

MINUTES

**Land Use and Facilities Planning Committee
February 07, 2017 at 2:00 PM
Planning, Design & Construction
Conference Room 235 Stadium**

Members Present:

Cynthia Brochu, Health Affairs Administration
Linda Dixon, Planning, Design & Construction
Carlos Dougnac, AVP, Planning, Design & Construction
Norb Dunkel, Student Affairs
Alyson Flournoy, Professor, College of Law
Scott Fox, Transportation & Parking
Jon Graham, Assistant Professor, Radiation Oncology
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Christopher Martyniuk, Physiological Sciences
Kenneth Osfield, ADA
Ray Thomas, Chair, Parking and Transportation Committee

Members Absent

Timothy Becker, Bergstrom Center for Real Estate Studies
Todd Brusko, Pathology, Immunology and Laboratory Medicine
Jennifer Clements, Student
Paul Davenport, Physiological Sciences
Megan Forbes, Chair, English Language Institute
Kevin Heinicka, IFAS Facilities Planning & Operations
Mark Helms, AVP, Physical Plant Division
Craig Hill, VP's Office – Business Affairs
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
Christopher Martinez, Agricultural and Biologic at Engineering
Carol McAuliffe, LB-Documents Department
Jacqueline Miller, Florida Natural History Museum
Janae Moodie, Student
Esther Obonyo, Construction Management
Christopher Peters, School of Forest Resources and Conservation
Ty Robare, Student
Aner Sela, Professor, Marketing
James Sullivan, DCP- Building Construction
Wendy Thomas, Director of Doing, City of Gainesville
Bradley Walters, Architecture
Jay Watkins, University Bands, School of Music
Matt Williams, Office of Sustainability

Visitors

Francisco Oquendo, Planning, Design & Construction

Melissa Thomas, Planning, Design & Construction
Frank Javaheri, Planning, Design & Construction
Jack Ponikvar, Ponikvar & Associates, Inc.
Ronnie Cooper, IFAS Maintenance Super
Cydney McGlothlin, Planning, Design & Construction
Jason Haeseler, Utilities and Energy Services
Christopher Gmuer, Gmuer Engineering, LLC
Clay Sweger, EDA Engineers – Surveyors – Planners, Inc.
Teresa Garrett, Delta Gamma House Corporation
Beth Pelzer, Delta Gamma House Corporation

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 January 2017 Minutes.

Motion: **Alyson Flournov moved to approve the agenda and the minutes.**

Second: **Cynthia Brochu**

Motion carried unanimously

II. MAJOR PROJECTS

UF-620 – IFAS Bee Unit Facility

Frank Javaheri

Frank introduced himself and Jack Ponikvar the architect for the project. He stated they were seeking approval of the Schematic Design for the IFAS Bee Unit Facility. The new facility will be a one story building located on the east side of the existing Entomology/Nematology Building. This facility will be connected to the Entomology/Nematology Building by a walkway from the north of the new facility to the east of the existing. The building will provide a large research area that includes a research laboratory workroom, molecular rooms, hood room, observation hive room staging and incubator as well as offices and instructional lab & computer space. The building will be approximately 7,500 gross square feet and will allow for increased training, research, extension, and instruction on bees. Outside of the new facility there will be an area development for the bee hives. This area will be on the east side of the existing building as well and will be enclosed by a fence with a 30' buffer to the hives.

There will be one handicap parking space added to the existing parking lot, north of the new facility and there will be an accessible walkway connecting the handicap space to the new building. There are no other parking spaces being added for this project.

Frank indicated that a number of existing trees will be removed and 34 new trees will be replanted by approval from the Lakes, Vegetation, and Landscaping Committee. Also, Parking and Transportation Advisory Committee approved the addition of the new handicap space and walkways. In addition, there will be some bee friendly planting around the new fence area. Dwarf Holly is on the Bee friendly plants being considered.

There was discussion of a support building being added to this project to handle the honey processing area, mushroom processing, storage area, and cooler that will support the lab building. This new space will add approximately 4,500 gross square feet south of the hive areas. However, the funding is still pending but the location described will remain the same. Once the funding is

appropriated, Frank will bring this back to the committees once more for approval. The storm water retention area collects the water from the roofs, sides and parking lot area. This area is large enough for the whole project even though the support building will be built later.

Motion: Cynthia Brochu

Second: Norb Dunkel

Motion carried unanimously

UF-603 – Career Resource Center Addition and Renovation

Cydney McGlothlin

Cydney introduced herself and stated she was here for approval of the Conceptual Design phase of the project. The Career Resource Center at present will move out of the area and it will completely renovated. The addition will approximately double their area. The expansion and existing will be reformatted for interview rooms, a large conference room, seminar/library space, offices and student lounge areas.

Every student will use this center at some point while at the University. This area services over 50,000 students and alumni at present. The center is recognized as the #1 Career center. There are over 20,000 employers actively recruiting our students and alumni.

The outside stair case will be reworked on the north side. They will come out from the second floor and go out onto the Reitz Union Lawn. There was much discussion about how the students and faculty like the stairs on the north side so they wouldn't have to go around to the main entrance. The addition will be under the grand ballroom area of the Reitz so that all the space is taken up on the second floor. The area allows the building to be unified with open spaces.

There are 9 trees to go at first and then 5 more trees because of the new stairs. These were taken to Lakes, Vegetation and Landscaping Committee, and Cydney stated that she will also be submitting the project to Architectural Review Council for review as well.

