

Land Use and Facilities Planning Committee
March 2, 2021 at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes

ATTENDEES:

MEMBERS PRESENT:

Ann Baird, Librarian, UF AFA Library
Meredith Beaupre, Academic Advisor, Honors Program
David Bowles, Director of Rec Sports
Nancy Chrystal-Green, AVP – Division of Student Affairs
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
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Kevin Heinicka, IFAS Facilities Planning & Operations
Mark Helms, AVP, Facility Services Division
Craig Hill, VP's Office – Business Affairs
Brian Keith, Associate Dean, Office of Library Administration
Mark Leeps, Assistant, Journalism
Frank Lomonte, Director & Professor, College of Journalism
Graciela Lorca, Associate Professor, Microbiology & Cell Science
Carol McAuliffe, Assistant University Librarian
Cydney McGlothlin, University Architect, Planning, Design & Construction
Jacqueline Miller, Curator/Adjunct Professor
Keith Rambo, Engineer, Electrical & Computer Engineering
William (Bill) Smith, Assistant Director, Operations, University Athletics Association
Amy Stein, Associate Professor
Richard Stepp, Associate Professor, Anthropology/Latin American Studies
Jay Watkins, Associate Director and Associate Professor,
Timothy Young, Sr. Associate, Academic Advising Center

MEMBERS ABSENT:

Missy Daniels, Growth Management, Alachua County
Paul Davenport, Physiological Sciences
Sarah Davis, Student
Scott Fox, Transportation & Parking
Creed Greer, Program Director, University Writing Program
Marty Hylton, Chair of PHB&S, Libraries
Mary Lusk, Extension Agent – IFAS Extension
Jamieson McMahon, Building Code Inspector, EH&S
Andrew Persons, Director, Department of Doing, City of Gainesville

Blake Robinson, Student
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX
Matt Williams, Director, Office of Sustainability

VISITORS:

Mike Castine, Growth Management, Alachua County – attending for Missy Daniels
Melissa Thomas, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
Melanie Heflin, Project Manager, Planning, Design & Construction
Tom Feather, Project Manager, Planning, Design & Construction
Milo Zapata, Project Manager, Planning, Design & Construction
Myra Au - UF
Chris Jones, IBI, Design Consultant
Kevin Trejos, Student
Frank Bellomo, GAI Associates, Landscape Design
Patrick Eddy – Jacobs
Jessica Davidson – Jacobs
Chuson Faddon – Jacobs
Jose Ramos – Jacobs
Robert Mooney – Jacobs
JM Baker – Unknown
Adam Gayle – LEVEL Design
Joey Mandese – Vertex Construction
Fraser Ringel – HDD expert

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

CALL TO ORDER:

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

APPROVAL OF AGENDA AND MINUTES:

Meredith Beaupre moved to approve the February minutes and the agenda with changing the order of UF-623 with UF-668 ; Rhuanito (Johnny) Ferrarezi seconded; motion passed unanimously.

UF – 671 – Harn Museum American Art Wing (Programming)

PRESENTING: Cydney McGlothlin

DISCUSSION: Cydney introduced herself and stated she was before the committee for Programming and Site Selection approval. She showed the location of the project and the Cultural Plaza. She explained there are future projects upcoming in the Cultural Plaza and discussions about reconfigured landscaping, pedestrian walkways, and circular drop off areas at the front entrances of each building. She showed older site plans for the Cultural Plaza that included parking lot revisions and new parking garages that remain unfunded. Cydney identified the site location of the proposed Harn Museum addition. She showed different footprint options and stated this is the location, but the design has not started. Depending on the design, there will be two to three trees impacted and LVL has approved this impact. Once the design is chosen, the project will come back to the committee for Advanced Schematic Design and then again at Design Development phase.

