
FEBRUARY 17, 2026



MP09656 – 1032/1033 Foundation Research Buildings Demolition

Francisco Oquendo

Project Overview

- The project is located at 113 NW 20th Terrace.
- The scope of the project is to demolish buildings 1032 (built in 1931) & 1033 (built in 1950). They consist of a previous residential building and an associate accessory structure.
- Total project footprint is approximately 1,200 sq ft and 260 sq ft respectively.
- The Foundation purchased the property in 1989 from the estate of Katherine E. Bates.
- The structures have been substantially modified including a major renovation that occurred around 1990.
- Currently, the two buildings are not being used for any official UF purpose. Buildings are currently unoccupied



MP09656 – 1032/1033 Foundation Research Buildings Demolition



Bldg. 1032



MP09656 – 1032/1033 Foundation Research Buildings Demolition



Bldg. 1033



MP09656 – 1032/1033 Foundation Research Buildings Demolition

The primary reason for requesting demolition is the deteriorated condition of the structure.

The floor joists have significantly weakened over time, resulting in noticeable deflection and movement when walked upon.

Mortar is deteriorating and falling from the brickwork, the roof is in poor condition, and mold is present within the interior.

The buildings have reached a state of disrepair that renders it unsuitable for continued occupancy.

Due to these structural and environmental concerns, the building is no longer viable for housing office employees.

There may be future considerations to develop new office space on the site that would better serve the university's needs.



MP09656 – 1032/1033 Foundation Research Buildings Demolition

Other information...

Linda Stevenson from our UF Historic Preservation Program leads a grant to survey historic buildings on campus. The Compliance Review State Lands Consultation forms have been sent to the Florida Division of Historic Resources.

The buildings are now assigned a Florida Site Master File number. AL07646 (Building 1032) and AL07647 (Building 1033).

The review office in Tallahassee is in the process of hiring a reviewer. We check with them periodically on the status of the consultation forms.

No tree to be removed or impacted.

No parking impact.

Area to be restored to mulch.



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

MP09656 – 1032/1033 Foundation Research Buildings
Demolition

February 17, 2026

60% Construction Documents



UF-689 Hamilton Center

Tom Feather, UF PD&C Project Manager

Project Overview

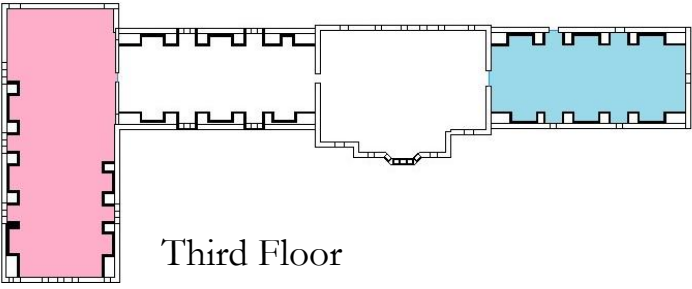
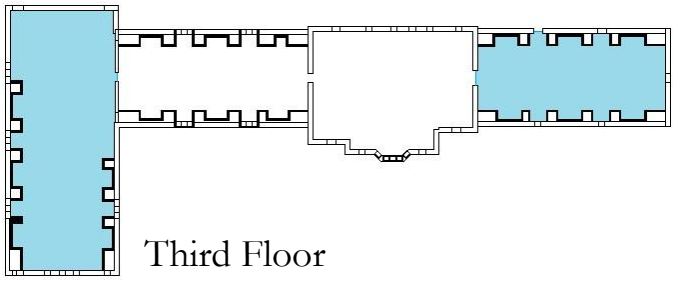
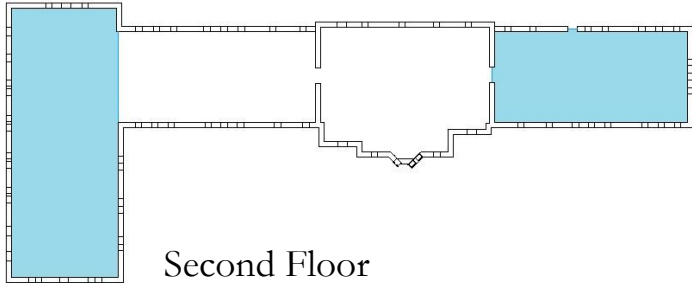
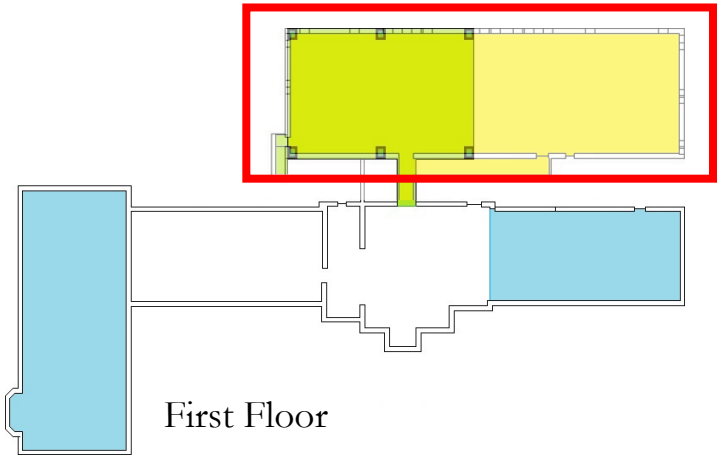
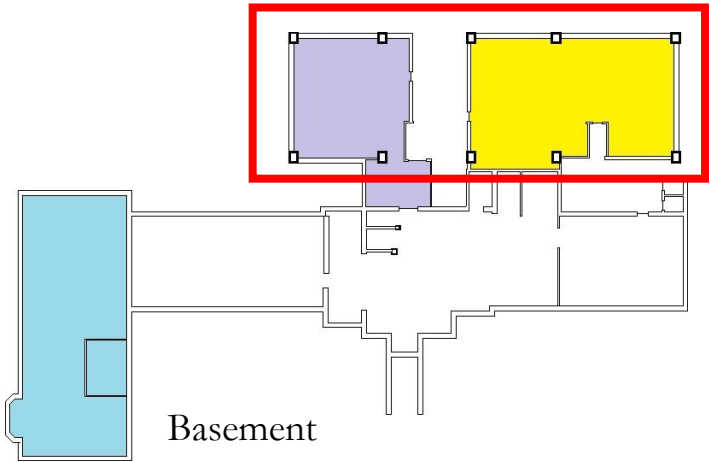
- The project is located at 1 Fletcher Drive (the former Infirmary)
- The scope of this project is a 51,480 Sq. Ft. renovation and addition
- Approximately 10,000 Sq. Ft. of existing structure is being demolished
- To accommodate the Hamilton School, the project will renovate the existing clinical space into new offices, classrooms, and meeting/event spaces, while making necessary improvements for ADA compliance, rehabilitation, and remodeling.



Project Standards based on Secretary of the Interior's Guide to Rehabilitation

- Preserve the property's historic character by avoiding the removal of distinctive materials, features, or spatial relationships.
- Prioritize repairing deteriorated historic features; if replacement is necessary, the new work must match the original in design and texture.
- Do not add "conjectural" features or elements from other buildings that create a false sense of historical development.
- Perform physical or chemical treatments using the gentlest methods possible to avoid damaging historic materials.
- Ensure new additions are differentiated from the old and designed so that, if removed, the building's essential form remains intact.

