

MINUTES

**Land Use and Facilities Planning Committee
June 06, 2017 at 2:00 PM
Planning, Design & Construction
Conference Room 235 Stadium**

Members Present:

Paul Davenport, Physiological Sciences
Linda Dixon, Planning, Design & Construction
Carlos Dougnac, AVP, Planning, Design & Construction
Norb Dunkel, Student Affairs
Megan Forbes, Chair, English Language Institute
Scott Fox, Transportation & Parking
Jon Graham, Assistant Professor, Radiation Oncology
Gail Hansen De Chapmen, Chair, Lakes, Vegetation & Landscaping Committee
Kenneth Osfield, ADA
Ray Thomas, Chair, Parking and Transportation Committee
Wendy Thomas, Director of Doing, City of Gainesville
Bradley Walters, Architecture

Members Absent

Timothy Becker, Bergstrom Center for Real Estate Studies
Cynthia Brochu, Health Affairs Administration
Todd Brusko, Pathology, Immunology and Laboratory Medicine
Jennifer Clements, Student
Alyson Flournoy, Professor, College of Law
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
Christopher Martyniuk, Physiological Sciences
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
James Sullivan, DCP- Building Construction
Jay Watkins, University Bands, School of Music
Matt Williams, Office of Sustainability

Visitors

Frank Javaheri, Planning, Design & Construction

Melissa Thomas, Planning, Design & Construction
Howie Ferguson, Planning, Design & Construction
Dustin Jackson, PPD – Utilities Department
Joe Walker, Walker Architects
Maya Patel, Office of Sustainability
Bill Smith, UAA Facilities

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 May 2017 Minutes.

Motion: **Paul Davenport moved to approve the agenda and the minutes.**

Second: **Ray Thomas**

Motion carried unanimously

II. MAJOR PROJECTS

UAA-53 – Football Operations

Bill Smith

Bill introduced himself and said the Athletic Association was planning to build a 135, 000 GSF building off of SW 2nd Avenue, adjacent to the practice field and he was here to request Programming approval for this project. This will be a 2 or 3 story facility for the Athletic Association Football Operations. He showed the site location and went over the conceptual designs. He showed a map of the site and how it could look. He stated the project has went thru the committees with restrictions.

He stated he would be trying to clean up the tree line area of 2nd Ave. He went over the trees that would be potentially impacted by the project, noting that most were small and along the fence near SW 2nd Ave. He said the most notable tree was a Heritage Live Oak that they would try to preserve and that at least one of the two Heritage Southern Magnolias would be impacted.

There will be a dining hall at one end of the building for all the Athletes in University Athletic Association – UAA. They are on different feeding plans and schedules and the University and UAA thought they should have their own facility. The committee asked if this project will improve pedestrian walkways and access to increase the safety for the students. A member asked if this area would be easily accessible and would the walkways tie the areas together. The committee also asked, if this area would be staffed because it was a gated area. Bill stated he will be working with the design team on the demand study to assess the parking for the facility and adding approximately 20 spaces for staff inside the fenced area and 50 scooter spaces within very close proximity. The study should be used to show the coming and going of the parking and travel paths. The design team is working on a layout to encourage safe parking and access in and out of the site as well as an ADA compliant pedestrian walkway accessible to students and staff. He is not sure if it will be staffed, he will discuss that with the design team and the user group.

Once the demand study and layout is created in more depth, Bill stated, he would be coming back before the committee for final approval. He said that they are thinking of the Woodlawn Drive area for the scooter parking and the facility deliveries, but he wouldn't know until the layout is complete.

Motion: Paul Davenport made a motion to approve with concerns of overall footprint, pathways, and parking. Bill will work with design team and address.

Second: Jon Graham

Motion carried unanimously

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 list being considered. Wendy Thomas from the City of Gainesville asked if Frank could look at an option of a green roof on this project.

Motion: Paul Davenport made a motion to approve the project as presented.