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

UF – 668 – Racquet Club Dining Center Renovation (Design/Build)

PRESENTING: Milo Zapata / Adam Gayle

DISCUSSION: Milo introduced himself and stated he was before the committee for Design/Build approval. LVL approved the project with a stipulation of it being an outdoor seating area to incorporate green space and engage the street. The design team is here today to present the proposed alternate designs. The project will go back to LVL if the design is approved today. Adam Gayle showed the site plan with the majority of the renovation inside the building. The user group wanted to expand a section of the building for extra seating. The project will remove the shrubs on the east side of the building to accommodate the outdoor seating space. Adam showed a few different options that have been developed with the user group, Cydney McGlothlin, and Linda Dixon incorporate LVL comments.

The user group preferred the serpentine “crinkle-crinkle” wall option that would allow for planting areas and bike racks to be incorporated in the nooks of the wall. This area would have a covered roof with an option of a partial trellis roof to allow more sun in some areas. The committee was concerned about the walkway on the south side and the chairs or seating being moved into the walkway. This is an ADA walkway and heavily used to enter the Racquet Club recreation center. The committee asked about the walkway and if it was going to be repaired. This is currently not in the project program but the team will review. The committee asked if there could be benches added to the outside of the wall near the bike racks for more seating along the street. The committee also discussed access to the building through the outdoor space and the need to control access as this is a pay-on-enter dining facility. The committee voiced approval of the change to outdoor seating in this space and thanked LVL’s leadership on the design direction.

MOTION: Gail Hansen De Chapman made a motion to approve the project with consideration to add more seating on the exterior side of the crinkle-crinkle wall. Graciela Lorca seconded motion. Motion passed unanimously.

UF – 623 B,C,D – Central Energy Plant and Utilities Infrastructure (Advanced Schematic Design)

PRESENTING: Milo Zapata / Tom Feather /

DISCUSSION: Milo introduced himself and stated he was here today to review project updates. There will be three different parts of the UF-623 project:

1. UF-623 B – Temporary Package Chiller Plant
2. UF- 623 C – Update on the Horizontal Directional Drilling across the wetlands
3. UF- 623 D – The Central Energy Plant: Plants, Façade, and Landscaping in response to the LVL comments
 - a. Redesign of turf areas with low maintenance native vegetation
 - b. Consider a swale for stormwater between the sidewalk and the road
 - c. Alternate benches and bollards between trees on the east side of the building for security
 - d. Design for security along the north façade
 - e. Consider the building skin for energy conservation, cooling load and bird mortality

- f. Ensure the street furnishings and materials are consistent and with the correct precinct of the Landscape Master Plan

Milo stated Jessica Davidson from Jacobs and others would be presenting today. Jessica gave an overview of all three projects. Robert Mooney reviewed the Central Energy Plant Façade, and Jake Baker presented the Landscaping in response to LVL comments. Patrick Eddy presented the temporary Package Plant. Jose Ramos presented the Horizontal Directional Drilling update. Robert stated the project was looking at the materials in the surrounding areas so this building would work with the context of the other buildings. The organization of the building is a large primary mass of the building in the center with two supporting side masses. The primary mass is made up of the pump rooms on the lower level and chillers and electrical above that with the backside being where the cogeneration component is located. The cooling towers are elevated on the south side of building. They are built out of cast-in-place concrete and incorporate brick into the building. The north side of the building is a two-story administrative component. This area will also enhance a main entrance to the building. The committee discussed the metal and glazing on the front of the building that is intended to show what is going on inside the building. The design team is looking at the glazing to minimize impacts to environment, energy, and bird strikes. The design team is also looking at some solar options. The entrance will face east and complement the design of the adjacent new garage. The committee asked about noise issues and bird strikes.

Jake Baker stated most concern was from the front of the building to the street. There will be a plaza at the main entrance with a 20' sidewalk. There will be planters with benches and lighting. There are two oak trees with low ground cover at alternated beds lining up with the windows of the building. There will be a planted swale for stormwater along Gale Lemerand Drive. He showed some options for the lower ground cover plants and options for planters. The materials will match the new parking garage to the north.

