

Business Affairs
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April 19, 2022

Timothy Young, Chair
Land Use and Facilities Planning Committee
2570 Hull Rd, Bldg. 1291
Campus

Dear Mr. Young:

After reviewing the minutes of the Land Use and Facilities Planning Committee meeting held on February 1, 2022, please note the following:

1. Land Use and Facilities Planning Committee recommends approval of the Advanced Schematic Design of the MP06867 – Baby Gator Renovation project as presented and strongly recommends that Baby Gator seek input from current parents.

I approve the committee's recommendation.

2. Land Use and Facilities Planning Committee recommends approval of the MP06934 – Landscape Master Plan – Shared Use Path at Physics project as presented.

I approve the committee's recommendation.

Sincerely,



Curtis A. Reynolds
Vice President for Business Affairs

cc: Committee Members
Rachel Mandell

**Land Use and Facilities Planning Committee
February 01, 2022 at 2:00 PM
Planning, Design & Construction Division, 245 Gale Lemerand Drive
ZOOM Minutes**

ATTENDEES:

MEMBERS PRESENT:

Ann Baird, Librarian, UF AFA Library
Nancy Chrystal-Green, AVP – Division of Student Affairs
Nancy Clark, Associate Professor, School of Architecture
Daniel Dickrell, Associate Director, Student Programs
Linda Dixon, Planning, Design & Construction
Noah Fineberg, Student
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
Ira Harkness, Instructional Assistant Professor, Material Sciences & Engineering
Shannon (Lexie) Holliday, Associate Professor, Orthodontics
Danny Indelicato, Professor, Radiation Oncology
Brian Keith, Associate Dean, Office of Library Administration
Mark Leeps, Assistant, Journalism
Lauren Lemasters, Student
Racheal Levings, Sr. Scientist, Orthopedics and Rehabilitation
Jacqueline Miller, Curator/Adjunct Professor Keith Rambo, Engineer, Electrical & Computer Engineering
William (Bill) Smith, Assistant Director, Operations, University Athletics Association
Richard Stepp, Associate Professor, Anthropology/Latin American Studies
Jay Watkins, Associate Director and Associate Professor, School of Music
Matt Williams, Director, Office of Sustainability
Timothy Young, Sr. Associate, Academic Advising Center
Hannah Vander Zanden, Assistant Professor, Biology

MEMBERS ABSENT:

Prabir Barooah, Professor, Mechanical and Aerospace Engineering
Meredith Beaupre, Academic Advisor, Honors Program
Mike Castine, Planner, Growth Management for Alachua County
Missy Daniels, Growth Management, Alachua County
Paul Davenport, Distinguished Professor, Physiological Sciences
Carlos Dougnac, AVP, Planning, Design & Construction
Scott Fox, Transportation & Parking
Kyle Garner, Student
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee

Kevin Heinicka, IFAS Facilities Planning & Operations
Mark Helms, AVP, Facility Services Division
Frank Lomonte, Director & Professor, College of Journalism
Cydney McGlothlin, University Architect, Planning, Design & Construction
Jamieson McMahon, Building Code Inspector, EH&S
Andrew Persons, Director, Department of Doing, City of Gainesville
Amy Stein, Associate Professor
Zhong (John) Su, Associate Professor, Radiation Oncology – JAX

VISITORS:

Melissa Thomas, Planning, Design & Construction
Frank Javaheri, Director of Construction, Planning, Design & Construction
Robbie Grassano, Project Manager, Planning, Design & Construction
Rachel Mandell, Sr. Planner, Planning, Design & Construction
Tom Feather, Project Manager, Planning, Design & Construction
Milo Zapata, Project Manager, Planning, Design & Construction
Jim Vignola, Project Manager, Planning, Design & Construction
Kaylee August, Unknown
Andrew Castanheira, Unknown
Laurie Hall, CHW
Iris Meeker, Walker Architects
Jason O’Brian, Walker Architects
Jeremy Marquis, Marquis, Latimer & Halback Inc.
Jason Hall, ETM

CHAIR: Tim Young chaired this meeting.

CALL TO ORDER:

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

APPROVAL OF AGENDA AND MINUTES:

Timothy Garrett moved to approve the October minutes and the agenda; Rick Stepp seconded; motion passed unanimously.

MP06867 – Baby Gator Renovation (Advanced Schematic Design)

PRESENTING: Robbie Grassano

DISCUSSION: Robbie introduced himself and stated he was before the committee to present the Baby Gator renovation project. He introduced Iris Meeker from Walker Architects and Laurie Hall from CHW.

Iris stated the project includes an enclosed expansion of 5,556 square feet and 705 square feet of a covered exterior. The existing 8,874 square feet will be totally remodeled. Meetings with the user groups identified several goals: organization of all spaces, increased playground and outdoor space, improve the building systems, increase the communication between staff and families, create a safe environment, and to foster learning and research at all ages.

