
February 5th, 2026

Design Development



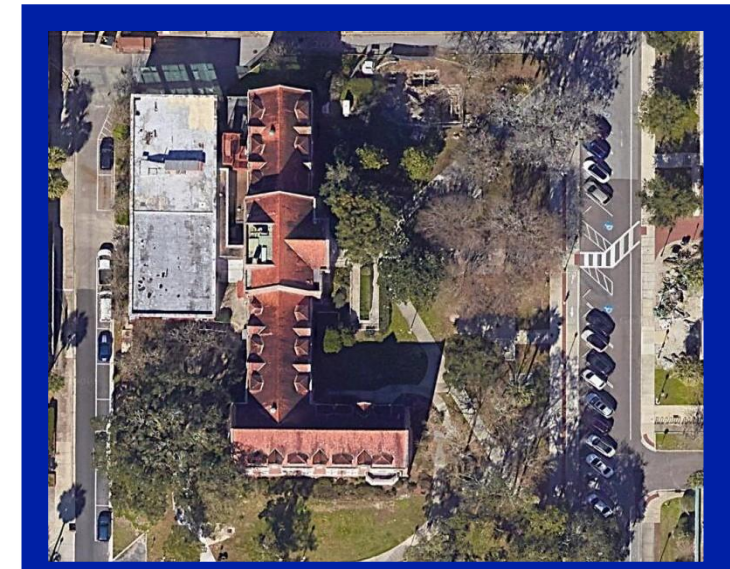
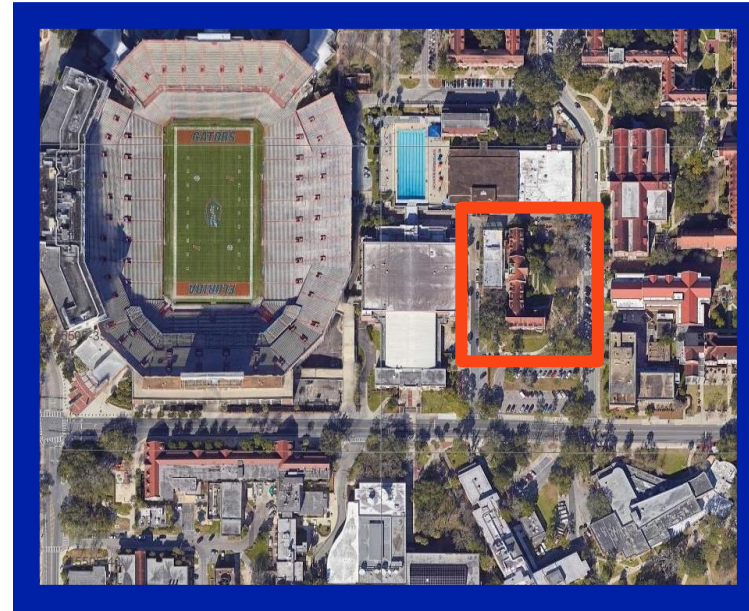
UF-689 Hamilton Center for Classical and Civic Education

Tom Feather, Project Manager PD+C

UF-689 Hamilton Center for Classical and Civic Education

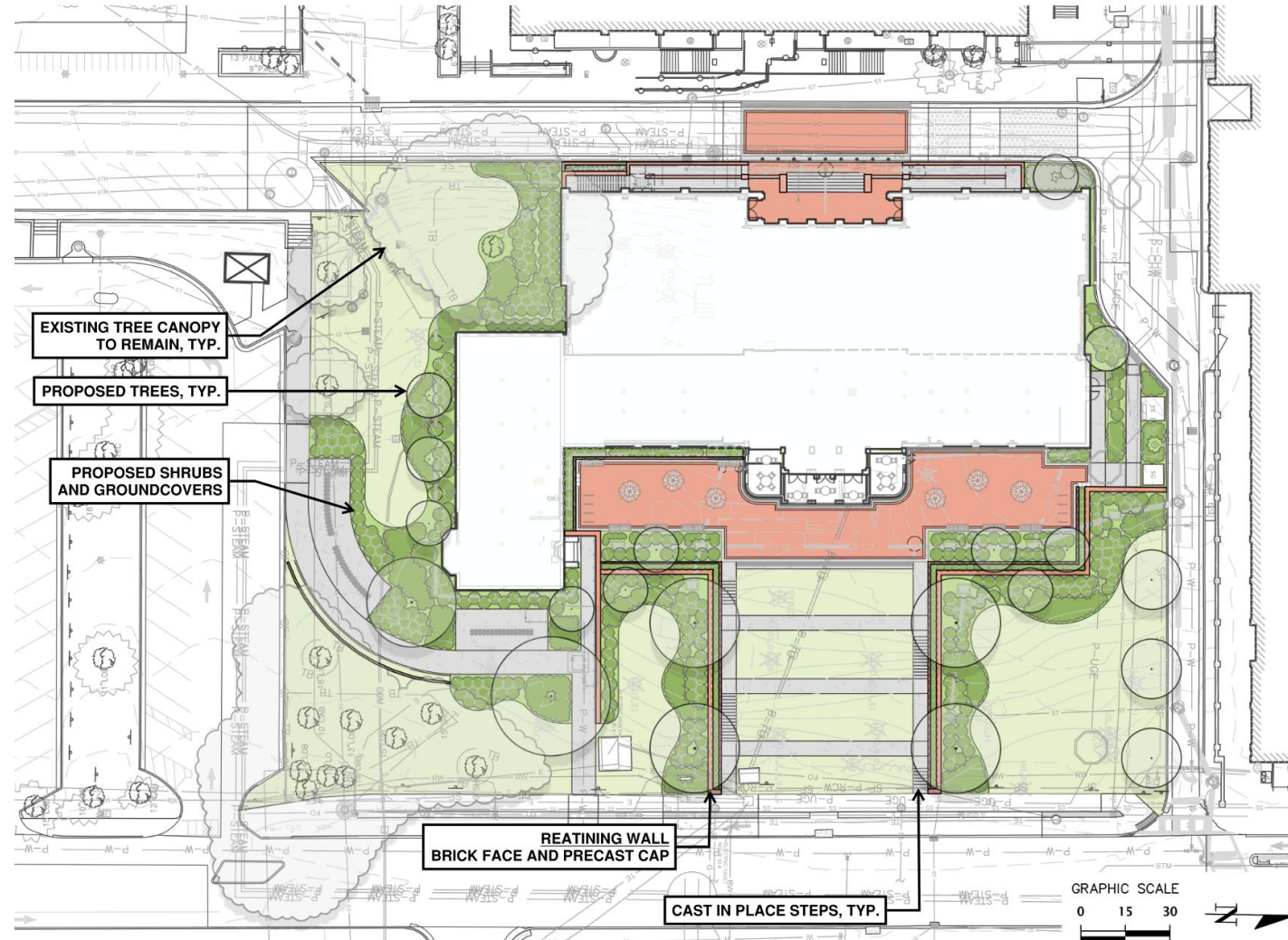
Project Overview

- 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.
- This project previously came to the LVL committee for Schematic Design on June 5th, 2025.



Site Plan

- 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 provide functional outdoor areas for students.
- Brick pavers, per UF standards.
- Significant utility work is required to service the building.



Site Plan

- A new grand entry experience will be created with three exterior doors replacing the existing single door entry.
- Brick and stone veneer site walls will be constructed over reinforced CMU to match the architectural style of the building.



Proposed Landscape plan – Trees



Basket Oak



Live Oak



Allee Elm



Southern Magnolia



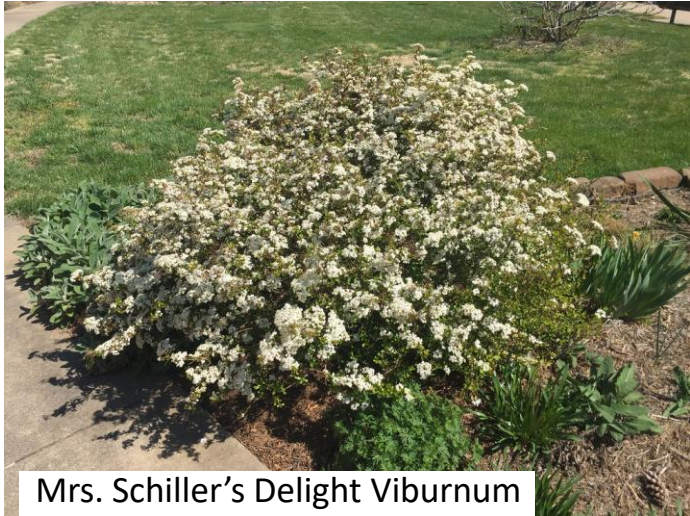
Crape Myrtle

All plantings are consistent with the UF Landscape Master Plan, Historic Core Plant Palette