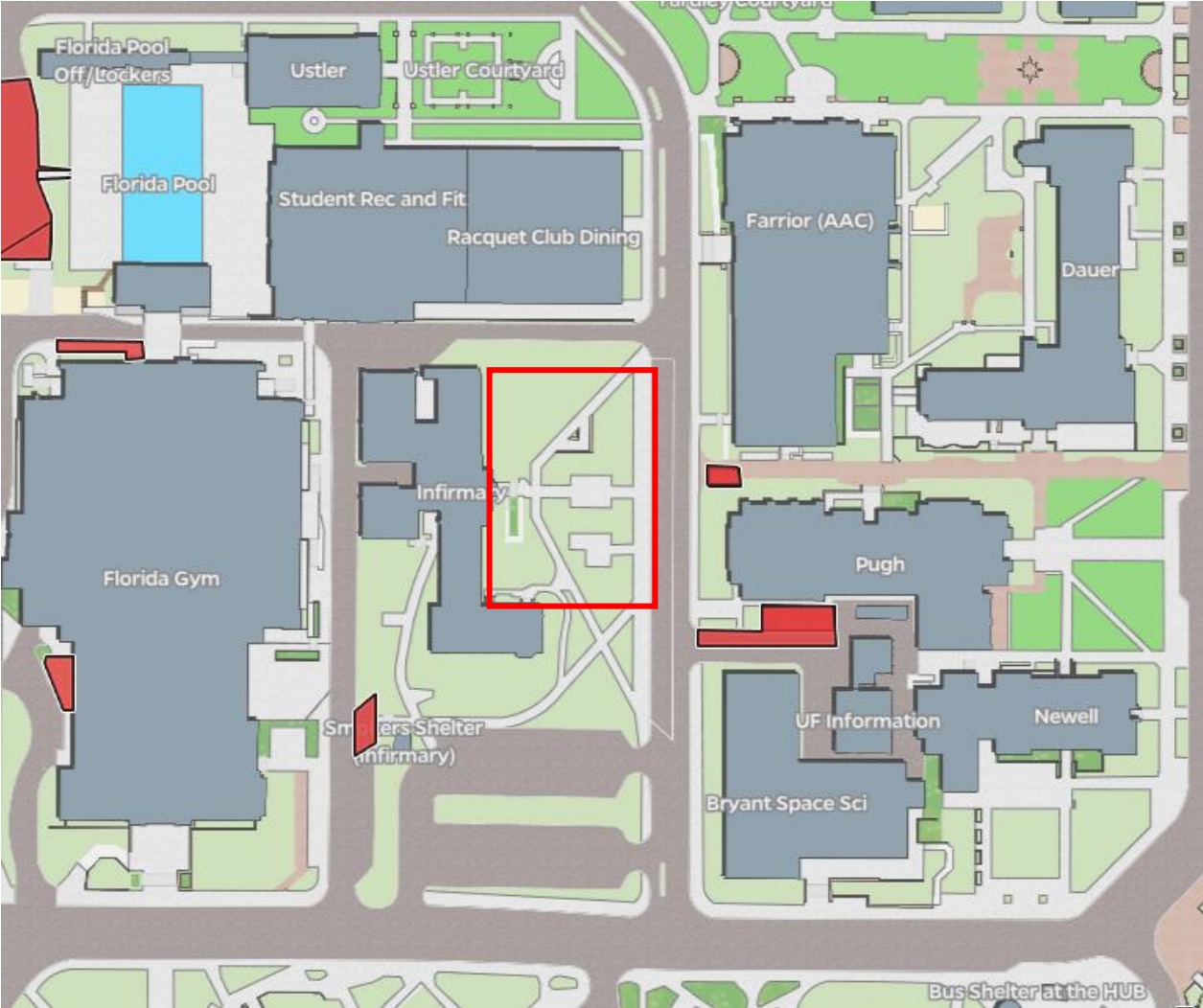
Additions Over Time



- 1931 – Original Building
- 1947 – Additions, Nurse’s Home
- 1967 – Third Floor Office Build-out
- 1975 – West wing and columns below
- 1990 – Basement level enclosure and build-out
- 1992 – Basement/first floor addition and build-out

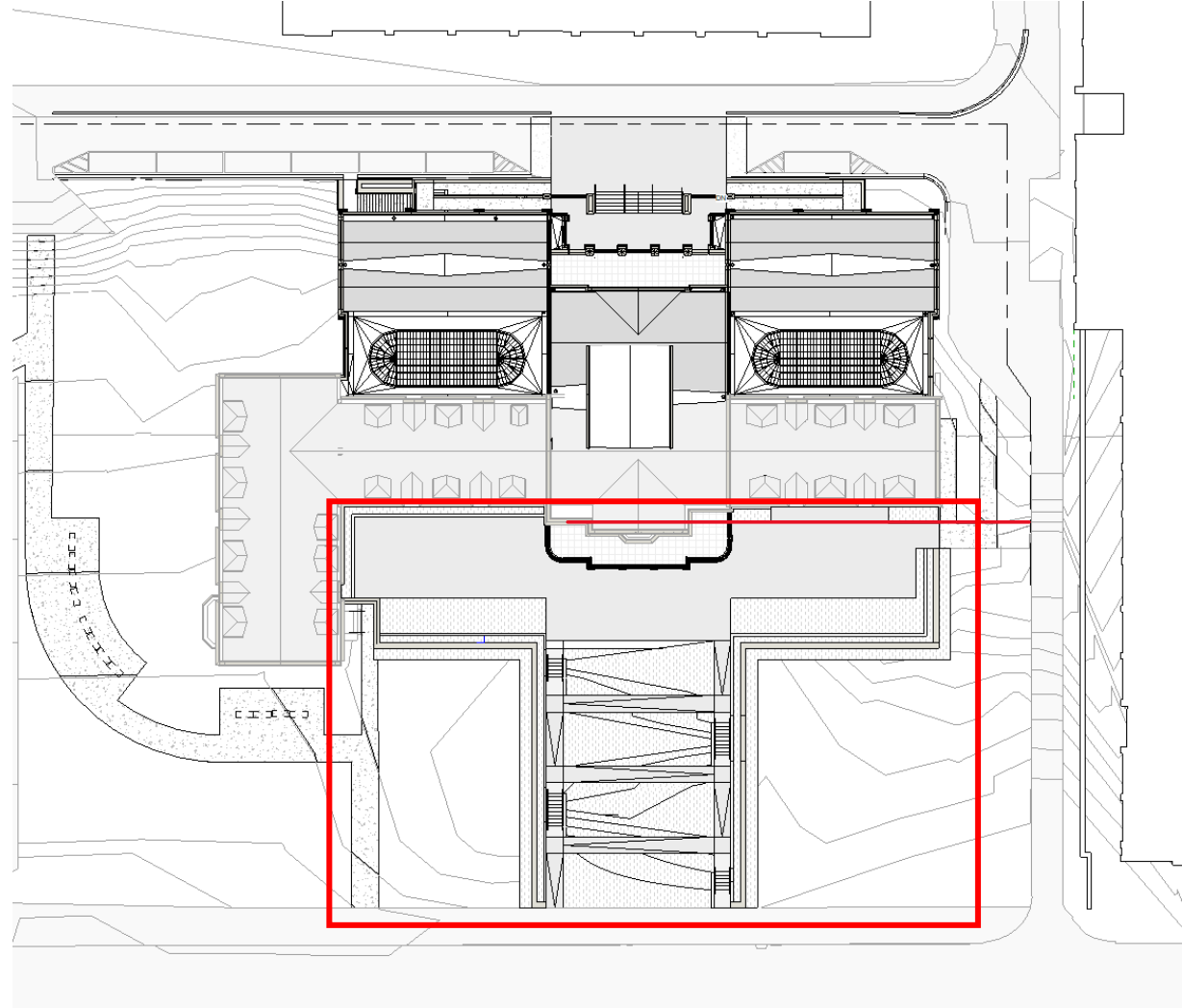
Site Plan

- The site is being excavated and regraded within the area shown in red to reveal the building's basement level and create a more useable terraced plaza for students to occupy
- The new path towards the building will relate directly to the circulation path just north of Pugh Hall
- Since the last committee review, the new second-floor balcony stairs have been removed and the façade details have been updated to align with FDHR's recommendations