Second: Bradley Waters

Motion carried unanimously

UF-626 – University House Renovation

Frank Javaheri

Frank gave an overview of the project stating that this project is programmed to renovate and add the existing house that was built in the 1950's. He went over some preliminary renderings, noting that the project architect has not been hired yet. He showed the site location and said that the project consists of renovation of the first level to serve as administrative and dining area. The kitchen will be expanded from within and an associated kitchen storage space will be added adjacent to the north garage for receiving. All bathrooms will be upgraded to meet the goal for the new occupancy and to conform to the ADA accessibility. A new three stop elevator will be installed to serve the ground level step up areas and the second level. Garage in the south side will be turned into a conditioned office space. Second level will be renovated to include meeting and

conference rooms. Existing balcony and sun deck will be structurally upgraded and resurfaced to be used for events. On the exterior, the pool will be demolished and back filled. This area will be raised to the ground floor of the house for accessibility to the new covered pavilion and a step down open patio area for outdoor events. On the east side, the entrance will be upgraded and extended with a porte cochere for drop off and valet parking and also will design covered patio balconies on each side of the entrance all of which shall preserve and enhance the historic presentation of the existing building. There will be a 60-70 space parking lot which is programmed to be built on the east side of the lot with inclusion of a botanical garden in the middle with features and a new vegetable garden area on the south side in addition of a new hardscape all around. On the corner of University avenue and SW 2nd avenue, there will be a custom entrance sign for the “University House”.

Committee discussed their concerns and indicated that the scope of this project will probably change the character defining nature of this historic house. Specifically with the added front porte cochere on the east side and the balconies in addition to the pavilion on the west side. Also project must coordinate with the Football facility being developed across the street. There were additional discussions regarding the storm water, traffic circulation and parking which all were stated will be reviewed and be brought back at the ASD level for presentation. The committee desired to communicate their concern that the proposed changes significantly alter the house in such a way that it is not preserved and that a better plan may be to demolish and rebuild a conference center building that better fits that program requirement if a conference center program requires the proposed alterations to the building appearance.

Motion: Paul Davenport made a motion to approve the project as presented with the following recommendations: 1. Design team to consider the importance of the character defining features of this building when designing the interior and the additions, 2. Ask donors to confirm if they wish to preserve the house or change to an event venue, 3. Reproduce the character features thru another building.

Second: Ray Thomas

Motion carried unanimously

UF-622 – CVM Central Energy Plant

Howie Ferguson

Howie introduced Dustin Jackson, Director of Utilities and Joe Walker, Project Architect and himself. He stated he was coming to the committee today seeking Design Development approval. There will be a new Central Energy Plant at Vet Med using a Performance Contract Agreement. He showed the site location east of proposed parking lot near the dog track and went over the matrix that had been developed in order to select the best site. He went over the various constraints used in the matrix, noting that each site had issues.

The committee asked where the existing plant for Vet Med was and Dustin Jackson show the existing plant on the aerial picture of the south side of the internal compound of Vet Med. He stated that this energy plant was suggested because the existing Plant has outdated equipment and the maintenance agreement needed to be updated as well. Dustin stated because of this site choice the plant building will be smaller and the cooling towers will now be on the outside of the building sitting on a metal platform. This choice should save money on the equipment and the overall project cost. This energy plant will be UF-owned and Semmens will conduct the maintenance contract on the equipment.

The committee asked if the old chiller and equipment would be going away and Dustin stated that, yes, most of the equipment will be going away but the piping and infrastructure will be staying. The committee suggested, that this will be an area for Vet Med to have the option to use the open space for something else.

Joe Walker explained the structure and layout of the new plant with conceptual designs of what the new plant could look like. He also showed the cooling towers on the outside of the building that will be on a metal platform. This platform will be on the edge of the wetlands in this area and the committee wanted that to be looked into. Howie stated that Causseaux, Hewett, & Walpole, Inc. – CHW are looking into the wetland issues.

Motion: Ray Thomas made a motion to approve the design development but take into consideration the wetlands.

Second: Jon Graham

Motion carried unanimously

III. OTHER BUSINESS

The next scheduled meeting is scheduled for July 04, 2017 at 2:00pm, which is a holiday so it will be rescheduled if it cannot be canceled.

There being no further business to discuss, the meeting adjourned at 3:45 PM.

