

**MINUTES**

**Land Use and Facilities Planning Committee  
January 03, 2017 at 2:00 PM  
Planning, Design & Construction  
Conference Room 235 Stadium**

**Members Present:**

Cynthia Brochu, College of the Arts  
Todd Brusko, Pathology, Immunology and Laboratory Medicine  
Paul Davenport, Physiological Sciences  
Linda Dixon, Planning, Design & Construction  
Carlos Dougnac, AVP, Planning, Design & Construction  
Norb Dunkel, Student Affairs  
Alyson Flournoy, Professor, College of Law  
Megan Forbes, Chair, English Language Institute  
Jon Graham, Assistant Professor, Radiation Oncology  
Mark Helms, AVP, Physical Plant Division  
Craig Hill, VP's Office – Business Affairs  
Christopher Martinez, Agricultural and Biologic at Engineering  
Christopher Martyniuk, Physiological Sciences  
Jacqueline Miller, Florida Natural History Museum  
Kenneth Osfield, ADA  
Christopher Peters, School of Forest Resources and Conservation  
Aner Sela, Professor, Marketing  
Ray Thomas, Chair, Parking and Transportation Committee  
Wendy Thomas, Director of Doing, City of Gainesville  
Bradley Walters, Architecture  
Jay Watkins, University Bands, School of Music

**Members Absent**

Timothy Becker, Bergstrom Center for Real Estate Studies  
Jennifer Clements, Student  
Scott Fox, Transportation & Parking  
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee  
Kevin Heinicka, IFAS Facilities Planning & Operations  
Chip Howard, University Athletic Association  
Jennifer Hubbs, Research Program Development  
Marty Hylton, Chair of PHB&S, Libraries  
Steve Lachnicht, Rep-Alachua County  
Blake Landor, University of Florida Libraries  
Carol McAuliffe, LB-Documents Department  
Janae Moodie, Student  
Esther Obonyo, Construction Management  
Ty Robare, Student  
James Sullivan, DCP- Building Construction  
Matt Williams, Office of Sustainability

**Visitors**

Robert Hatker, Planning, Design & Construction  
Melissa Thomas, Planning, Design & Construction

Frank Javaheri, Planning, Design & Construction  
Mary Kay Carodine, Assistant VP Student Affairs

The University Land Use and Facilities Planning Committee members met in Planning, Design & Construction Conference Room. Megan Forbes called the Land Use meeting to order at 2:00 PM.

**I. Adoption of Agenda & Approval of November 2016 Minutes.**

**Motion: Ray Thomas moved to approve the agenda and the minutes.**

**Second: Jay Watkins**

**Motion carried unanimously**

**II. MAJOR PROJECTS**

**UF-221 – Norman Hall Renovations**

**Frank Javaheri**

Frank introduced himself and stated they were seeking approval of the Programming for the rehabilitation of Historic Norman and College of Education Center Addition. This project will be handled in three segments.

The first segment will be to rehabilitate old historic Norman Hall. This will involve the exterior restoration of the building envelope including total replacement of all windows and flat roofs as well as repairs to any portion of the clay tile roof and vertical brick/precast masonry. For the interior, the electrical, plumbing, mechanical HVAC and controls, fire protection will be upgraded or enhanced and building will be ADA compliant.

The second segment of this project involves entire renovation of the 1<sup>st</sup> and 2<sup>nd</sup> floors of the College of Education Library within the Norman Addition. The renovation serve to better integrate library functions, information technology applications, IAQ, and support for instructions and research by upgrading the HVAC, ADA restroom and counter, electrical/lighting and other finishes including furniture.

The third segment of the project will be the College of Education Center addition to the building. This will be a standalone building northeast of and adjacent to the Historic Norman Hall Complex within the surface parking spaces. This area will serve academic, research, and outreach purposes. This area will host guest speakers for seminar series. There will be small and large offices and meetings areas created to assist with the needs of the users. They will use this addition for faculty development, continuing education and student organization events.