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Existing and Proposed: East Entry





UF-689 Hamilton Center

- Primary
- Secondary
- No significance

Historical Significance



Note: there were no interior fit-out elements identified to be historically significant

Building Design

- The building is four stories plus a mechanical penthouse
- The exterior façade is composed of red brick and cast stone to match the color and finish of the existing building as well as the surrounding historic context
- New windows differ in size and mimic the design language of the existing windows
- New clay roof tiles will be installed to match the style and color of the original



UF-689 Hamilton Center



South Elevation



East Elevation



UF-689 Hamilton



North Elevation



West Elevation



UF-689 Hamilton Center

Building Changes and Upgrades

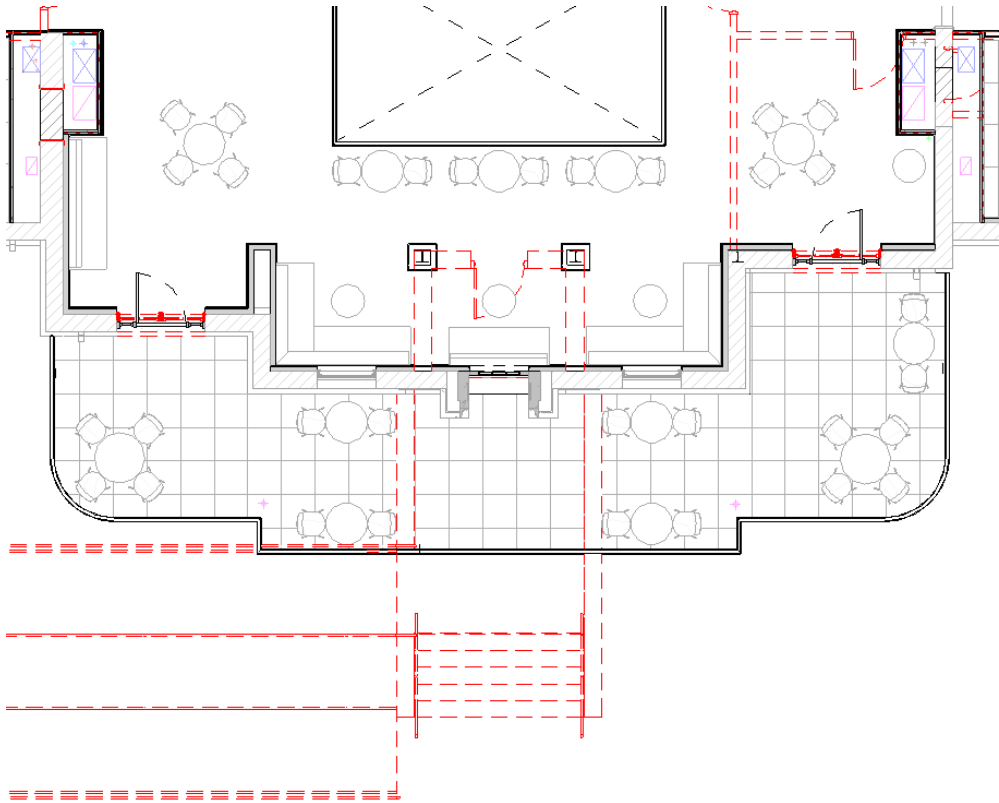
Systems:

- Replace Chilled Water System
- Replace Heating / Steam Condensation System
- Replace Electrical Systems
- Replace Complete Potable Water System
- Replace Sanitary Sewer System
- Replace the Storm Water Management System
- Update building to meet UF Design & Construction Standards

Program Spaces:

- Classrooms
- Offices
- Multiple Conference Rooms
- Study Space
- Stacks (Special Collections Books)
- Media Production
- Support Services

Key Areas: East Entry

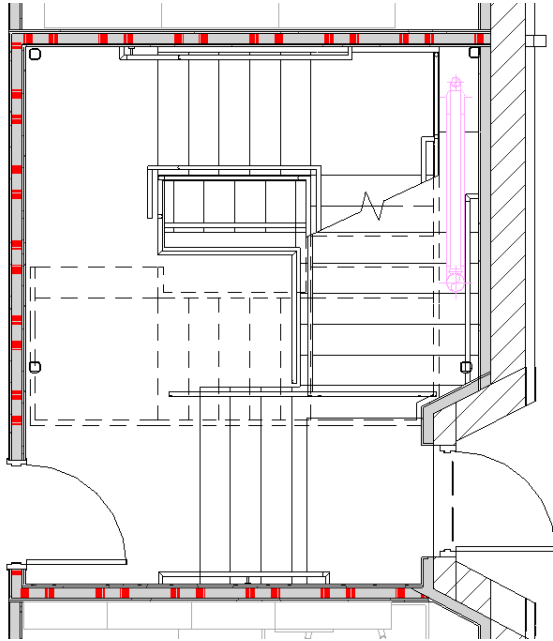
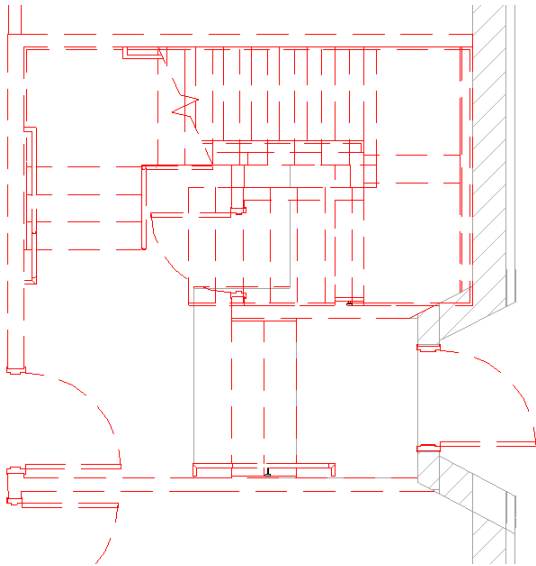