Proposed Landscape plan – Shrubs/Ground Covers



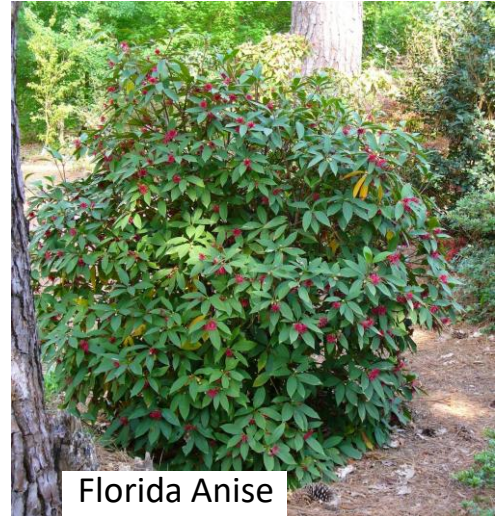
Podocarpus



Mrs. Schiller's Delight Viburnum



Azalea



Florida Anise



Coontie



Agapanthus

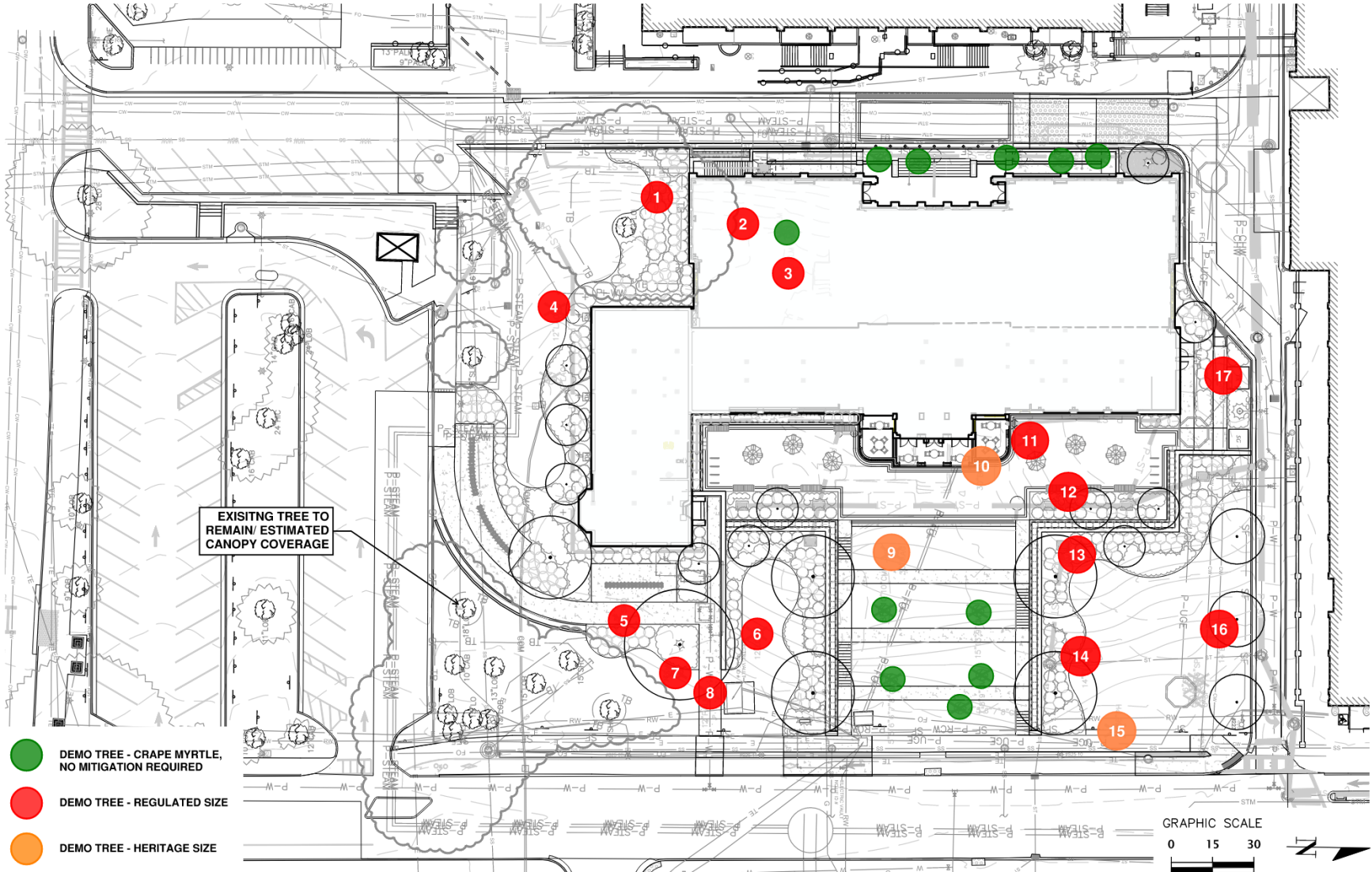


Pink Muhly

All plantings are consistent with the UF Landscape Master Plan, Historic Core Plant Palette

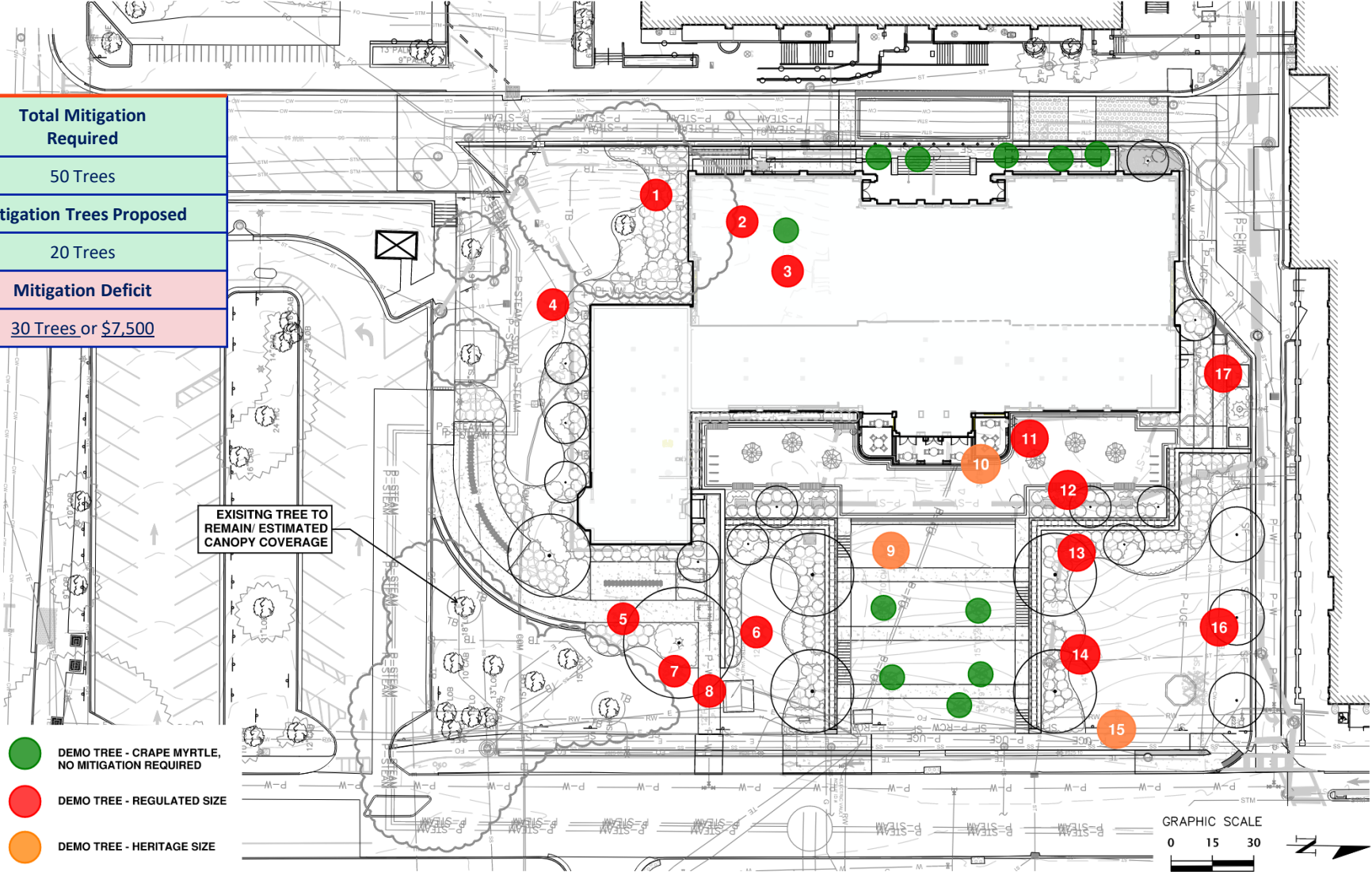
Tree Impacts

- Project site was evaluated by 2 Certified Arborists: Laurie Hall, PLA, ISA + Russell Adams, ISA
- The removal of 14 regulated trees, 3 heritage trees, and 12 crape myrtles was previously recommended for approval on June 5th, 2025
- Conceptual landscape plan proposes 20 replacement trees on site.



Tree Impacts

#	Size/Species	Required Mitigation Trees	Mitigation Cost	Total Mitigation Required
1	15" Sabal Palm	2	\$500	50 Trees
2	13" Elm	2	\$500	Mitigation Trees Proposed
3	13" Elm	2	\$500	20 Trees
4	12" Laurel Oak	2	\$500	Mitigation Deficit
5	17" Shumard Oak	2	\$500	30 Trees or \$7,500
6	12" Live Oak	2	\$500	
7	17" Shumard Oak	2	\$500	
8	12" Sabal Palm	2	\$500	
9	30" Magnolia	6	\$1,500	
10	30" Nagi Podocarpus	6	\$1,500	
11	10" Holly	2	\$500	
12	12" Magnolia	2	\$500	
13	9" Magnolia	2	\$500	
14	14" Elm	2	\$500	
15	36" Pignut Hickory	10	\$2,500	
16	14" Elm	2	\$500	
17	10" Water Oak	2	\$500	



UF-689 Hamilton Center for Classical and Civic Education

Landscape Master Plan

- No Priority Projects adjacent to site.
- Site is located in Precinct S.1 – Historic District and will need to comply with standards accordingly.
- Fletcher Drive is considered a Core Campus Road





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 Construction, Facilities and Real Estate with a recommendation to approve as presented.

