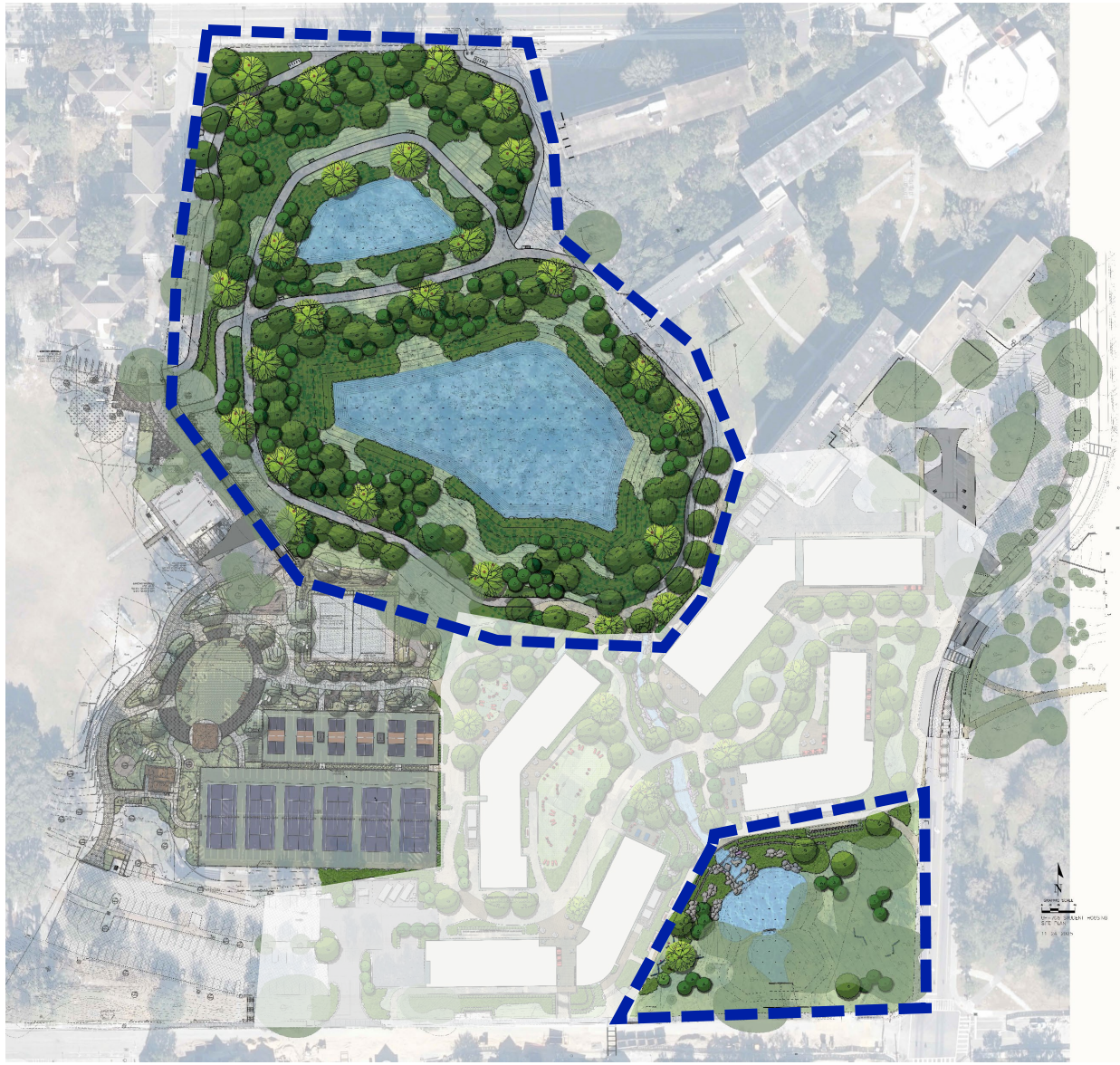
Site Plan – Lower Pond

- Reshaping of pond is required to accommodate new stormwater pipe and repair/replace existing weir walls and concrete ditch bottom