Keep stone surround

Remove vestibule



Key Areas: South Stair



Existing stair

Proposed stair

Stairs to be rebuilt for code-compliance



Exterior vestibule to be maintained





Example: 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

MARCH 17, 2026 - PHBS COMMITTEE MEETING
DESIGN DEVELOPMENT

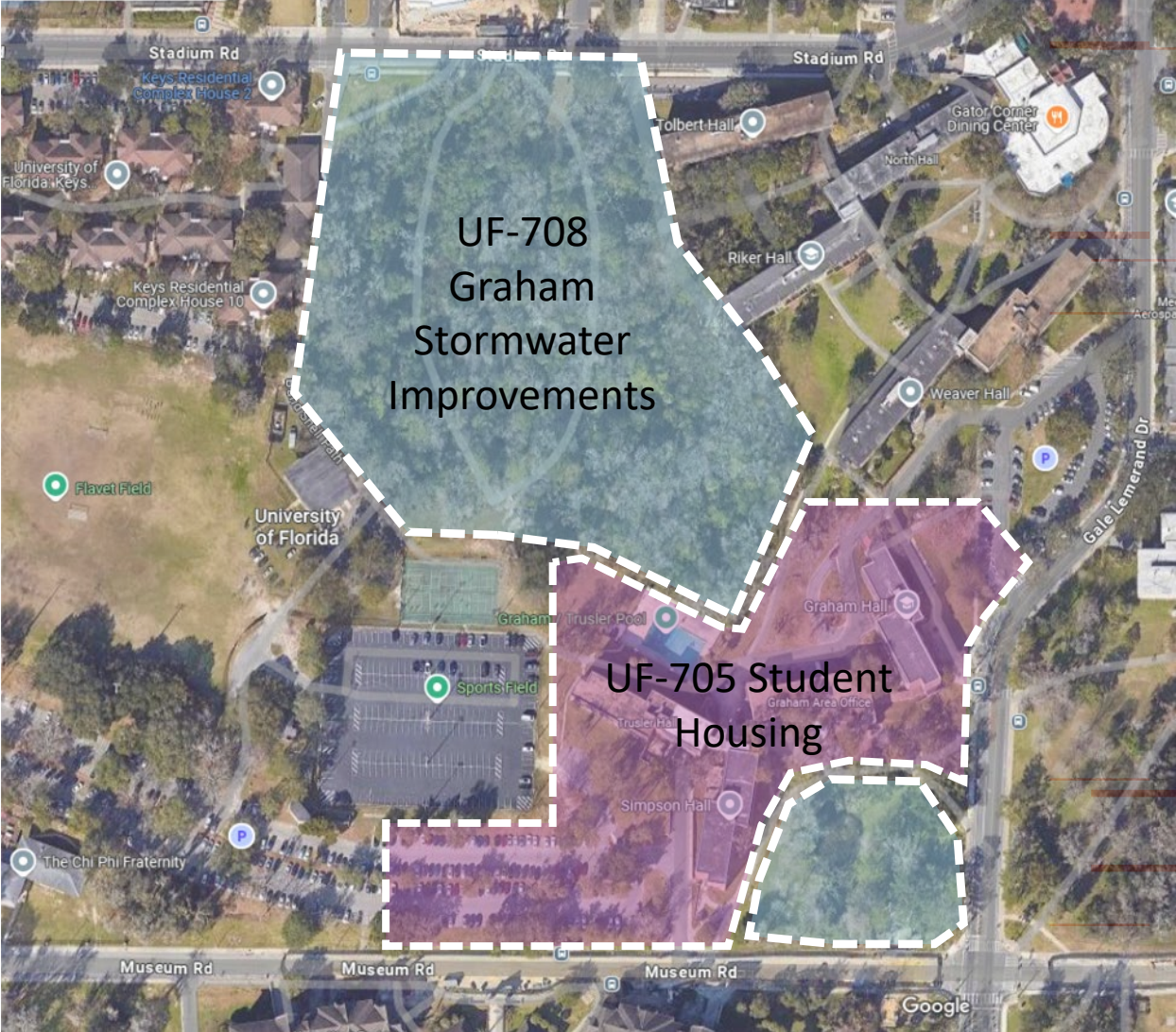


UF-705: Student Housing & Disability Resource Center (DRC)

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 have just completed demolition.
- 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.



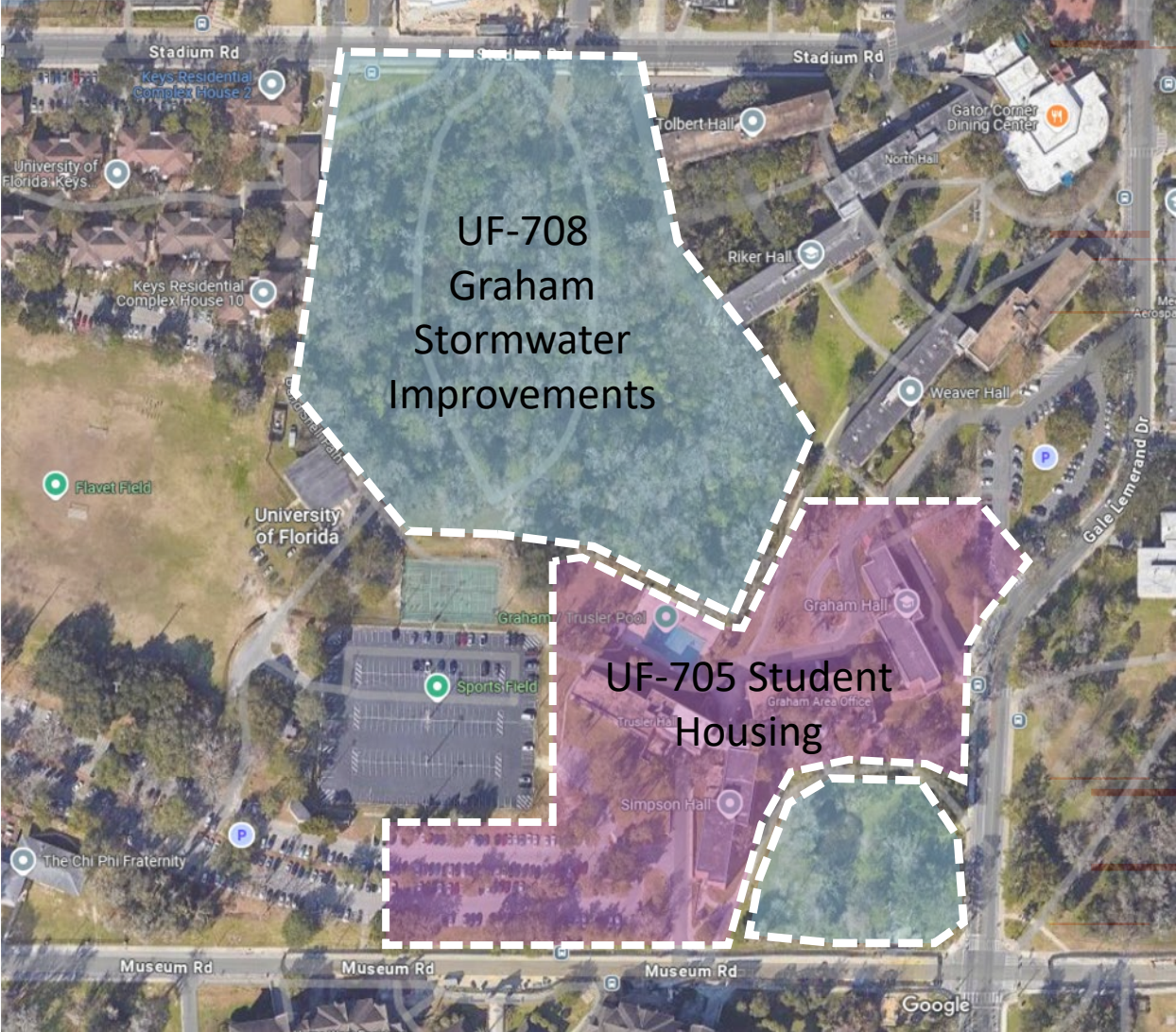
Site Overview + Adjacent Projects

UF-681 Flavet Park:

- Recently opened just west of project site.