UF-689 Hamilton Center for Classical and Civic Education

February 5th, 2025

Advanced Schematic Design



IF-24011* Microbiology and Cell Science Building – Phase 2

Ronnie Cooper, UF IFAS

**Project number corrected by Ronnie Cooper in meeting*

IF-24011 Microbiology and Cell Science Building – Phase 2

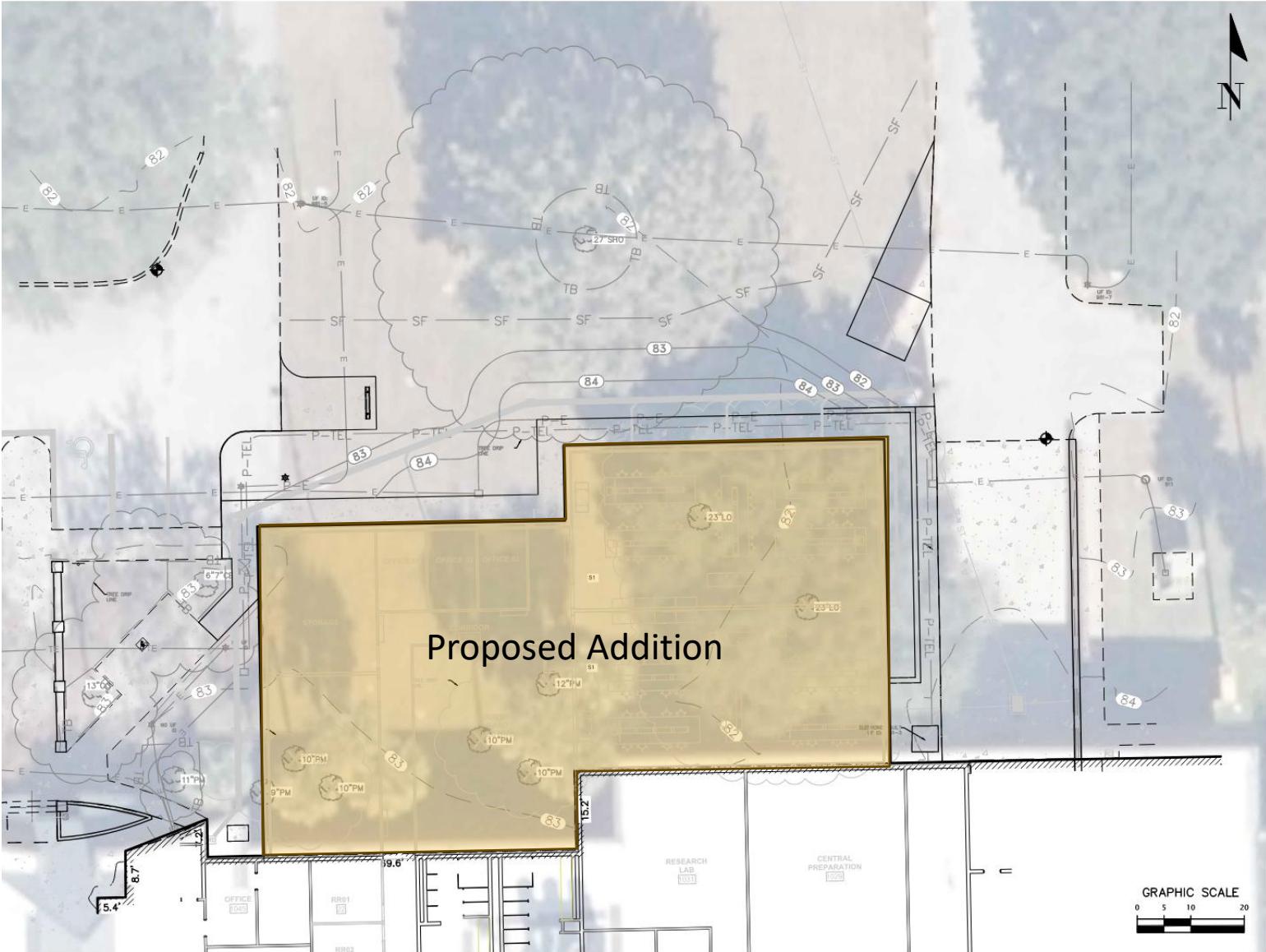
Project Overview

- Project includes an addition to the existing UF Microbiology Building.
- The proposed building additions will be approximately 7,700 sf.
- The proposed building addition will house two new classrooms, a lab, offices, storage, equipment, and electrical spaces.



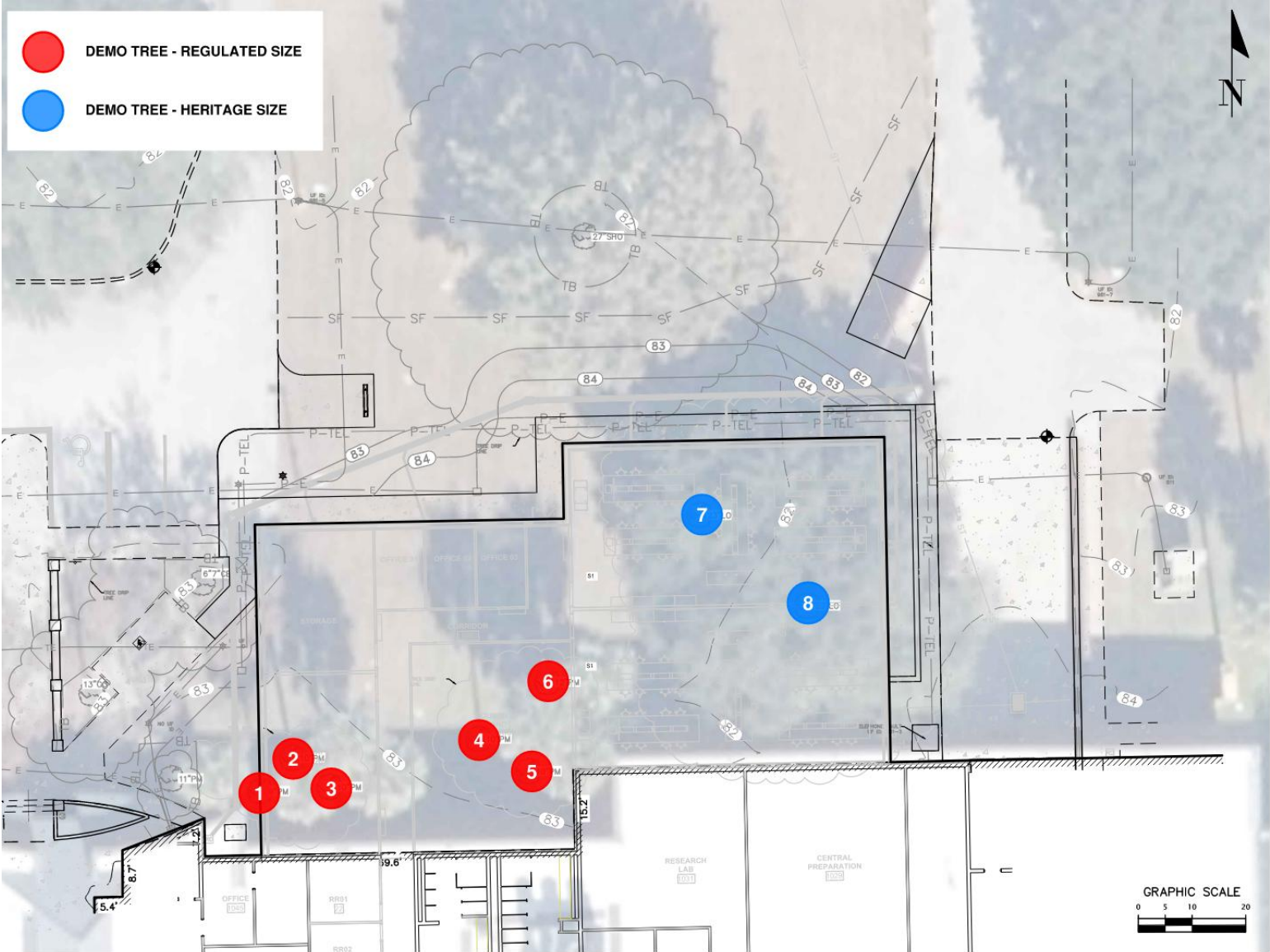
Site Plan

- The proposed addition is on the north side of the existing building



Tree Impacts

- The project will result in the removal of 6 Palms and 2 heritage size Live Oaks
- Mitigation will either be provided on-site or 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

Tree Impacts



Tree Impacts



Tree Impacts

#	Size/Species	Required Mitigation Trees	Mitigation Cost
1	Sabal Palm	2	\$500
2	Sabal Palm	2	\$500
3	Sabal Palm	2	\$500
4	Sabal Palm	2	\$500
5	Sabal Palm	2	\$500
6	Sabal Palm	2	\$500
7	23" Live Oak	3	\$750
8	23" Live Oak	3	\$750

Total Mitigation Required
18 Trees
Mitigation Trees Proposed
TBD
Mitigation Deficit
<u>TBD</u>





IF-24011 Microbiology and Cell Science Building – Phase 2

Landscape Master Plan

- Site is located in Precinct 2 – General Campus and will need to comply with standards accordingly.