Laurie provided an overview of the location of the project and discussed the landscaping and tree removals. There are a significant number of heritage trees throughout the site. The project design attempts to avoid and protect all of the heritage trees.

The team recognized the importance of having a safe area for child drop off and they utilized the existing parking lot to the West of the building for the expansion and parking replacement. Transportation and Parking Services requested the new parking lot be one-way, which is how the current parking lot functions. The speed of vehicles in the parking area is a concern and this will be looked at in the design.

Jason O'Brian from Walker Architects stated the program of this building is primarily centered around the expansion of the classrooms, the existing HVAC systems and the total functionality of the interior spaces of the building. He showed the floor plan of the building and explained that there will be 4 additional classrooms, an administrative suite and new lobby. There will also be a staff lounge and some expansions to existing classrooms. The existing kitchen will be converted into a new classroom and the mechanical systems will also be upgraded. There will be upgrades to interior finishes, lighting, and flooring. The design team understood they needed to respect the context of the building and its proximity to Lake Alice but also wanted to give a more modern look. There will be a covered front porch entry with an elevated roof and glass, floor to ceiling windows with metal paneling and brick. The committee asked about the storefront look of the entry and Jason explained the windows have aluminum framed glazing with floor to ceiling glass. The design is trying to maximize the connection between indoor and outdoor spaces.

The expansion of the building and new parking lot to the west will result in a volleyball court that will need to be relocated. The committee asked about the user group and if the parents were involved in the design discussions. It was discussed that the parents were not given an opportunity yet to provide feedback. The committee asked about the existing two partitioned rooms that are now designed to be 2 large classrooms. The committee asked about the previously proposed quiet room and the design team explained it was absorbed into other areas. There was discussion about the planned elimination of the kitchen and the food program.

The committee asked about the new HVAC systems for the building. The new HVAC will use a MERV13 filter and UV lighting against mold spores. The committee asked about staffing the new program and expanded facility since it will be bringing in around 90 additional students. The committee discussed the new playground space incorporating existing heritage trees to provide shade and a natural experience.

The project will come back to the committee around April for the Design Development approval. The committee asked about the long term strategy for Baby Gator centers on campus. The Campus Master Plan indicates a future building site where a larger facility on Bledsoe Drive and Radio Road may be located in the future but the Baby Gator at Lake Alice is the project currently funded to expand child care capacity.

There was further discussion of the kitchen component and parent involvement that led to a review of committee bylaws and charge. The committee Chair explained that the committee should not be commenting on the interior components of the building. A committee member asked if the project could be tabled until there is more parent involvement in the design. The Chair stated there will be another review of this project and the committee could make a motion with a recommendation.

MOTION: Rachael Levings moved to approve the Advanced Schematic Design of the project as presented and strongly recommended Baby Gator seek input from current parents. Margaret Fields seconded the motion. Motion passed unanimously.

MP06934 – Landscape Master Plan – Shared Use Path at Physics (Advanced Schematic Design)

PRESENTING: Jim Vignola

DISCUSSION: Jim introduced himself and gave an overview of the project. He stated that the project was in front of the committee for the Advance Schematic Design phase approval. The project is part of a larger cross campus path system found in the Landscape and Campus Master Plan. The project path is the east/west connector path from Garages V and XIV, and to the new DSIT building and surrounding structures. The design team has consulted with the adjacent users, including the observatory, to ensure the design is suitable for everyone.

The project went to the Parking and Transportation Committee, and they approved it with adding bollards. The Lakes, Vegetation and Landscaping committee approved the project with providing more detail on the landscape plan. Jim added that Jeremy Marquis was on the call to present the rest of the project update.

Jeremy introduced himself and his team that are doing the design work for the project. The project will reconfigure the service drive area at Physics and reroute the wastewater treatment plant access. The crosswalk at Gale Lemerand will be relocated to allow a direct pedestrian pattern across the street and onto the path. The retaining wall will have wall mounted lighting to mitigate any light pollution toward the Astronomy building. The path will have a 15' width with a 5% slope to allow pedestrians and bicyclists to flow through this area safely.

The Design Team is working with Facilities Services to create an alternative entry and turnaround area for the trucks that need access to the water treatment plant. The proposed design eliminates the vehicular movement across the path which is currently a concern. The materials for this project will be approved products from the Landscape Master Plan. There will be new landscaping and the team is working around the heritage trees.

Jeremy showed renderings of the proposed project design. The pathway will be asphalt, provide new greenery and, pending budget, will add an outside classroom area (not part of the Program). The committee asked about the historic value of some inlaid tiles within the existing path and if there are items that can be worked into the new pathway. The committee asked about what would be happening to the large crosswalk area near the Reitz Union and on Center Drive. The committee also asked about having a blue light. Jeremy explained that the path lines up to the sidewalk on Center Drive and that the project will have a blue light on the path.

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

INFORMATION:

None

ADJOURNMENT: There being no further business to discuss, the meeting adjourned at 3:19pm.