

Preservation of Historic Buildings & Sites Committee  
March 19, 2024, at 2:00 PM  
Planning, Design & Construction Division, 245 Gale Lemerand Drive  
ZOOM MINUTES

**MEMBERS PRESENT:**

Ann Baird – Associate University Librarian, Libraries  
Kara Casy – Instructional Assistant Professor, Plant Sci & Gen Teaching  
Sarah Coates – University Archivist, Special Collections, Libraries  
Megan Daly – Assistant University Librarian, Smathers Library  
Linda Dixon – Director of Planning, Planning, Design & Construction  
Ira Harkness – Instructional Assistant Professor, College of Engineering  
Wiley Johannesmeyer – Student  
Amy Martinelli – Assistant Instructional Professor, Dial Center  
Sidney Ruedas - Student

**MEMBERS ABSENT:**

Alferez Fernando – Assistant Professor, Citrus Horticulture  
Anthony Coman – Lecturer, Management Communication Center  
Tom Dana – Sr. Associate Dean and Professor, Dean’s Office, Education  
Lori Dassa – Director, Clinical Experiences and Partnerships  
Daniel Dickrell - Associate Instructional Professor, Student Programs  
Chad Doering – Director of Facilities, Housing & Residence Education  
Melina Jimenez – Lecturer, College of Liberal Arts and Science  
Cleary Larkin – Acting Director, Historic Preservation  
Cydney McGlothlin – AVP, Planning, Design & Construction  
Francisco Oquendo – Assistant Dir., Planning, Design & Construction  
Brandi Renton – Associate Vice President, Business Affairs  
Samir Shah – Assistant Professor, Vascular Surgery

**OTHERS PRESENT:**

Rachel Mandell – Planning, Design & Construction  
Melissa Thomas - Planning, Design & Construction  
David Wood – Project Manager, Planning, Design & Construction  
Jamie Lindsey – Architectural Designer, Planning, Design & Construction  
Carlos Dougnac – Executive Director, Planning, Design & Construction  
Robert Gonzalez – EHS  
Clarissa Carr – UF DCP – Historic Preservation

**I. ADOPTION OF AGENDA and SEPTEMBER 2023 MINUTES**

**Motion: Amy Martinelli made a motion to adopt the agenda and approve the January minutes.**

**Second: Sidney Ruedas**

**Motion Passed Unanimously**

## **II. MAJOR PROJECTS**

### **UF – 689 – Hamilton Center for Classical and Civic Education – Programming**

#### **David Wood**

David introduced himself and stated he was here today to discuss the UF- 689 Hamilton Center for Classical and Civic Education. This project location is on Fletcher Drive and Stadium Road. The history of the project was four separate projects that were combined into one. The first original building was the Infirmary, and it was designed and built in 1931. The second addition was done in 1947 and that was a nurse's housing and infirmary addition. Then in 1974, a portion of the building to the west was added and it also upgraded the utilities in the existing building with air conditioning and other additional services. Then the final addition occurred in 1990 and it was a renovation and expansion of the Infirmary space. These are the four projects that have now become one, which is what the Hamilton Center is today.

There have been some renovations on the third floor as well as thermal window replacements. We are going to propose that we replace all the window with thermal windows. We would like to go with the energy efficiency again. We will be getting rid of the mechanical, and all the air conditioning equipment in the building. There is also termite damage that will be addressed throughout the building.

Exteriorly we need to rework the brick of this building and we are going to replace the tile rather than try to repair it. There is an existing 500kV transformer that will be replaced by an existing 750kV transformer that was put in place during a previous project for a future addition. We will also be reworking the exterior of the building as well. There is an internal rain gutter system that will to be repaired and we will make sure that it is working properly during this project.

Again, the major deficiencies that we are dealing with in this project are:

- Repoint Brick Wall
- Repair Internal Rain Gutters
- Replace Existing Windows
- Replace MEPFP Systems
- Remove PCB's in Caulking
- Asbestos Abatement
- Lead Paint Analysis

The utility deficiencies that we are dealing with in this project will be:

- Replace Chilled Water System
- Replace Heating / Steam Condensation System
- Replace 500 kVA Transformer with new 750 kVA (which is on site now)
- Replace Complete Potable Water System
- Replace Sanitary Sewer System
- Replace the Storm Water Management System
- Update Project to meet UF Design & Construction Standards

This new building will be a classroom building. It will consist of classrooms, offices, multiple conference rooms, study spaces, special collections in the book stacks. There will be a small media production, which will be podcast studios and video interviews. This building will also have support services to support the different areas of the new building. The renovation is approximately 48,724 gross square feet that will be replaced. He stated the schedule of the project, and it will be completed in April of 2027.

The committee asked if the project would use the complete building and the same style. Yes, we will be using the complete square feet of the building and will be keeping the same style. The committee asked if the exterior of the building would change? It looks like most of the changes will be either underground or in the interior of the building. We will not be changing the exterior, with the exception of proposing a double glazed window and we've done that on several projects and were approved by the Historic Preservation Committee. The look of the building will not change. The committee asked, were there any plans to put in some kind of space for the Hamilton Center to host presentations, for small lectures or special speakers? Yes, that will be put in this project, but at this time we don't have the Architect on board. These spaces are in the program, and they will be designed for once we have the Architect on board. The committee asked about the special collections and the stacks. The Hamilton Center maintains their own small personal center library that will be put in the special collections/stacks area. The committee asked about the energy efficiency of the windows. The committee asked if this project will be going out for certification. Yes, we will be going for lead gold certification on this project. The committee asked about if there have been case studies on campus where other windows have been restored where there was any scenario where the original window are restored on the façade or on the first level where someone might see them more closely in person verses just taking them all out? Linda stated that those are the kind of things that we will work through with the Design team and with the Florida Division of Historical Resources. The committee also asked about repointing the mortar of the main building. Will the project use Portland cement or try and match an original mortar that was used historically. More modern mortars can sometimes break down the brick and cause faster deterioration. That will need to be left up to the Architectural team, to make that decision. The committee asked about the tiles being replaced. Yes, that is the plan now. There may be areas that maybe saved for another building or project, but we will not be able to replace all of the tiles on the building. It will be replaced with similar materials and tiles. The committee asked about the entrances and the existing ramp and if it will be redesigned to be more compatible. It will be more accessible throughout the building, and we will have to meet all ADA requirements. The look of the entrance way is dramatic and will be a challenge for the design team.

**Motion: Amy Martinelli made a motion to approve the project as presented.**

**Second: Sidney Ruedas**

**Motion Passed Unanimously**

### **III. MINOR PROJECTS**

**None**

### **IV. OTHER BUSINESS**

**Chair Report**

**Ann Baird**

Ann stated she did not have anything to report.

There being no other business, the meeting adjourned at 2:26 PM.