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**

FEBRUARY 5, 2026 - LVL COMMITTEE MEETING
DESIGN DEVELOPMENT

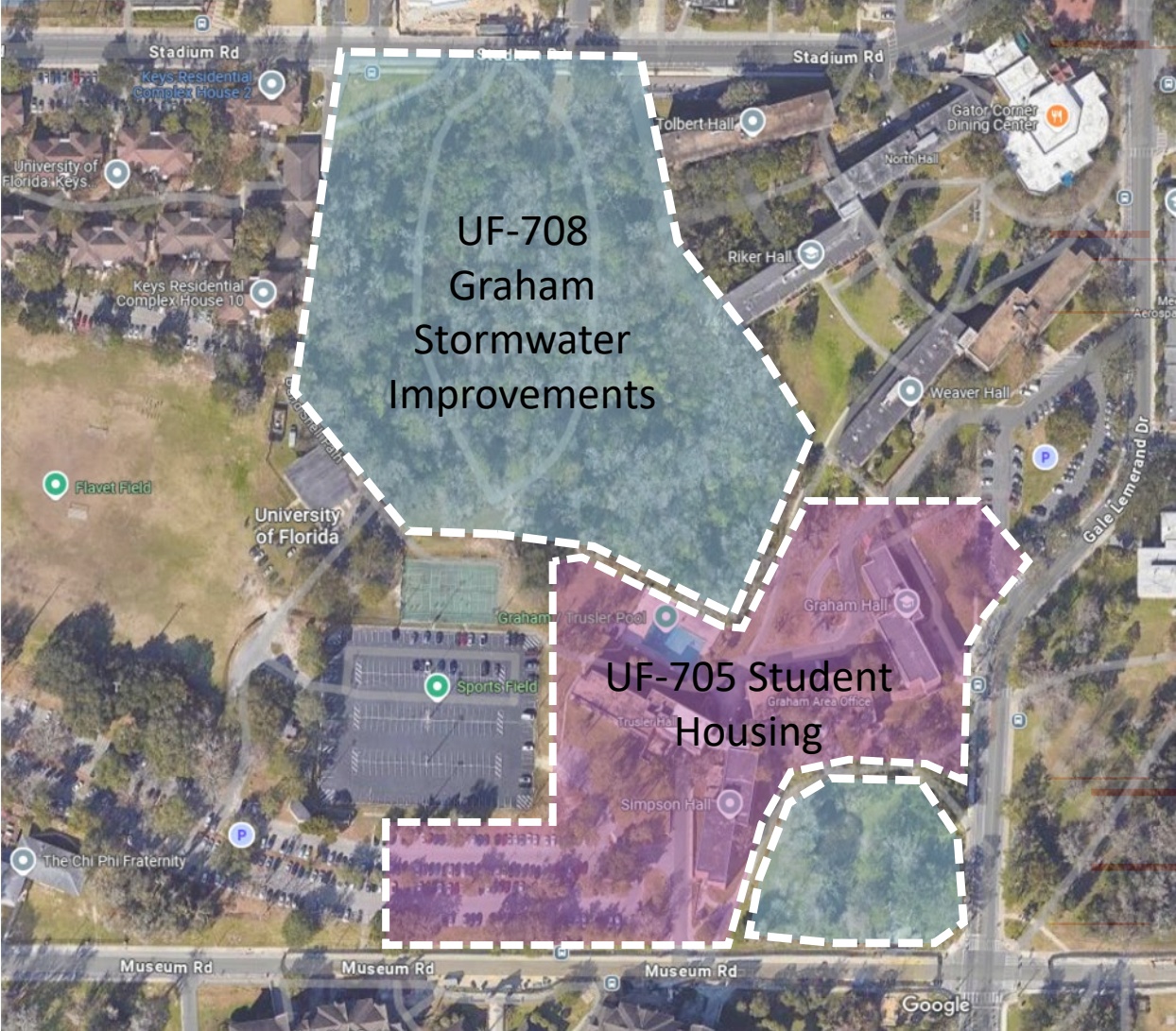


UF-705: Student Housing & Disability Resource Center (DRC)

Kate Farmer – Project Manager, Planning, Design + Construction

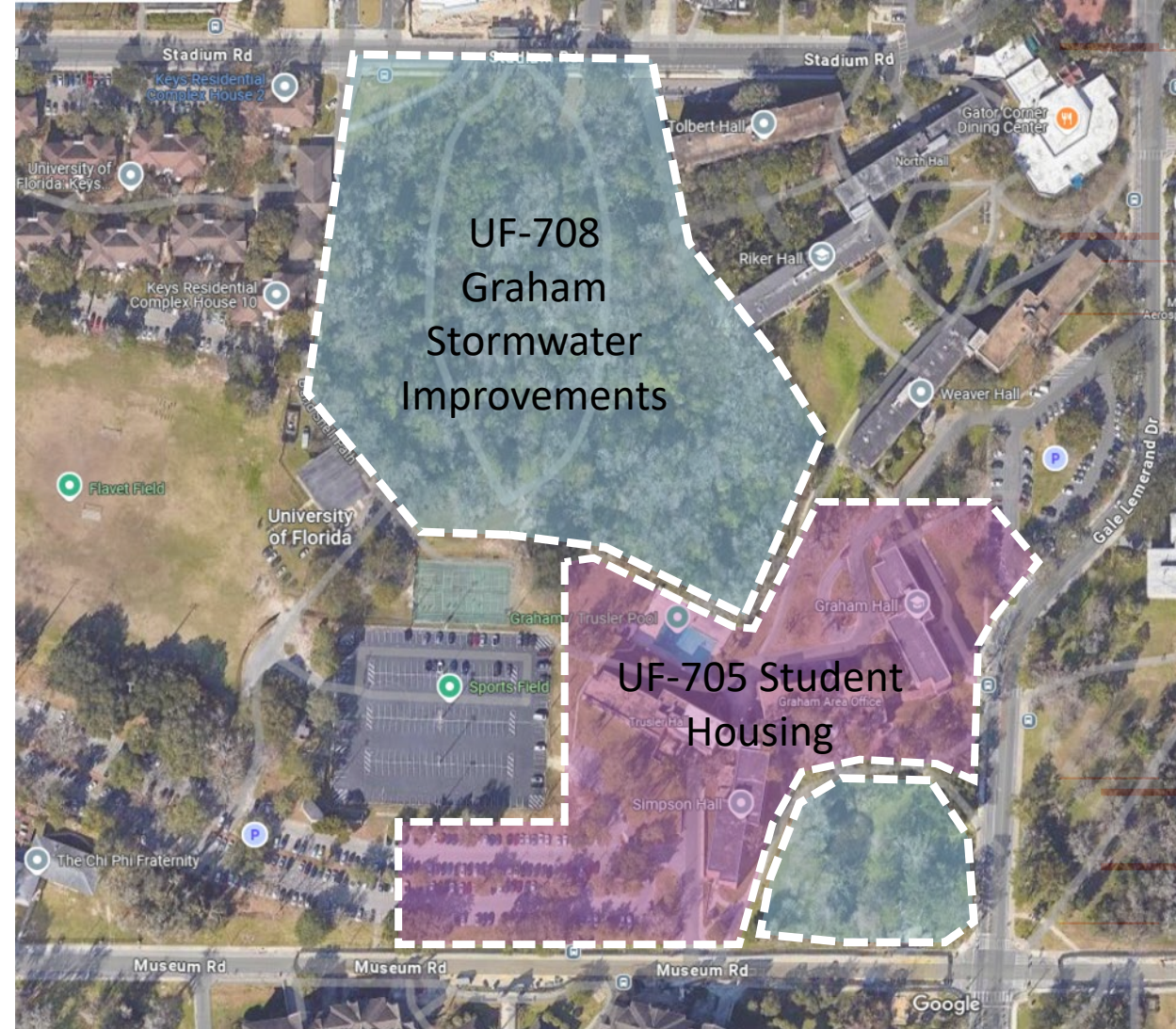
Project Overview

- 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.



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.



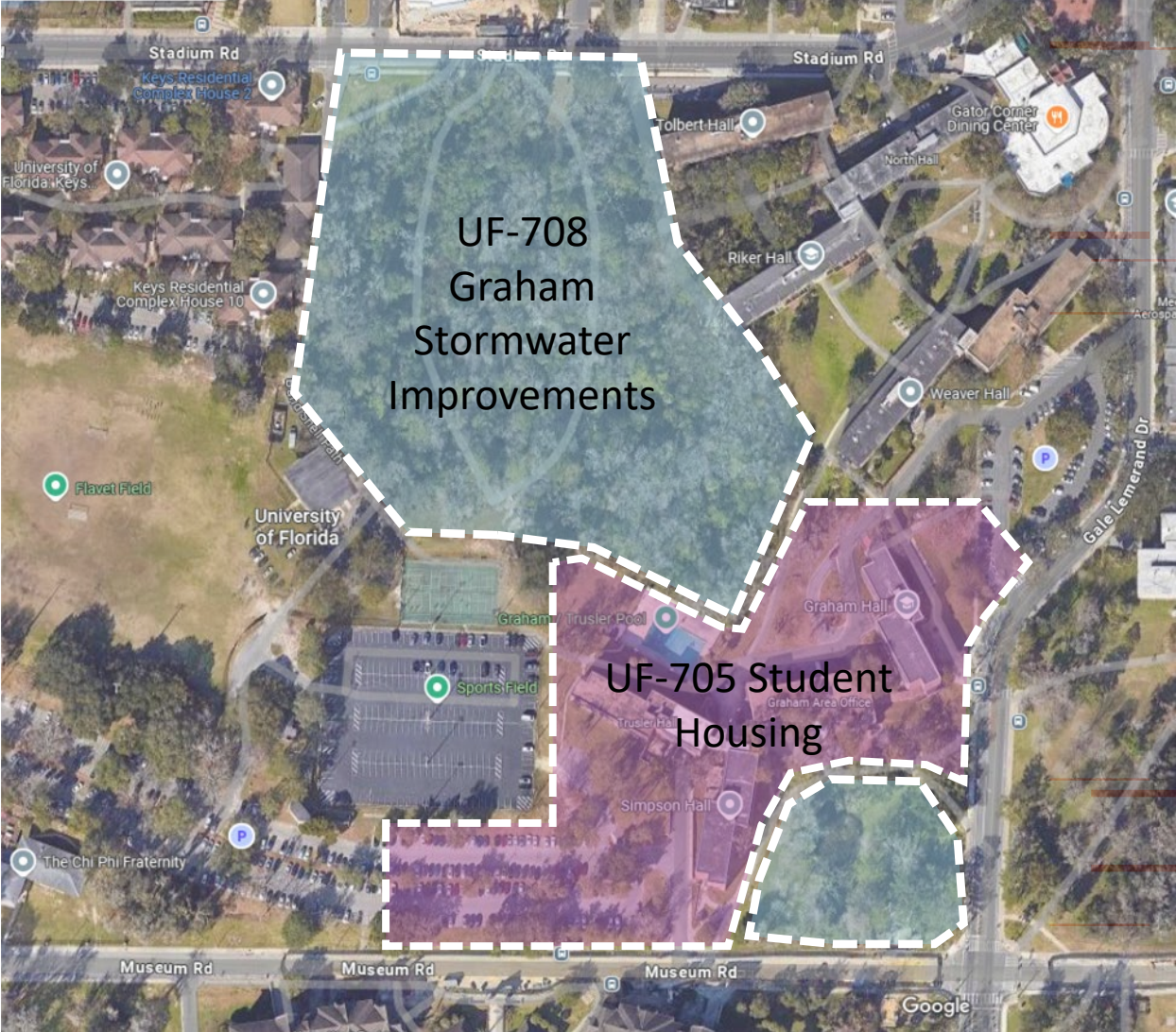
Site Overview + Adjacent Projects

UF-681 Flavet Park:

- Recently opened just west of project site.