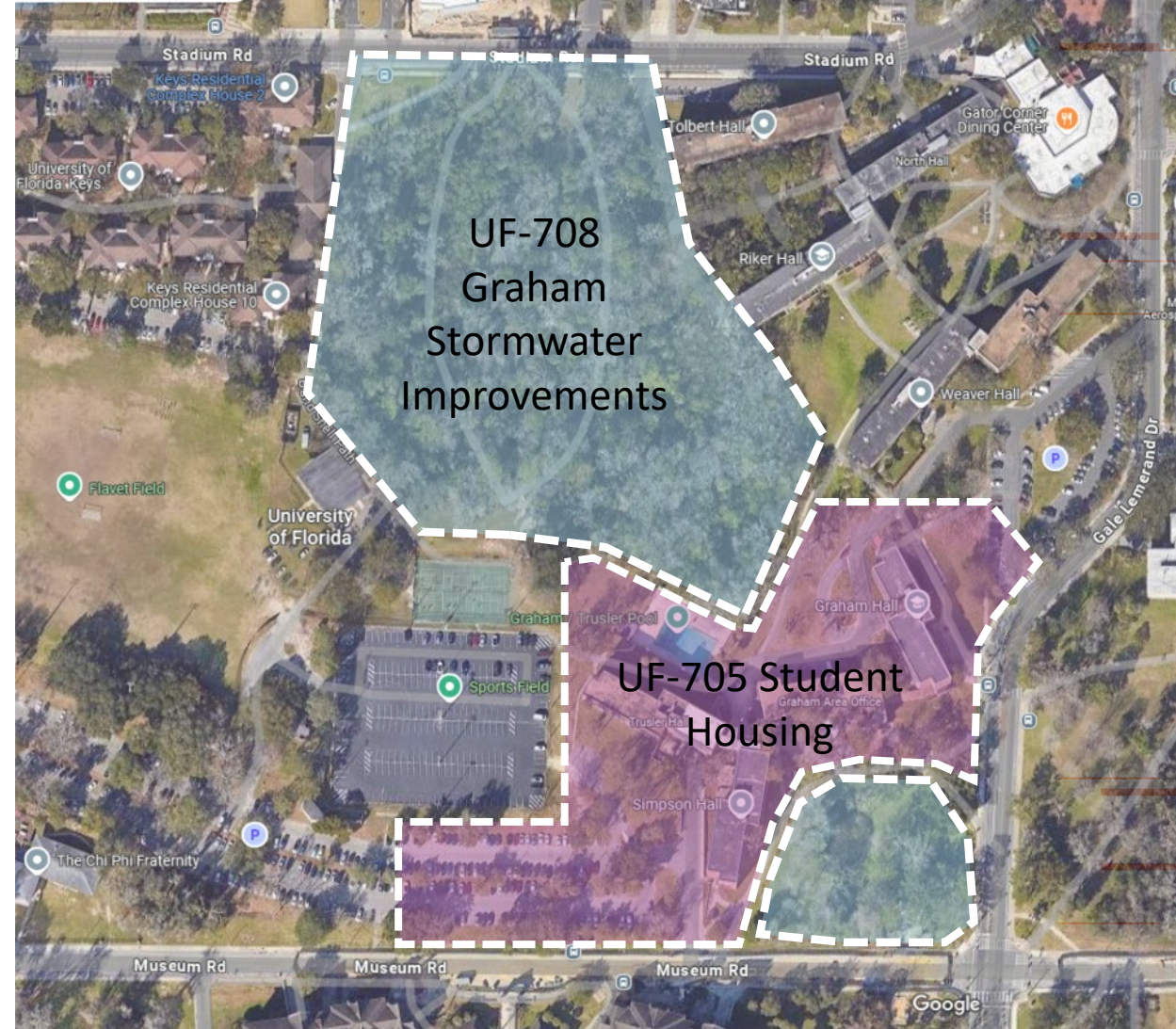
UF-708 Graham Stormwater Project:

- Currently in design



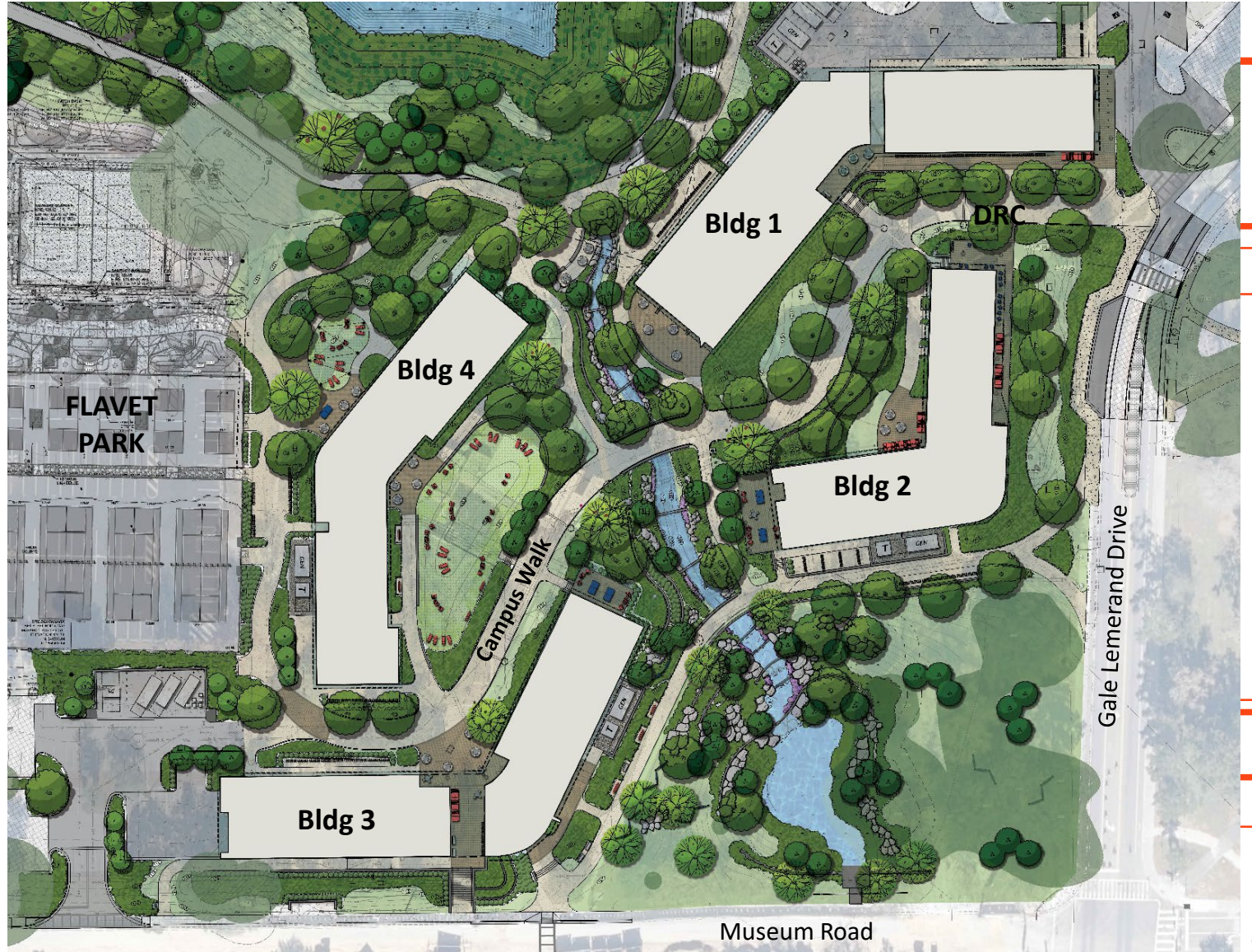
Project Overview

- This project was previously presented to PHBSC for Schematic Design on October 12, 2025.
- The committee made a motion to recommend approval to the VP for Business Affairs