The committee asked about the existing surface parking lot and if any of the existing parking will remain. Frank indicated that the plan is that the few (5-6) parking spaces directly east of the historic Norman will remain which include two ADA parking spaces. But the other 19 spaces will be eliminated. We will be looking into the parking situations when the design team works the schematics of the project. The project will come back before the committee for the ASD approval with the parking issue addressed. The committee asked why not build a 2 story building and leave the parking under the building on the 1<sup>st</sup> level. Frank stated that TAP committee requested a cost estimate for this option and it will be provided, but the cost to build the second level was not included in the legislative approval nor funding is available for this work which would be extremely high... at the same time when the project was presented to the Historic committee one person

suggested that the building should remain a single story, although it was not part of the motion. The committee asked if the lost spaces could be added to the west side of Norman parking garage. Frank stated that he will pursue this option during the design and will bring back the results at the ASD level with the presentation.

There are two Swamp Chestnut Oaks and one Cypress tree that will be impacted by this project and will need to be mitigated in Lakes, Vegetation, and Landscaping (LVL) committee meeting. It was mentioned by the committee that there is a dedication plaque for one of the trees that needs to be addressed as well. The project may need to replant that tree in another location.

While this project is under construction, there will be approximately 80 people displaced in temporary trailers on the conservation area near the Norman Gym or other buildings in the vicinity. We will address ADA routes to the operating buildings during construction. Ken Osfield requested the existing ADA parking spaces north of Norman parking to be modified to be compliant. Frank asked that Ken Osfield to meet him to coordinate locations. Linda Dixon noted that an amendment to the Campus Master Plan is needed to relocate the Conference Center on the Norman site.

**Motion: Jon Graham made the motion to approve the project as presented with an investigation to try and preserve the 19 lost parking spaces and another investigation to upgrade the structure for adding a future floor above the single story.**

**Second: Paul Davenport**

**Motion carried unanimously**

## **UF-619 – IBC and IHLC New Facility**

**Robert Hatker**

Robert introduced himself and Mary Kay Carodine the Assistant Vice President for Student Affairs. He stated he was here for approval of the Programming phase of the project. These buildings were purchased by UF and the Institute of Black Culture (IBC) was established in 1972 and the Institute of Hispanic-Latino Cultures (IHLC) were established in 1994. There were two prior renovations on these buildings in 2008 and 2013. However, there are current issues that need to be addressed such as:

- Poor air quality with mold and moisture
- Safety concerns including exodus, fire code, and balcony
- Wood deterioration of support beams, window structures, and wood rot
- Not ADA compliant nor accessible
- Infestations of termites and mice

The committee asked that it be documented of what is existing, prior to moving forward so show what is there currently. They requested a few black and white photos be taken for Historic Preservation. Historic preservation asked, when they met to try and salvage things like the fire place, banisters, and beams, etc.. The architect will be looking at these items when working with the user group to address their needs for the space. The architect will also work with the city to comply with the building and fire codes and design standards for the street front's upgrades. The project will be reviewed by UF PPD, the city, and the state for compliance of the standards and codes. The buildings are not ADA compliant and during the construction of the space there will be an elevator added to the space to be utilized by both buildings. The users are looking to utilize more of the space by sharing the meeting areas, restrooms, and elevator. The user groups have outgrown the facilities and can no longer hold meetings or events at the houses because of limited space. At present, the normal usage of these buildings usually have approximately 450-650 students coming and going from these institutes. On the event days there could be as many as 500 students participating.

This project scope will be adding program space, a conference room, a lounge/living room, student computer/study space, quiet study space, a recreation space, an elevator and ADA restrooms. This will service the campus community as well as the institutes. When designing the additions to the building the architect will focus on creating common spaces for the institutes to share as well as, keeping the front face of the building separate. This will allow each Institute to keep its identity as a separate group and with this project the students are in a building that will be maintaining a safe, home-like space that will allow for greater functionality for programming. Linda Dixon noted that an amendment to the Campus Master Plan is needed to add these projects to the Capital Improvements Element and maps.

**Motion: Norb Dunkel made the motion to approve the project as presented.**

**Second: Bradley Waters**

**Motion carried unanimously**

### **III. OTHER BUISNESS**

The next scheduled meeting will be February 07, 2016 at 2:00pm.

Megan stated she would not be able to attend the meeting and asked if Ray Thomas would chair that meeting and he stated he would.

**There being no further business to discuss, the meeting adjourned at 3:06 PM.**