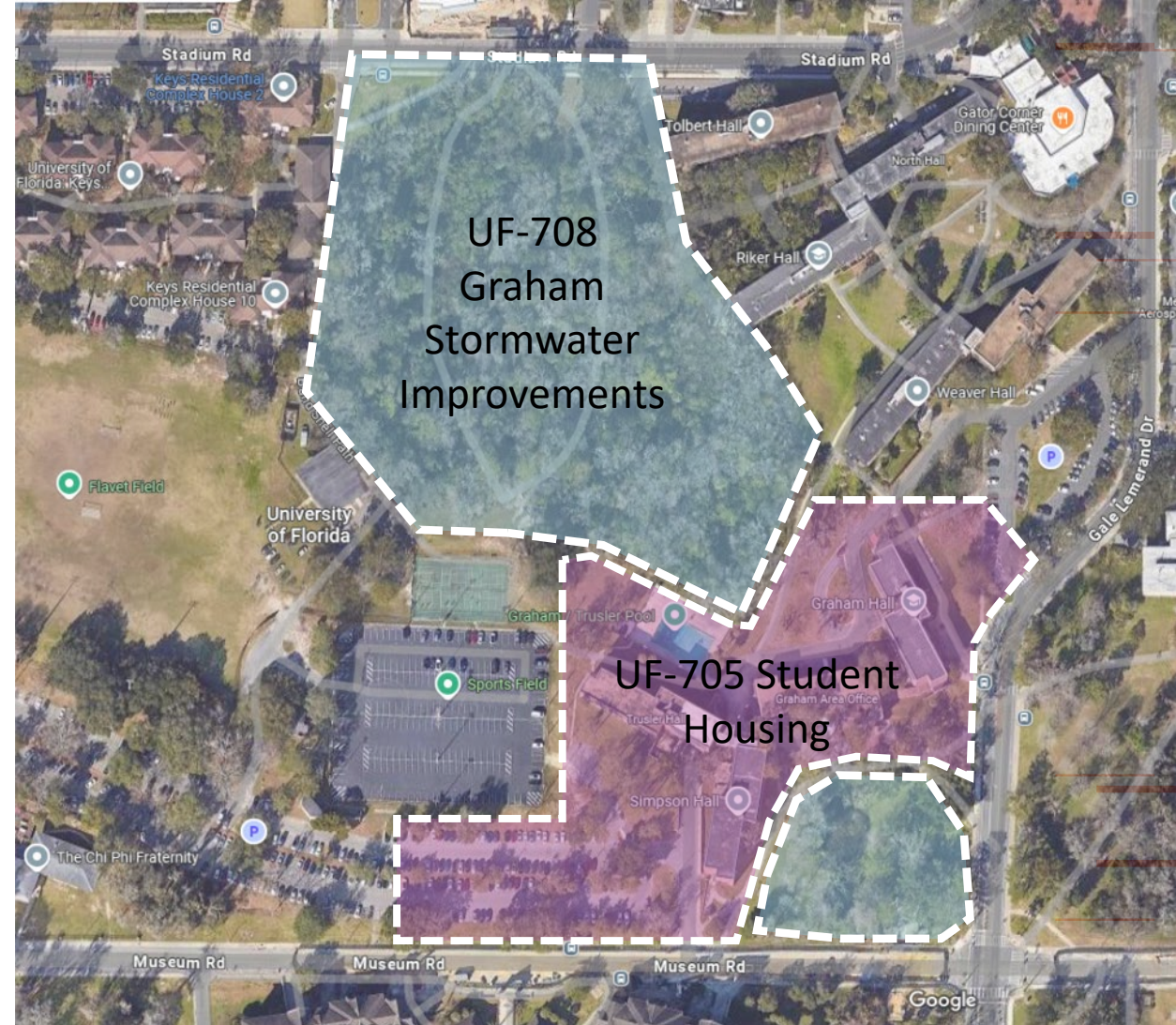
UF-708 Graham Stormwater Project:

- Currently in design



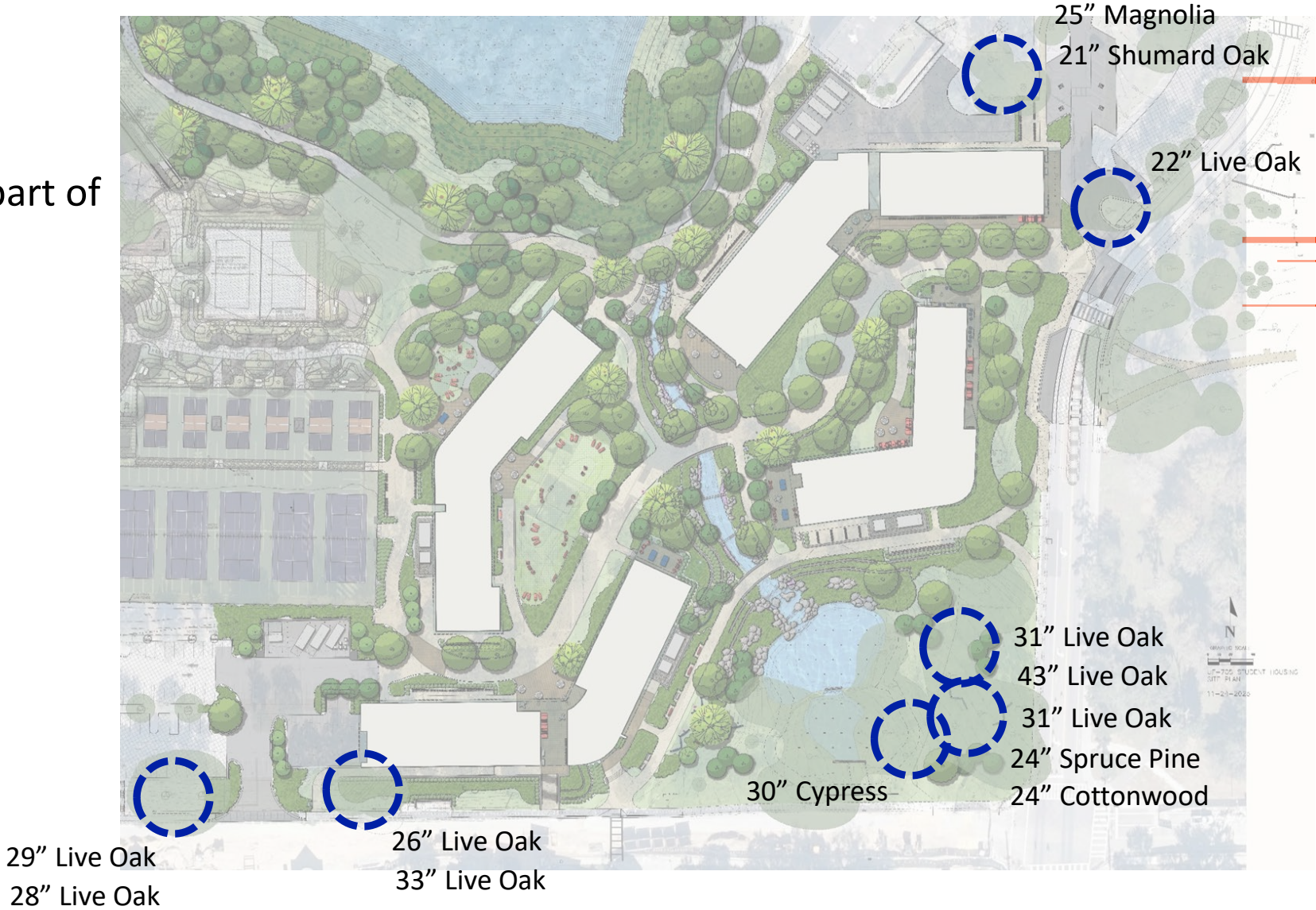
Project Overview

- 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.



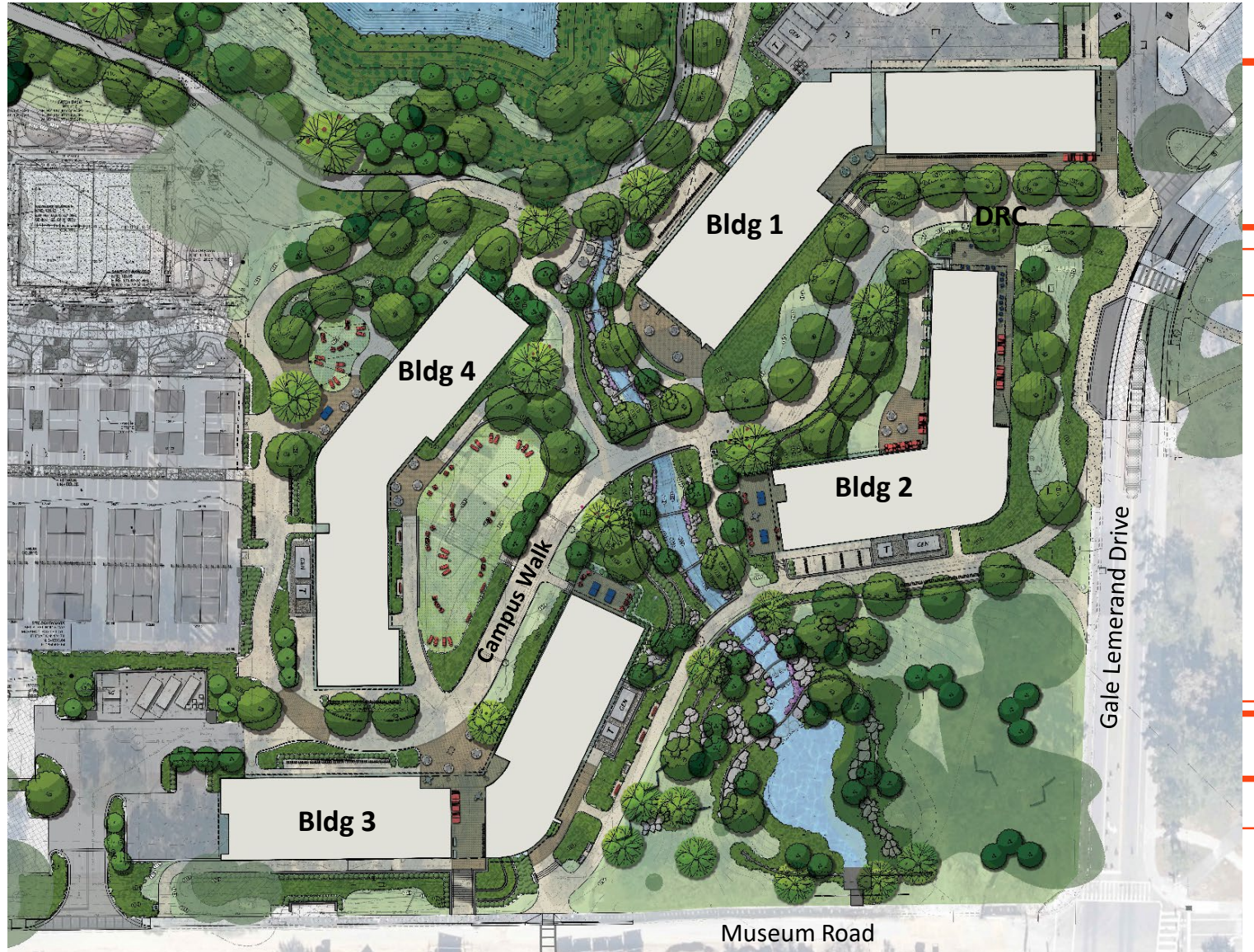
Tree Impacts

- Tree impacts were addressed as part of Graham Demo minor project
- Several heritage trees have been preserved around the project site