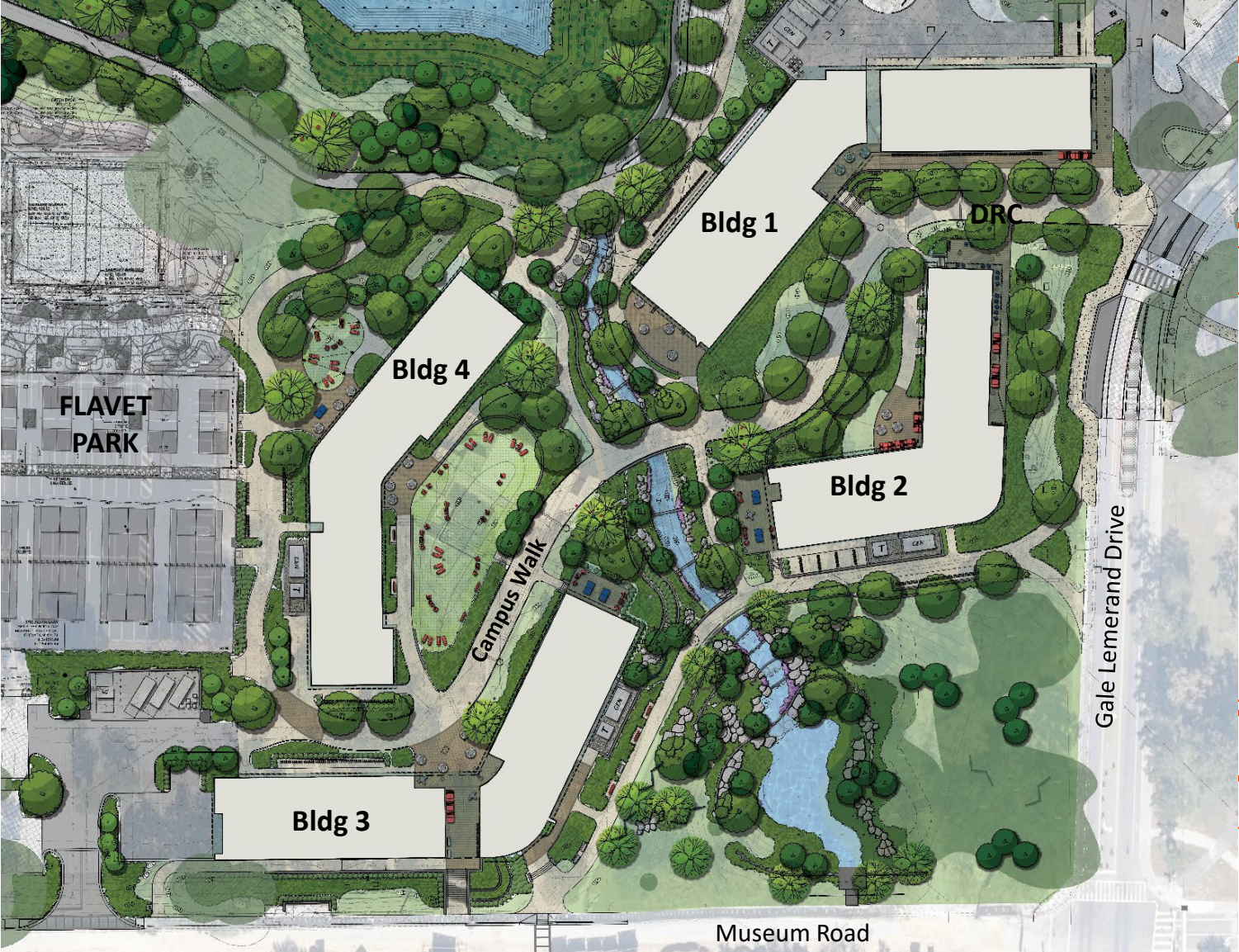
Site Plan

- 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.