Jose Ramos discussed the Horizontal Directional Drilling connecting the substation site to the electrical house site west of the Central Energy Plant. There are three HDD lines that will drill to minimize impact and only disturb the conservation area at the entry and exit points of the drilling. The lines will travel under Mowry Road and the Conservation Area. The technical investigation has been completed and the drilling is expected to be at least 30' to 40' under Lake Alice wetland. The committee asked about the laydown areas to ensure they are within the Duke Energy easement and out of the Conservation Areas. The design team will work with Linda Dixon on these laydown areas.

Patrick Eddy stated the temporary Chilled Water Plant will be in the Frazier-Rodgers parking lot. It will serve DSIT, UPD, and Rabon Plant. The Plant will be in the back of the parking lot impacting 14 spaces. There will be no impact to landscape except some trimming back of vegetation. On the south side there is a 30" DBH tree that will need to be pruned under the care of an arborist. The committee asked about the shading of the greenhouse and potential impacts. Tom Feather has talked to the greenhouse Manager and he is not concerned about impacts on the greenhouse. The team noted that the temporary plant will be in place until the Central Energy Plant is finished, then it can be relocated.

MOTION: Mark Leeps moved to approve the projects as presented with a limit of six years duration for the temporary Package Chiller Plant. Brian Keith seconded motion. Motion passed unanimously.

UF – 656 – Landscape Master Plan – Newell & Tigert Gateways (Design Development Phase)

PRESENTING: Melanie Heflin / Frank Bellomo / Chris Jones

DISCUSSION: Melanie introduced herself and stated she was before the committee today for Design Development phase approval. She introduced Frank Bellomo from GAI Associates and Chris Jones from IBI to present the project.

The Newell Gateway is a pedestrian pathway with a plaza area and brick pavers connecting Newell Drive to a new signalized crossing of University Avenue. Previously, the committee expressed concern for

pedestrian movement to the east so a break in the wall was added with a sidewalk connection to allow for that movement.

The Tigert Gateway entry and exit lanes will be reconfigured to have one lane entry with a bike lane and three lanes to exit: one turning left, one turning right and one straight with a bike lane. The bike lane is still being designed but there will be one for entry and exit. The corner will be enhanced with brick pavers and columns. The median will be flowering understory trees with Oak trees on the streetscape to comply with the Landscape Master Plan. There will be an auto court for drop off and pick up. The material will match the existing seating areas and sidewalks around the auto court. Permeable pavers will be added to the Criser parking lot, and there will be a net loss of 10 spaces due to changing the spaces to 81/2' wide. The metered spaces in the Criser lot will remain. The Little parking lot will have permeable pavers at the edges of the lot and rain gardens in the medians to compensate for stormwater runoff. The back of Tigert Hall will be reconfigured to have VIP parking and 5 handicap spaces. There will be an outside gathering area that will be more private with added landscaping and seating. The committee asked about walking in the parking lot to the buildings, and whether the median space was better used as a pedestrian walkway. Chris responded that the area is too narrow for walking and has light poles. He noted that the parking lot is a gated controlled area, and that the swales in the median meet LEED goals for the project. UF has been coordinating with FDOT for modifications within the state road ROW. The committee asked about the impact to scooters in this area. This area will no longer be scooter accessible because this will become part of the new pedestrian pathway. New, mega scooter parking areas are being created to relocate scooter parking.

A member asked about an area near the Gatehouse that does not have pavers. The designers noted that this area is a curbed environment that changes to a flush environment for the pedestrian pathway but that they would consider incorporating pavers in that location.

MOTION: Megan Forbes made a motion to approve the project as presented. Brian Keith seconded motion. Motion passed unanimously.

INFORMATION:

Tim Young, the chair, stated that the election of committee chair will take place at the April or May meetings.

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 3:41pm.