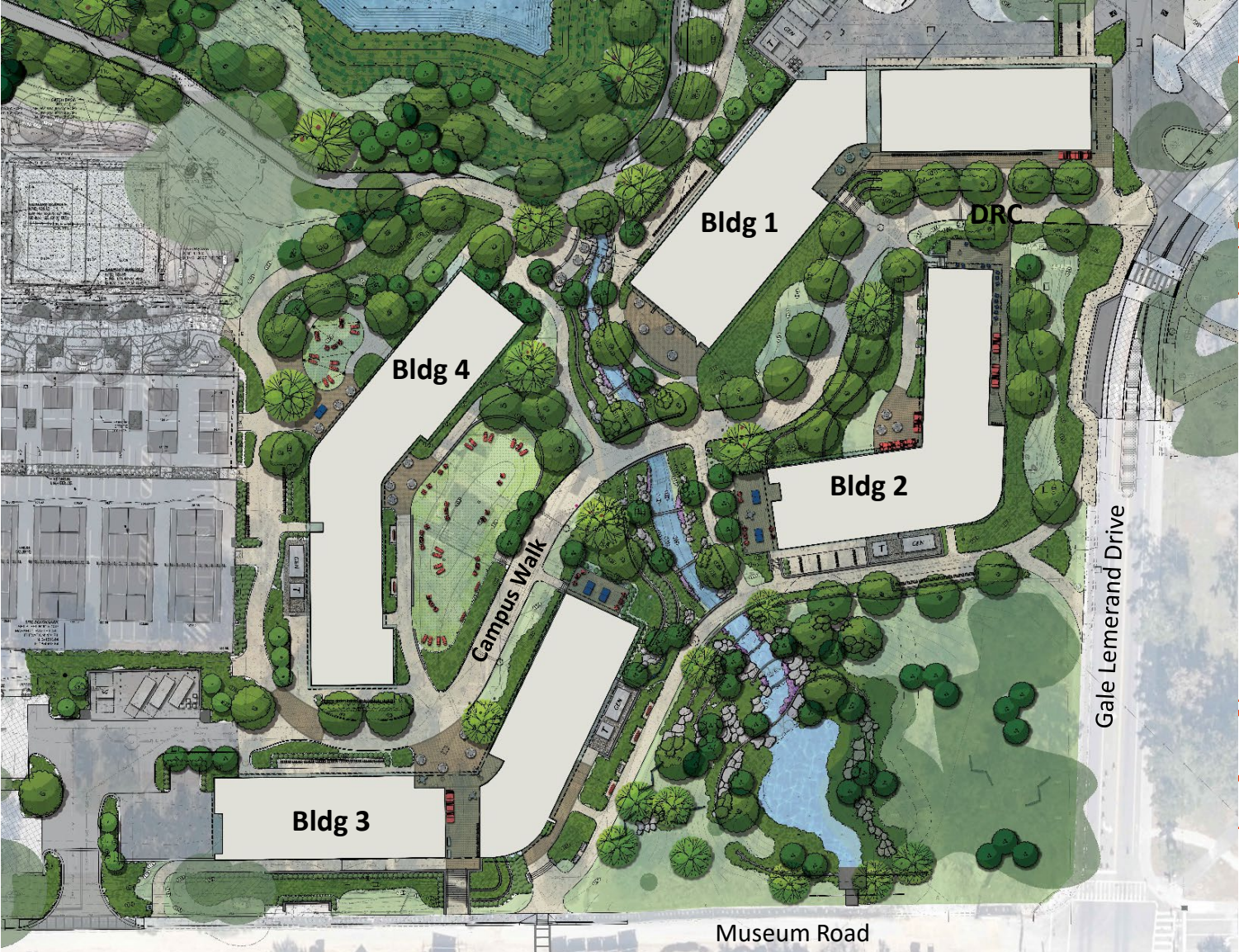
Site Plan

- Project includes four new housing buildings, totaling 2,200 new beds
- Will be constructed in two phases: Buildings 1+2 to be delivered in 2028 and Buildings 3+4 to be delivered in 2029
- 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.



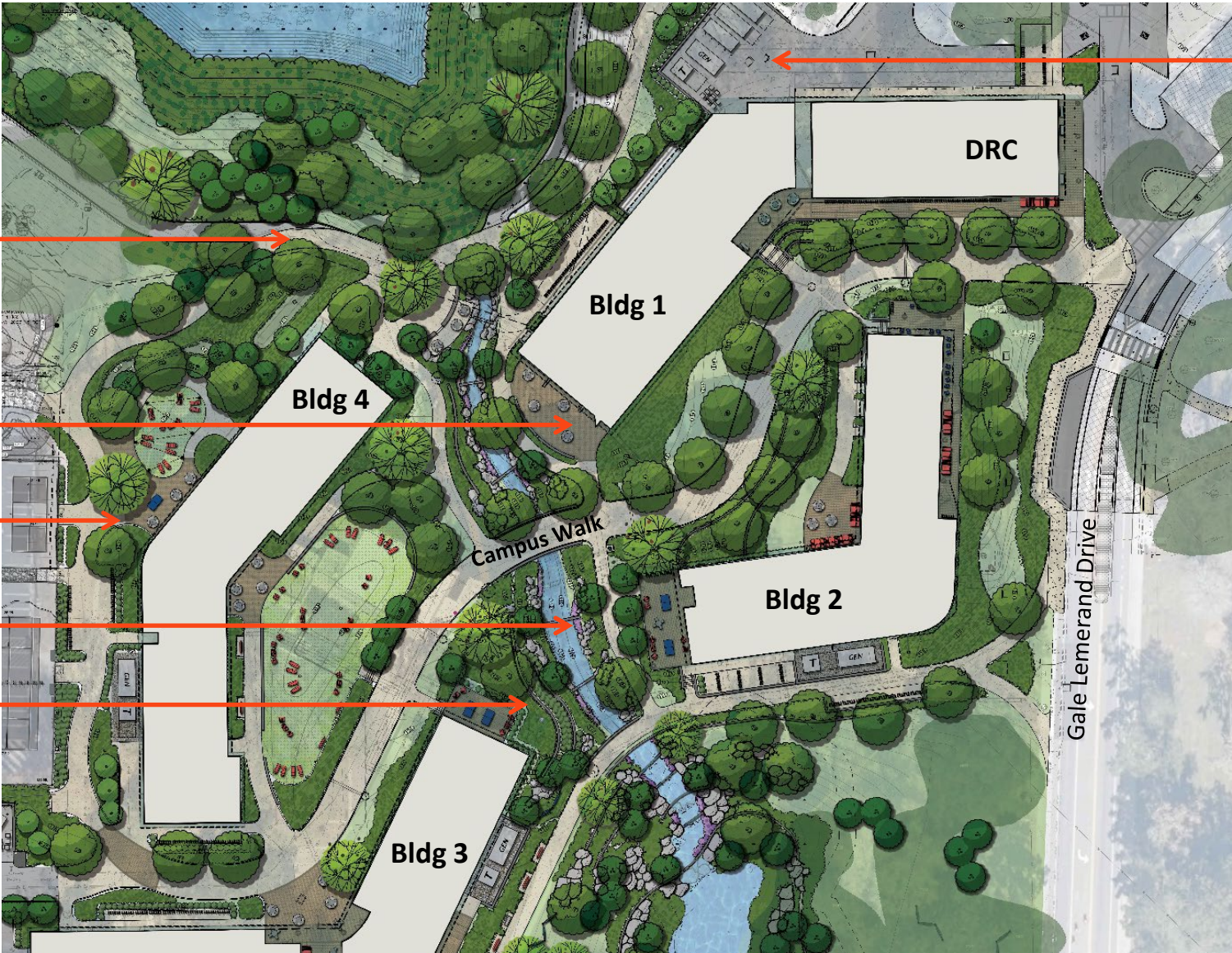
Site Plan

- 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



Trail and Overlook

Dining Terrace

Student Social Spaces

Creek Water Feature

Activity Lawn

Service/Deliveries

UF-705: Student Housing & DRC

Site Plan



Creek Water Feature

Activity Lawn

Service/Deliveries

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



Plant Palette: Shrubs/Groundcovers



Florida Anise



Camellia



Firebush



Japanese Fatsia



Oakleaf Hydrangea



MRS. Schiller's Viburnum



Coontie



Cinnamon Fern

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

Tree Mitigation

TOTAL MITIGATION TREES REQUIRED (Graham Demo Project)	480 TREES
PROPOSED TREES (UF-705 Housing)	122 TREES
MITIGATION DEFICIT	358 TREES
MITIGATION FEE	\$89,500



UF-705: Student Housing & DRC

Landscape Master Plan

- There 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)

Trails and Connectivity



- - - - - EXISTING SIDEWALKS
- - - - - PATHS TO BE CONSTRUCTED ASSOCIATED WITH UF-681 FLAVET OUTDOOR RECREATION PROJECT
- - - - - PATHS PROPOSED AS PART OF UF HOUSING PROJECT
- - - - - POTENTIAL CONNECTOR FROM HOUSING TO FLAVET FIELD (UNFUNDED)
- - - - - RECOMMENDED AS PART OF GRAHAM WOODS IMPROVEMENT
- - - - - CONVERT EXISTING UF-681 FLAVET CONSTRUCTION ENTRANCE TO MULTI-USE TRAIL
- - - - - POTENTIAL MP09584 FLAVET AREA TRAILS PROJECT



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

FEBRUARY 5, 2026

LVL COMMITTEE MEETING



UF-708 Graham Stormwater Improvements

KATE FARMER, UF PD+C PROJECT MANAGER

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.