UF-708 Graham Stormwater Improvements

Landscape Plan

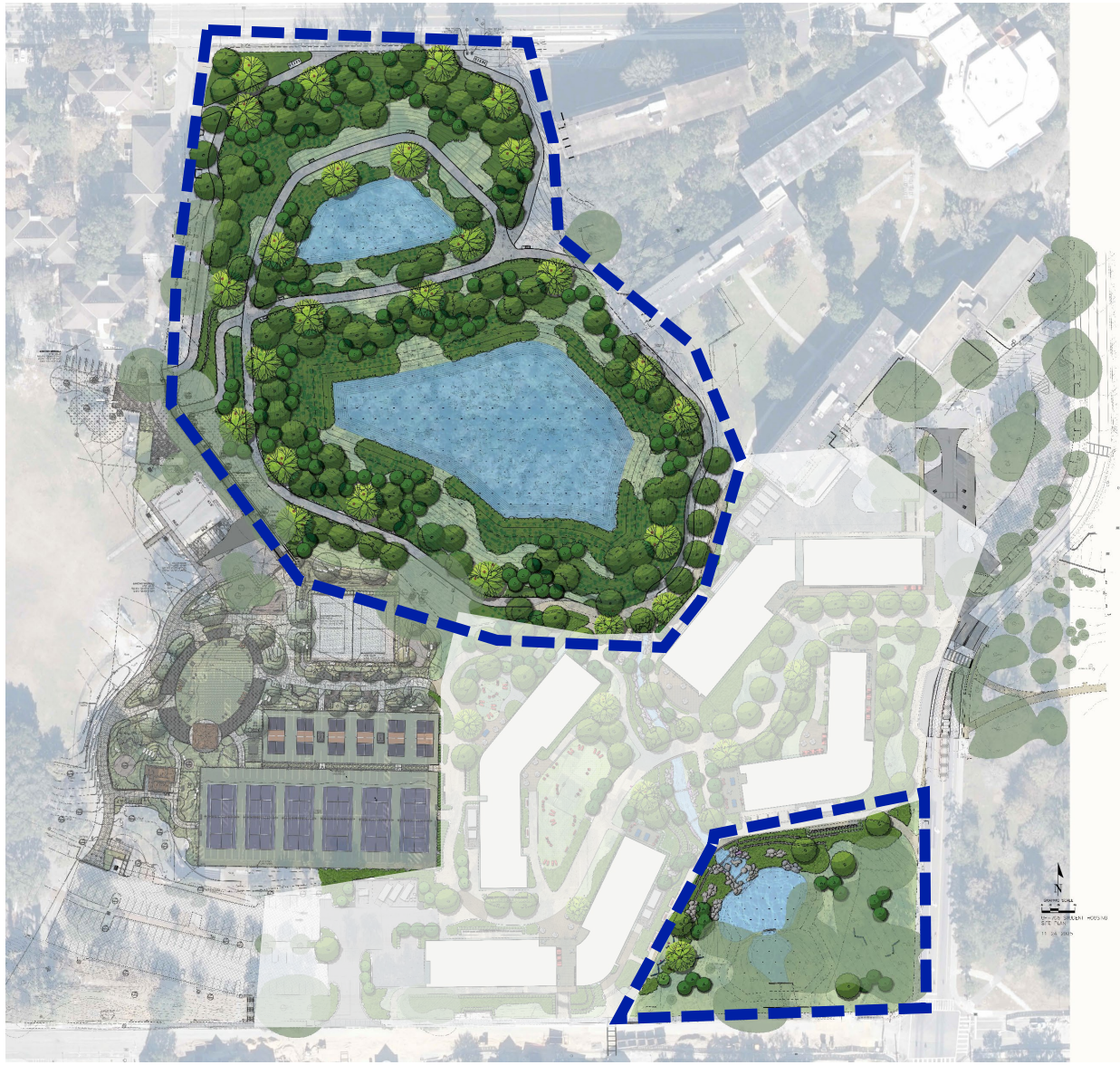
- The project is located in precinct 2
- The project is using all native plantings
- In order to increase diversity of proposed tree plantings, some trees specified will be below 30 gallon size