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

Second: Alyson Flournoy

Motion carried unanimously

UF – 624 – Delta Gamma Sorority - Demolition and Rebuild

Francisco Oquendo

Francisco introduced himself and stated he was the Project Manager working with Clay Sweger from EDA Engineering, Inc. on this project. This project will be to completely demolish the existing building and rebuild. The current building is two story and the new facility will be three story. The deed restrictions on this Sorority allows for 50 currently and the user would like to increase that count to 71 which will increase the student members.

This project also asked for the setbacks to be established as 20' on the west side and 15' on the east side. On SW 13th Street there will be a brick wall added to close off the mechanical room area and add 14 spaces for scooter parking. The project will add a service drive area on the west side arranged so that vehicles will not back out onto SW 13th street.

This project went before the Lakes, Vegetation and Landscaping Committee for landscape and tree removal. There was only one oak tree that needed to be removed which was approved. The project went before the Parking and Transportation Advisory Committee and discussed the removal of the parking on SW 13th Street and adding the scooter parking, service drive and drop off area which was also approved. The project went before the Preservation of Historic Buildings and Sites Committee and was approved. Members discussed the west façade that will be the most visible from SW 13th Street, but which is rather plain in its current design. They requested improvements such as a window or other embellishment to break up the blank wall.

Motion: Norb Dunkel made the motion to approve the project with the architect working with Planning, Design and Construction on the west façade with a suggested architectural enhancement.

Second: Cynthia Brochu

Motion carried unanimously

III. MINOR PROJECTS

MP02095 – Vet Med Parking Lot

Howie Ferguson

Howie introduced himself and stated he was here for approval of the Design Development phase. This project is designed to give Vet Med much needed parking. This project will be adding onto the existing main surface parking lot at Vet Med. The area will add an additional 130 surface spaces. The existing lot has adequate ADA spaces, therefore, there will not be a need for additional handicap spaces in the new area. The project is hoping to mirror the existing parking lot, but that will not be determined until the UF-622 Energy Plant location is established.

Tree impacts were reviewed and approved by the Lakes, Vegetation and Landscaping Committee on January 12, 2017

The committee asked if the Energy Plant could be over the existing drain field. The storm water retention areas are supposed to be dry but are wet and muddy so it may not be a good area for siting the Plant. He stated there would be a storm water expansion to accommodate the additional parking lot and the Energy Plant.

Vet Med will not be adding the Energy Plant soon but it may involve this project because of the site selection. The design team will provide that soon and Howie will come back to present to the Land Use Committee at that time.

Motion: Alyson Flourney made the motion to approve the project as presented pending significant changes to the project site and site selection of the Energy Plant.

Second: Cynthia Brochu

Motion carried unanimously

MP03002 – Chi Omega Sorority Renovation and Addition

Francisco Oquendo

Francisco introduced himself and stated he was the Project Manager working with Christopher Gmuer from Gmuer Engineering, LLC on this project. Mr. Gmuer presented they are here today for the Final approval for the project. The deed restriction modifications were presented.

The project will be adding a front entrance addition to pull the focus on the front entrance instead of the back entrance. We hope this would encourage the students to enter from the front. There will be a court yard area created at the front entrance and also adding an addition on the front to bring the building out more while enhancing the court yard and bring the building up to code. If the building is brought out, the setback will need to change from 40' to 15' on the front.

This will allow for the addition and also bring more conformity to the building to sidewalk ratio related to the other Sororities on W. Panhellenic Drive. There will be a kitchen expansion and an addition to the Sorority Mother's suite on the first floor. The project will also update the restrooms for ADA compliance. A member asked to make sure there is an ADA compliant guest bathroom. There will be two added rooms on each side of the front entrance on the second floor. The project will keep with the existing façade in the front center, but may want to white wash over the brick to blend in the brick coloring, and the existing iron work will not be removed. The deed restriction on the Sorority is 50 beds now and the sorority would like 75 beds to increase the student count for the Sorority.

This project has already gone through the other review committees for approval and all presentations were approved as presented.

Motion: Cynthia Brochu made a motion to approve the project as presented.

Second: Gail Hansen de Chapman

Motion carried unanimously

MP03001 – Alpha Epsilon Phi Sorority – Renovation and Addition **Francisco Oquendo**

Francisco introduced himself and stated he was the Project Manager working with Clay Sweger from EDA Engineering, Inc. on this project. He stated they were here today to get final approval for the project. The building was originally built in 1956 with a few renovations along the way. The project is keeping in line with the renovation that was done in 2015. The project will need changes to the deed restrictions from 50 beds to 63 beds to allow for increased student capacities.

The one story addition will be removed to allow the two story addition to be built. There is a side stairway and mechanical room being renovated to accommodate the new space. The front entrance off of W. Panhellenic Drive will also be renovated and a covered porch will be added. The building will look like a square which there will be a need to decrease the setbacks to 7 ½ on the north side to accommodate the addition. The committee asked that the stairs for the entrances for this building be checked for ADA compliance.

The addition will add a chapter room, renovate the dining area for the students, add beds to accommodate the 63 beds and add onto the Sorority Mother's suite. There are no tree impacts for this project and the parking lot areas will remain except for the parking lot on SW 13th street will only be one row. The back row close to the building may take a few parking spaces. The design team will look at this to see what they can do to keep as many spaces as possible.

The committee spoke of the view from SW 13th Street and asked that the design team look to see if they can do anything to the rear of the building to enhance the appearance. Clay stated that he would talk to the user group and see what he could do about improving the west appearance and keep the uniformity of the look.

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

Second: Jon Graham

Motion carried unanimously

III. OTHER BUSINESS

The next scheduled meeting will be March 07, 2017 at 2:00pm.

There being no further business to discuss, the meeting adjourned at 3:40 PM.