Site Background

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

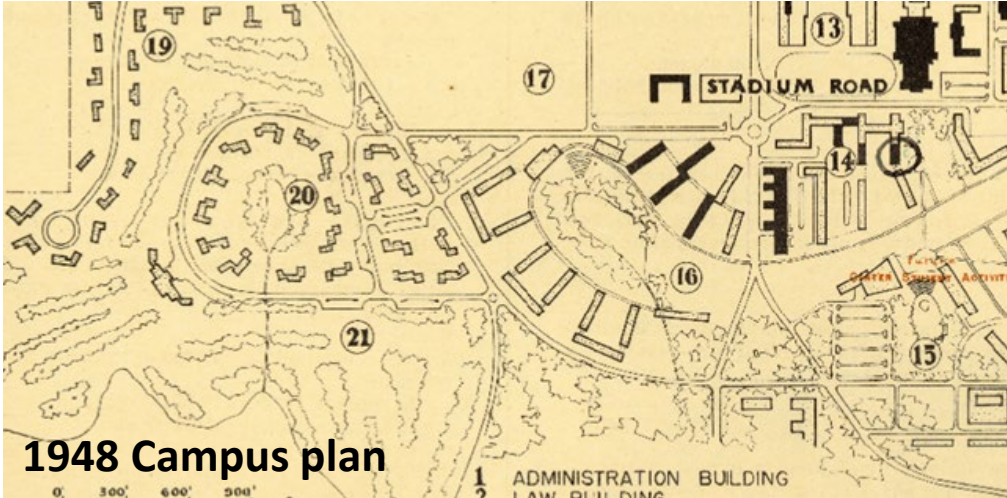


1949 Aerial

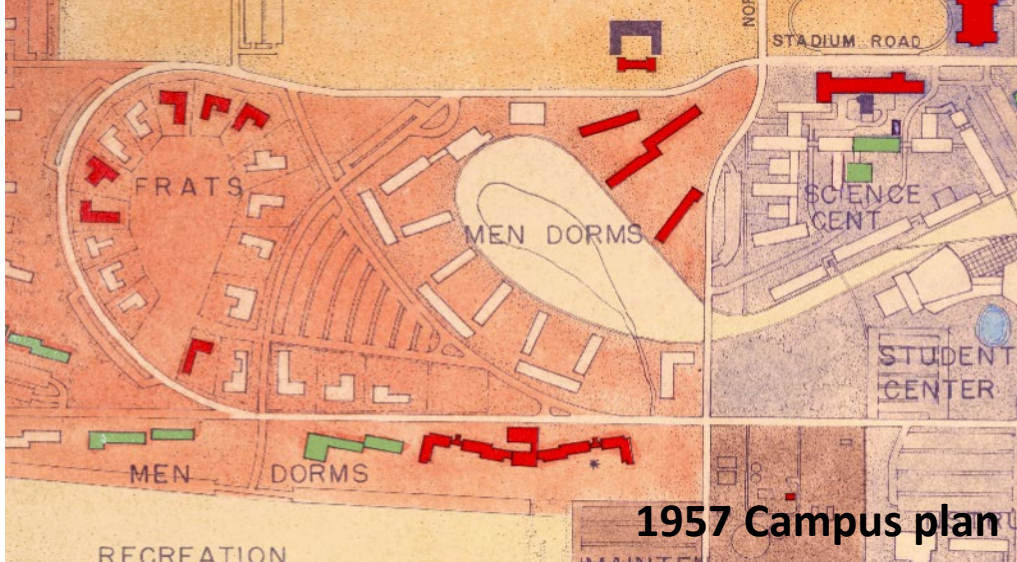


1971 Aerial

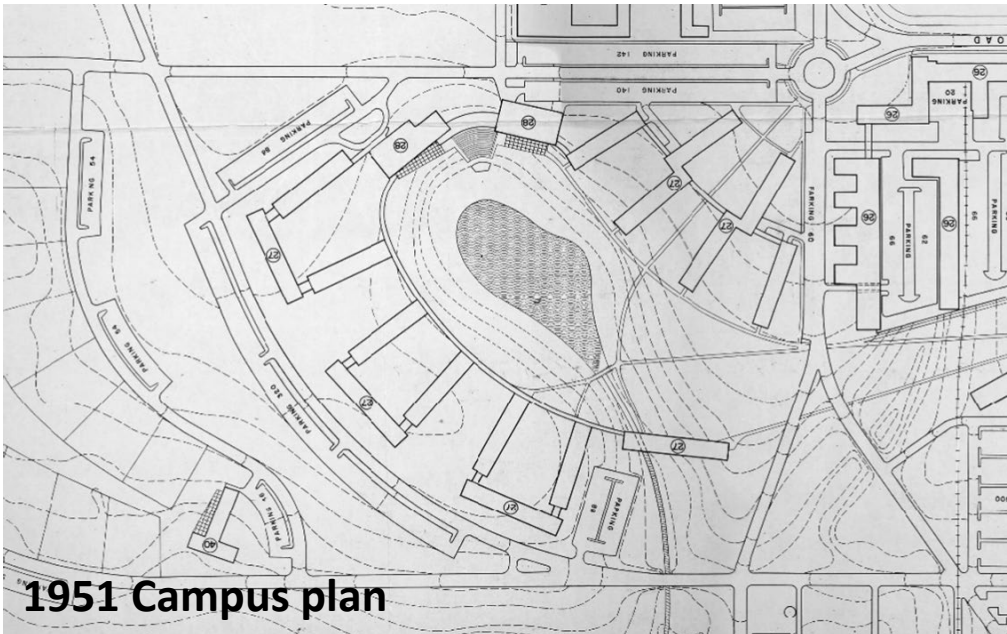
UF-708 Graham Stormwater Improvements



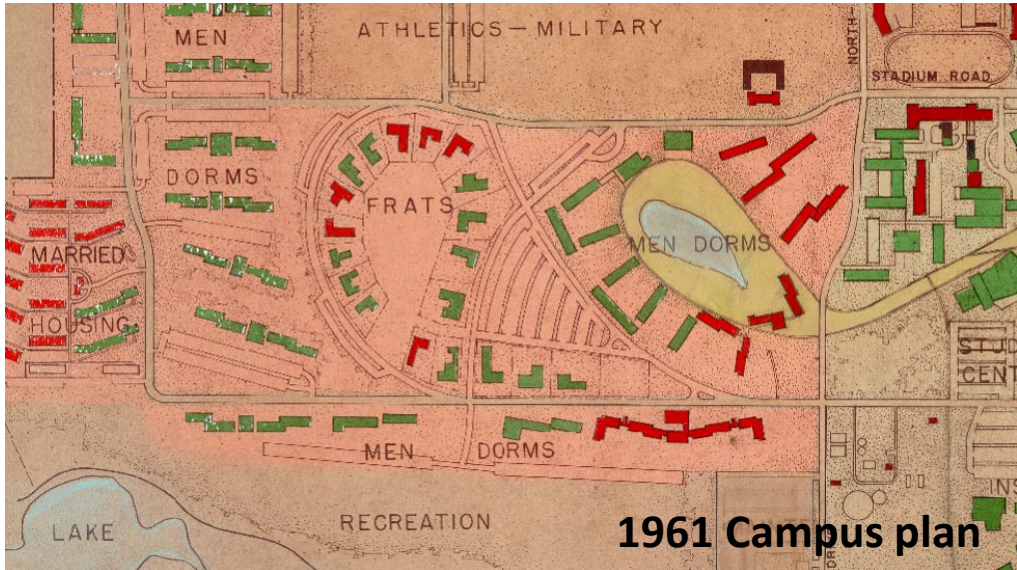
1948 Campus plan



1957 Campus plan



1951 Campus plan



1961 Campus plan

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.



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.



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 a surface water



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.



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.



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



Project Overview – Lake Alice Watershed Study

- This was presented to the LVL Committee on November 7, 2024 for information purposes





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.

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.



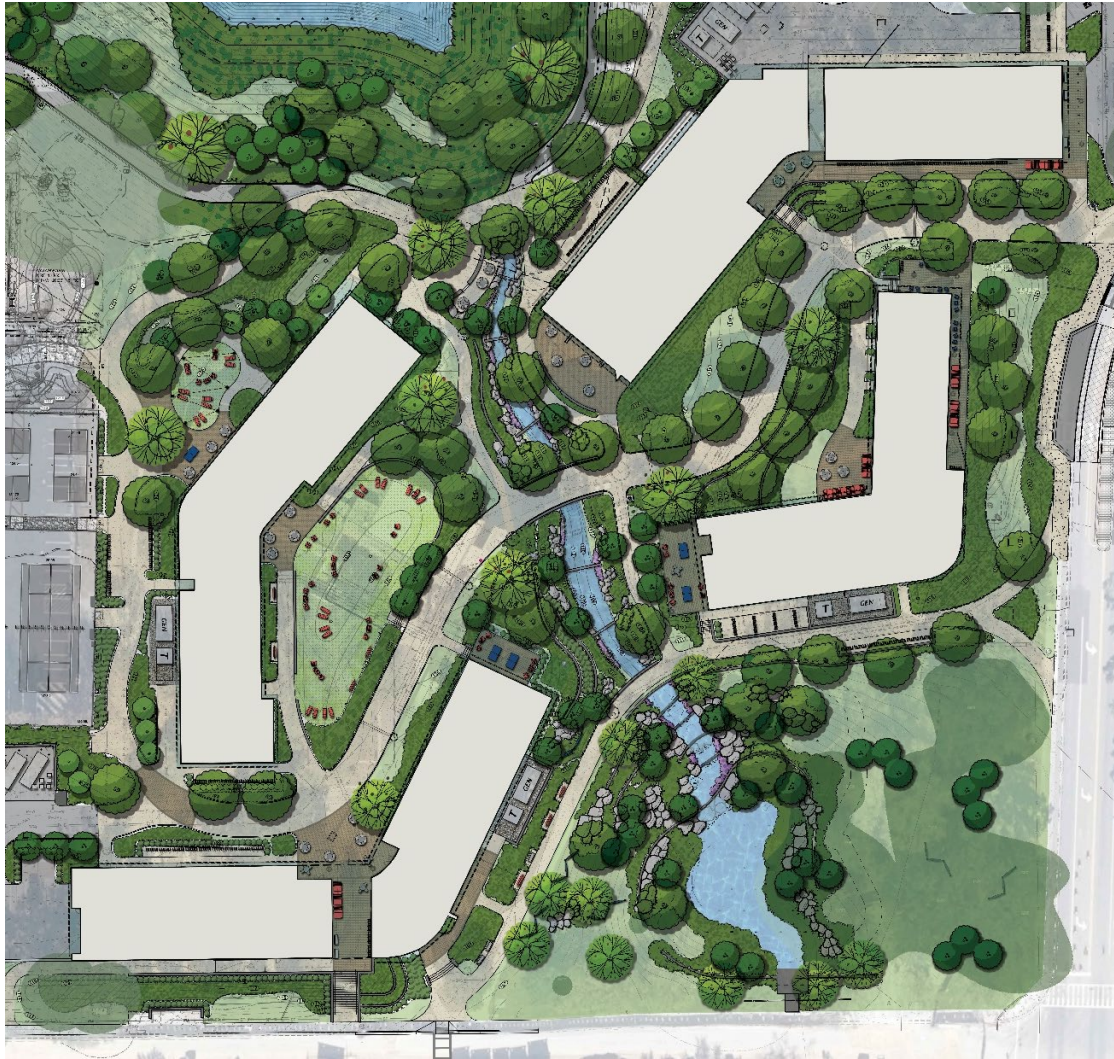
UF-708 Graham Stormwater Improvements

Site Plan – Upper Graham Ponds



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.