UF-708 Graham Stormwater Improvements

Landscape Plan

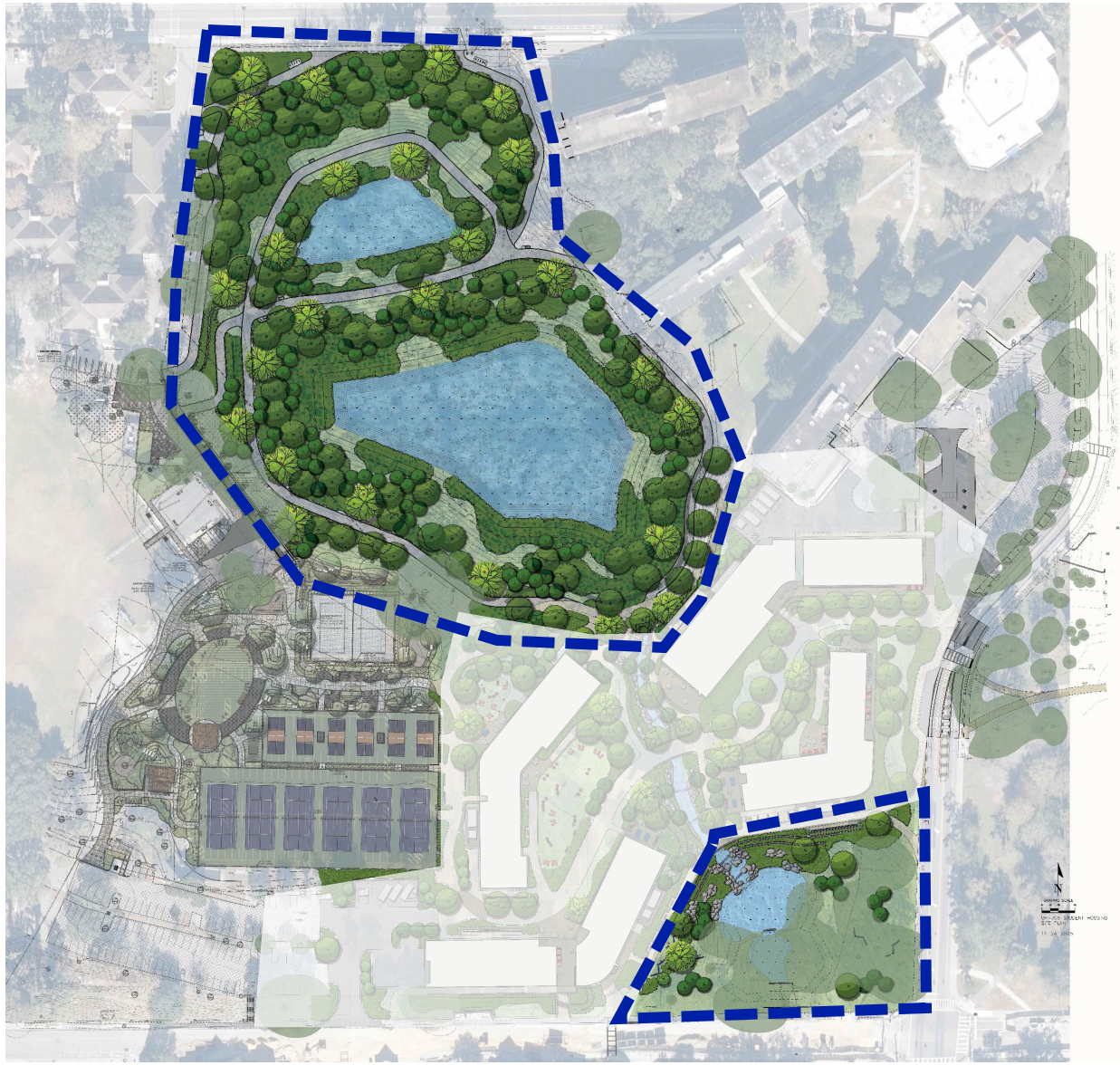
Proposed Trees	
Red Maple	Chickasaw Plum
Pignut Hickory	Slash Pine
Dahoon Holly	Sycamore
Tulip Poplar	Bluff Oak
Wax Myrtle	Swamp Chestnut Oak
Live Oak	Winged Elm
Bald Cypress	Walter's Viburnum
Red Buckeye	Sweetbay Magnolia
Hornbeam	Green Ash
Gallberry	Swamp Tupelo
Basswood	Pond Cypress
Sparkleberry	Fringe Tree



UF-708 Graham Stormwater Improvements

Landscape Plan

Proposed Shrubs/Groundcovers/Aquatic Plantings	
Yellow Canna	Swamp Twinflower
Soft Rush	Needle Spikerush
Sunshine Mimosa	Blue Flag Iris
Muhly Grass	Pickerel Weed
Sand Cord Grass	Black-eyed Susan
Bullrush	Duck Potato
Fakahatchee Grass	Dwarf Fakahatchee Grass
Fire Flag	Miss Shillers Viburnum
Saw Palmetto	Zamia
Dwarf Yaupon Holly	



UF-708 Graham Stormwater Improvements

Trails and Connectivity

UF-708 Graham Stormwater Improvements

Trails and Connectivity

Motion to forward the project to the VP for Construction, Facilities and Real Estate with a recommendation to approve as presented.

UF-708 Graham Stormwater Improvements