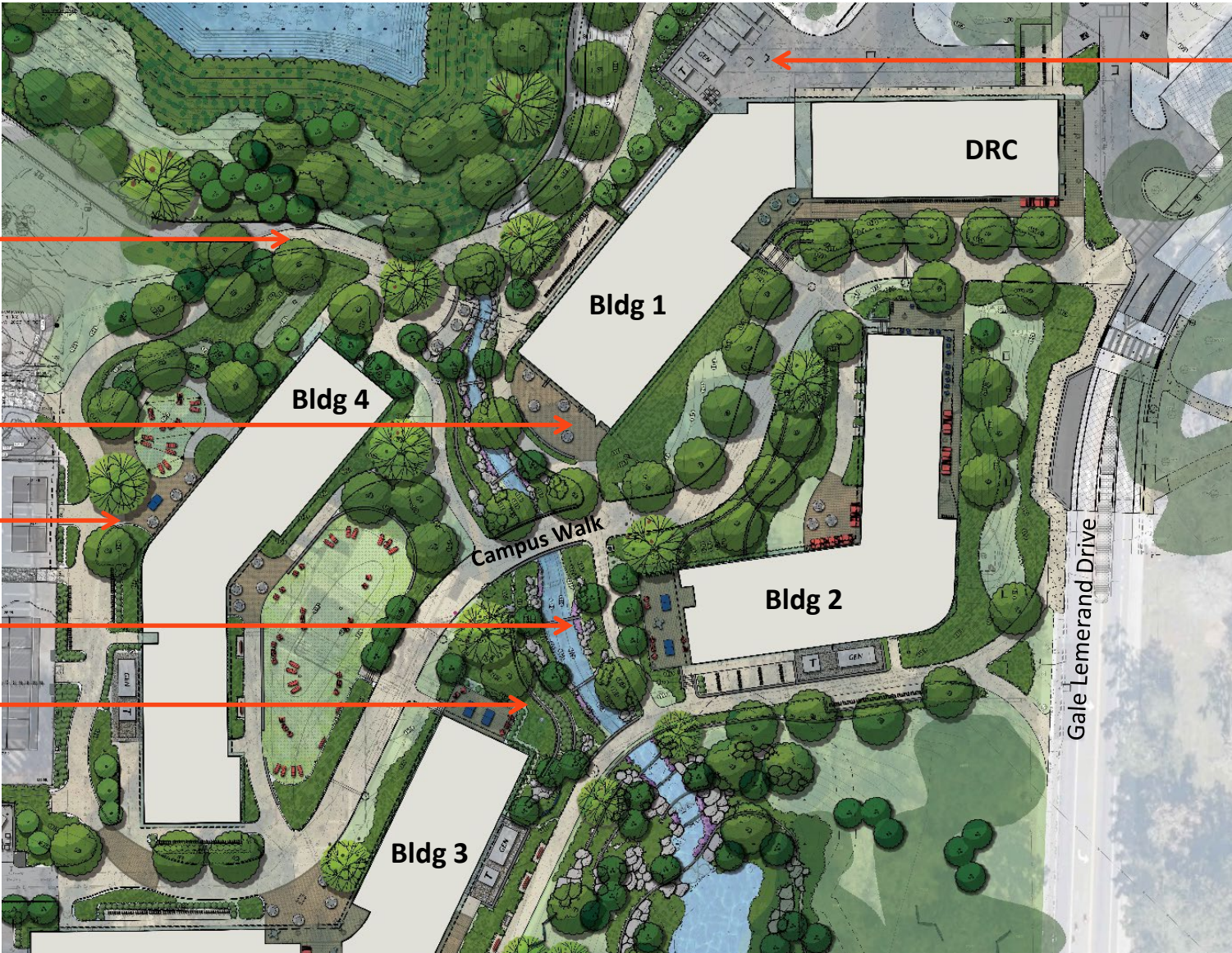
Site Plan

- 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

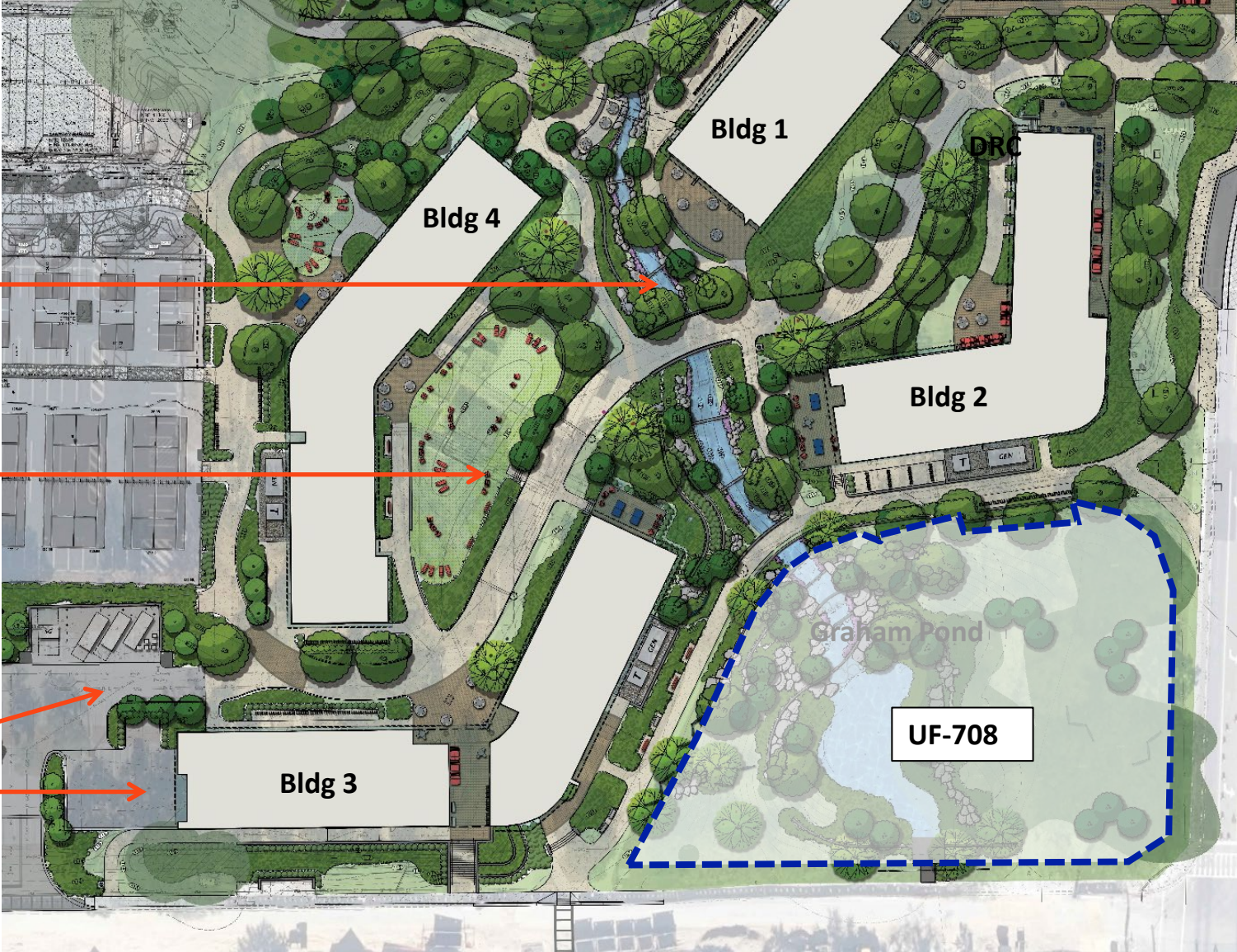
Creek Water Feature

Activity Lawn

Service/Deliveries

UF-705: Student Housing & DRC

Site Plan



Creek Water Feature

Activity Lawn

Service/Deliveries

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





UF-705: Student Housing & DRC

Sustainability

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



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

UF-705 STUDENT HOUSING + DRC

February 17, 2026

PHBSC 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.