Site Plan – Lower Pond

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

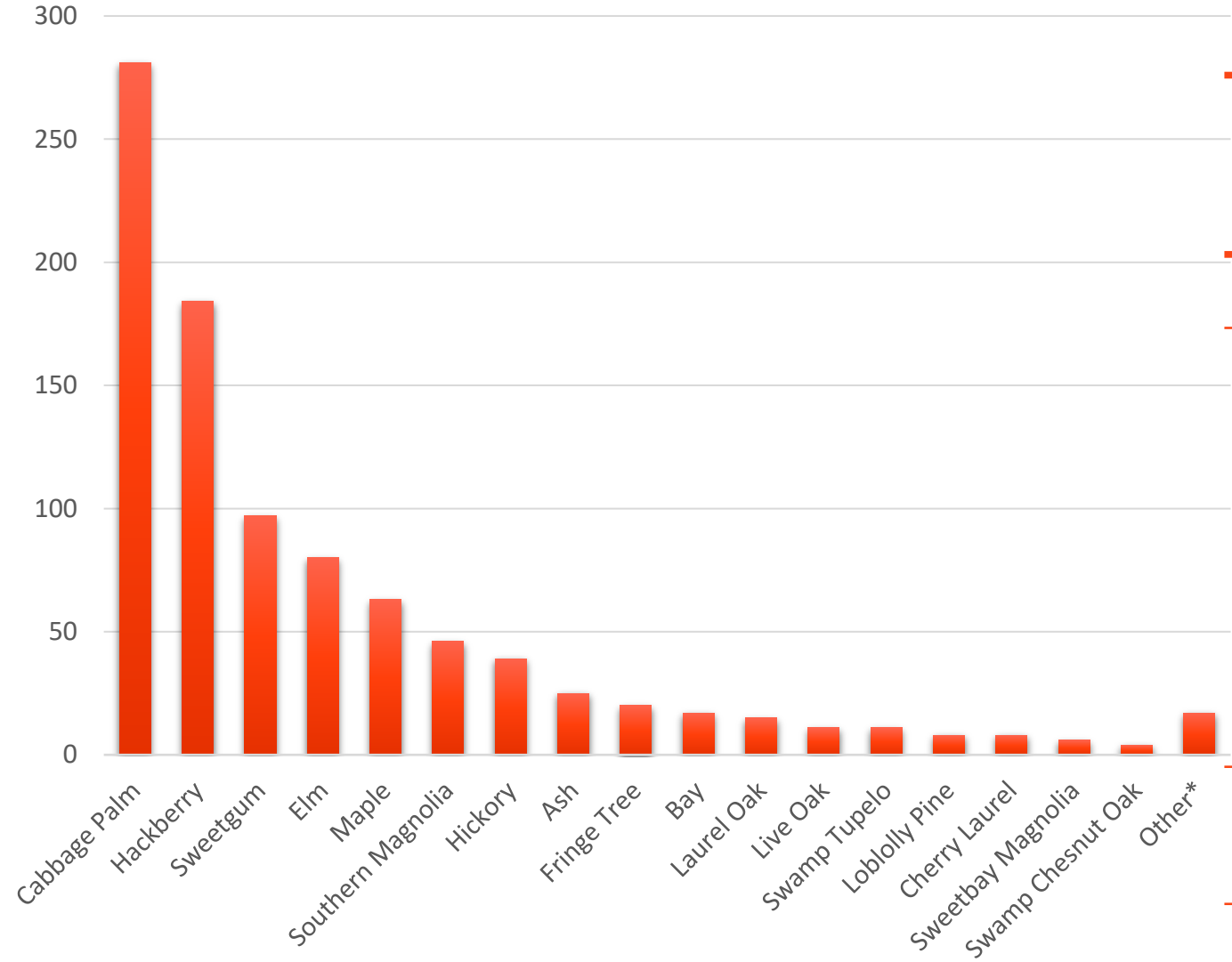




UF-708 Graham Stormwater Improvements

Tree Impacts

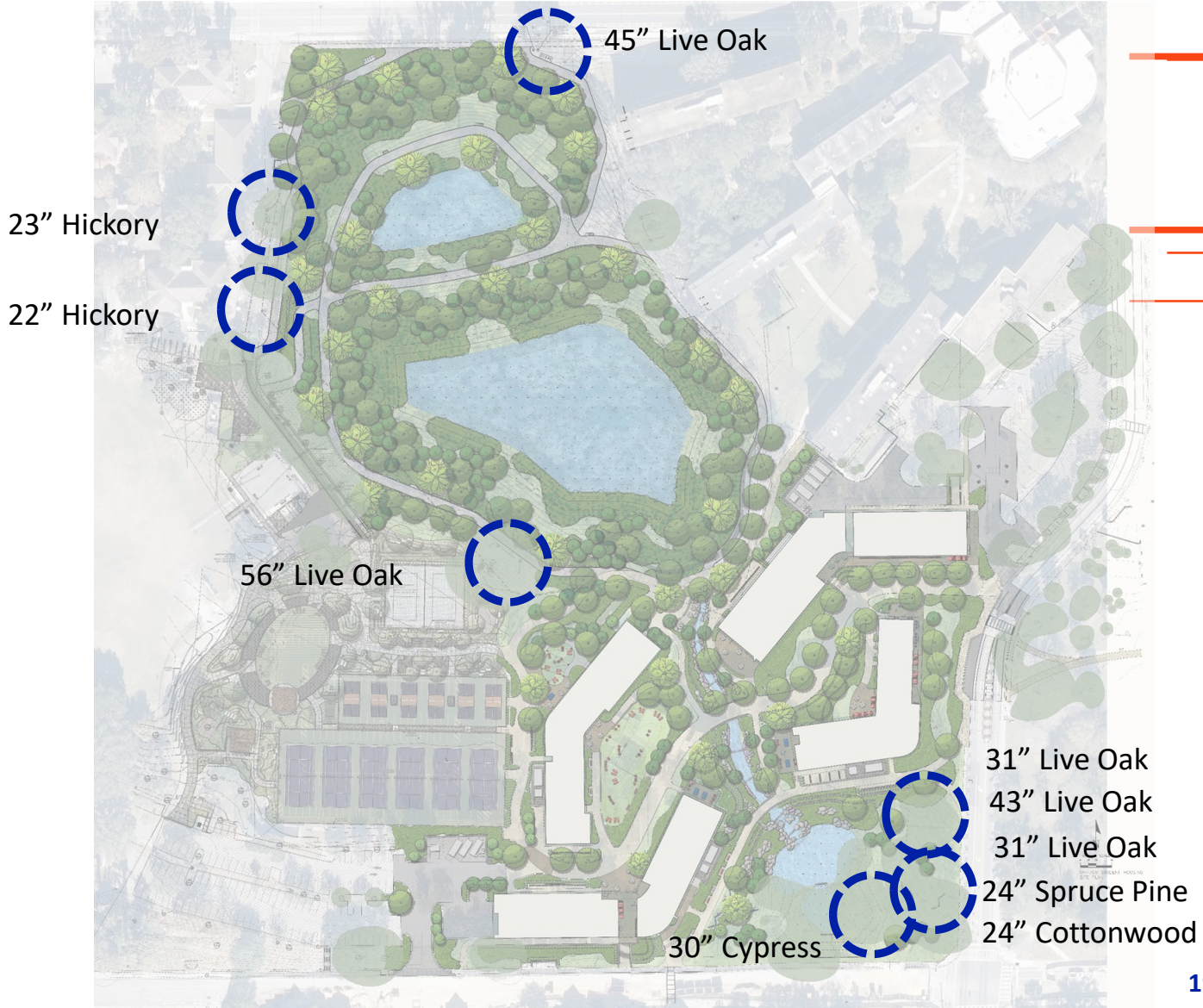
- The project will result in the removal of 947 trees and 221 exotic invasive trees
- *Of the 947 trees, 67 are heritage size*
- *Heritage trees include:*
 - 12 Hickory
 - 12 Maple
 - 10 Southern Magnolia
 - 6 Ash
 - 6 Sweetgum
 - 4 Swamp Tupelo
 - 4 Live Oaks
 - 4 Loblolly Pine
 - 3 Sweetbay Magnolia
 - 2 Spruce Pine
 - 2 Elm
 - 2 Bald Cypress
 - 1 Basswood



**Other includes bald cypress, spruce pine, river birch, basswood, soapberry, sourwood, cedar*

Tree Impacts

- Several heritage trees have been preserved around the project site



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



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



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UF-708 Graham Stormwater Improvements

Trails and Connectivity





UF-708 Graham Stormwater Improvements

Tree Impacts

TOTAL NUMBER OF NON-HERITAGE TREES REMOVED	880	TOTAL MITIGATION TREES REQUIRED (NON-HERITAGE)	1,760 TREES
NUMBER OF HERITAGE TREES REMOVED	67	TOTAL MITIGATION TREES REQUIRED (HERITAGE)	509 TREES
TOTAL NUMBER OF TREES REMOVED	947	TOTAL MITIGATION TREES REQUIRED	2,269 TREES
PROPOSED TREES (UF-708 only)		447 TREES	
MITIGATION DEFICIT		1,822 TREES	
MITIGATION FEE		\$455,500	



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**