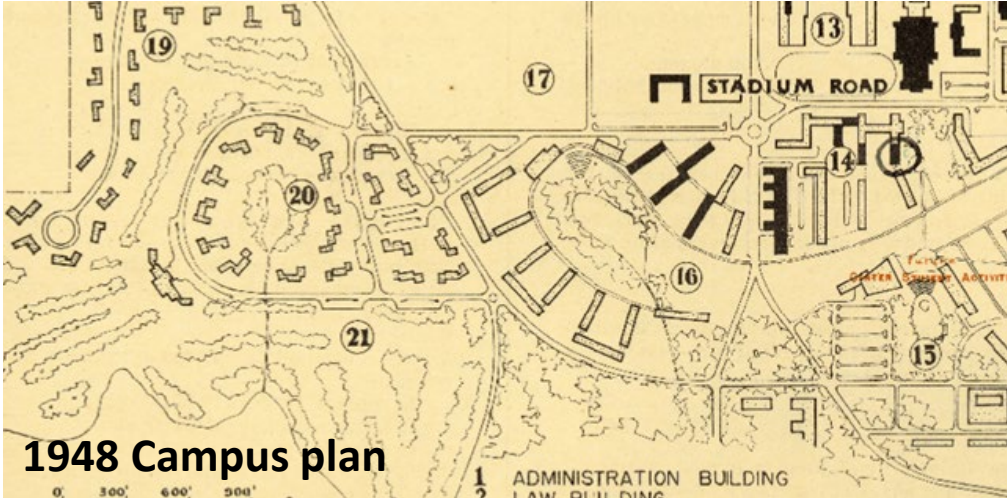


1949 Aerial

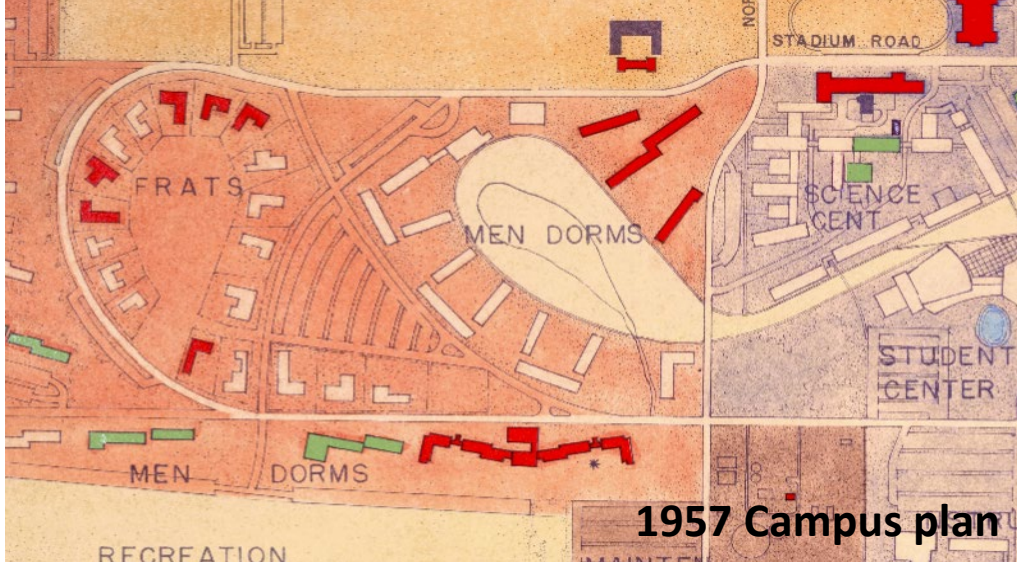


1971 Aerial

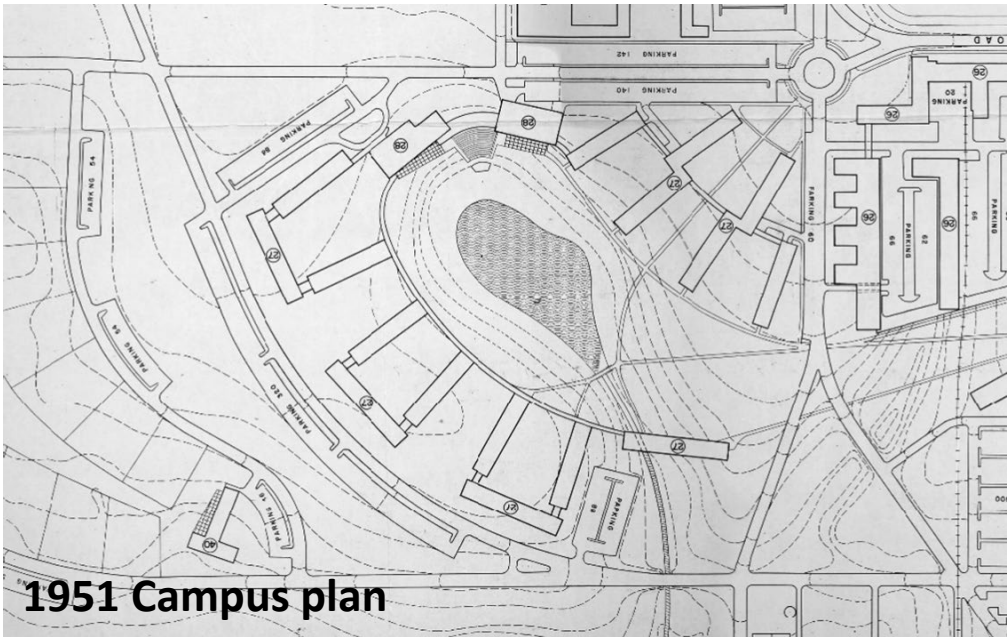
UF-708 Graham Stormwater Improvements



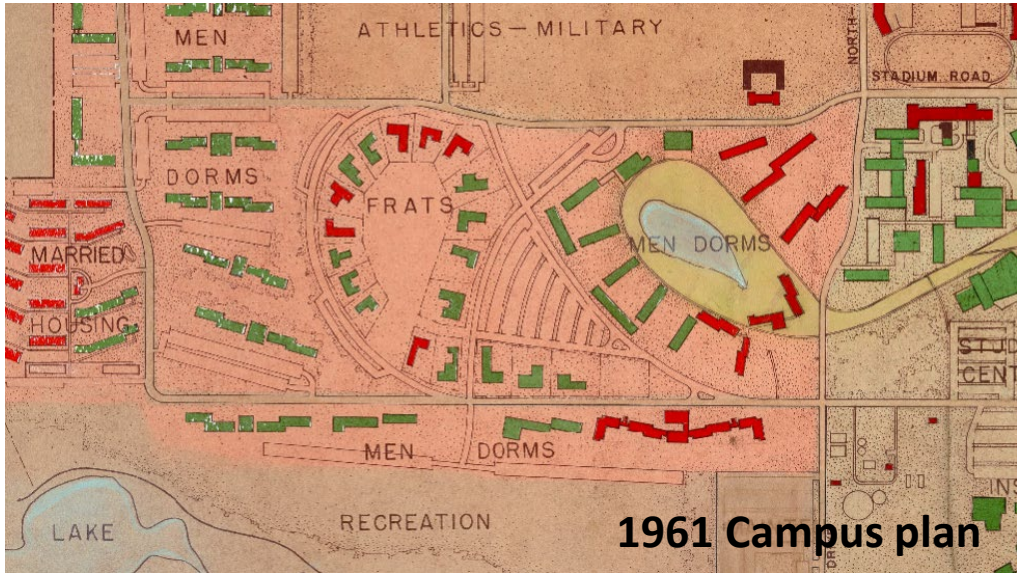
1948 Campus plan



1957 Campus plan



1951 Campus plan



1961 Campus plan

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





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.



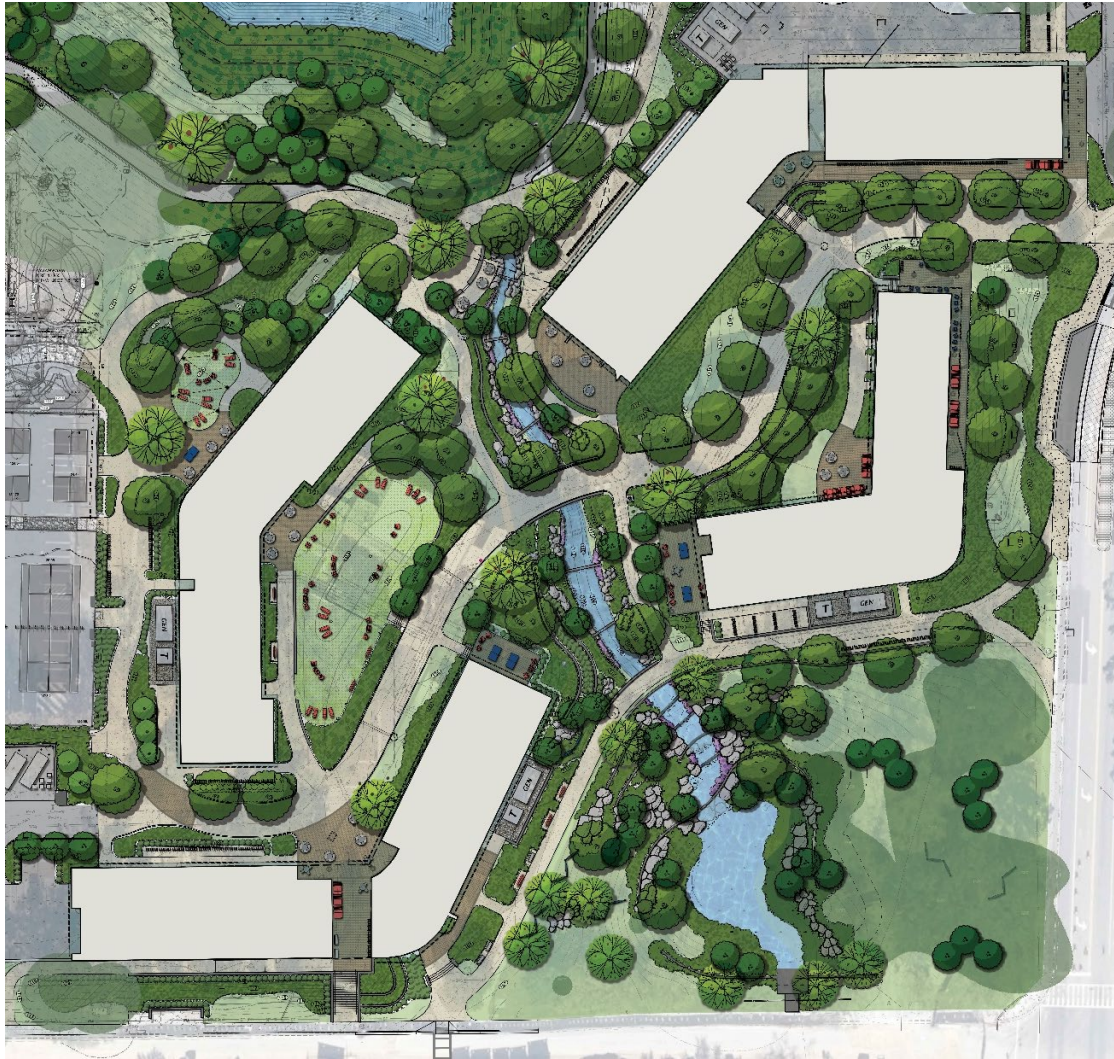
UF-708 Graham Stormwater Improvements

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 pumped 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

Trails and Connectivity



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

**UF-708 Graham Stormwater
Improvements**