

Request to Develop Land (RDL) on USF Campus Property
March 18, 2005

The intent of the RDL Process is to inform campus constituents of proposed development, understand campus impacts, and determine level of support and receive approval to proceed. The process is two-phased. Phase 1, RDL 1 is a request for conceptual approval to proceed with a study for campus impact assessment. Phase 2, RDL 2, is a request to present the findings of RDL 1.

Process RDL 1 and RDL 2

1. Submit attached RDL1 and RDL 2 forms electronically to:

Dr. Carl Carlucci
Executive Vice President &
Chief Financial Officer
4202 E. Fowler Avenue, ADM 200
Tampa, Florida 33620-7550
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Ronald Hanke
Director
Facilities Planning and Construction
4202 E. Fowler Avenue, FPC 110
Tampa, Florida 33620-7550
Rhanke@admin.usf.edu

RDL 1 Form – Marshall Center Expansion

Date Submitted:	3/18/05
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ACE Workgroup date:	April 27, 2005
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1. Requestor:	Guy Conway
Address	CTR 246
Telephone	4-5400
Email	gconway@admin.usf.edu

2. Description of Project alignment with USF Mission and purpose of Project:
This project is a major expansion and renovation of the Marshall Center (Student Union) at USF. It includes the design of a new 128,000 gsf addition to provide enhanced retailing, dining, conferencing and student organizations space. This expansion will be constructed as Phase I of the project and will occur on the site of the existing Special Events Center which will be removed. In the subsequent Phase II there will be a major renovation of the existing facility to improve its outdated interior services and public spaces and includes the addition of a new student activities theatre. Suggested site improvements include revised pedestrian and parking areas, which complement and reinforce the objectives of the overall Campus Master Plan.

3. Campus: (check one)
<input checked="" type="checkbox"/> Tampa
<input type="checkbox"/> Sarasota
<input type="checkbox"/> St. Petersburg
<input type="checkbox"/> Lakeland

4. Physical Boundaries (graphic attachment)
West Holly / North Palm to the North
MLK Plaza to the South
Cedar Circle to the East and West

5. Acreage: Current SEC site is approximately 2 acres.
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6. Fund Source of Study: Feasibility Study and Program Document have already been completed; funding provided by Activity and Service Fees.

7. Scope of Work: Phase I includes construction of a 128,000 gsf new addition north of the Marshall Center to occur on the site of the existing Special Events Center. The abundance of large events for which the 2,200 seat SEC was planned has never happened. Instead, the inflexible SEC finds itself trying to routinely accommodate smaller, mid-sized events, typically of 200 to 600 persons. With three-quarters of its seats empty for these activities, the

Special Events Center is failing to fulfill its purpose as a viable facility for campus events and performances. Utilizing a 55,000 gsf facility for small events is not operationally or financially cost effective. The new addition will include a 1,200 seat Ballroom, a 600 seat activities theater and a 400 seat multipurpose room. This will provide flexibility and more appropriate venues for campus events and activities.

Phase II includes major renovation / rebuilding of the existing Marshall Center facility. The 1998 study indicated \$10 million was needed to fix the infrastructure: HVAC, elevators, roof, boiler, plumbing, electrical, wiring, ADA compliance, etc.

The project will be completed in two phases:

PHASE I: Demolish the SEC and construct a significant new addition north of existing building. This will allow the current Marshall Center and Bookstore to remain in operation while the Phase I expansion is completed.

PHASE II: Once the new Phase I addition is occupied, vacate the Marshall Center building and undertake a comprehensive renovation that replaces all existing mechanical, electrical and plumbing systems. This will mean gutting the existing facility and rebuilding it, keeping only the original structural frame.

Thus, resulting in a new Marshall Center building of 229,000 gsf connected to the existing 62,000 gsf Bookstore for a combined student life center complex of 290,000 gsf.

8. Impact to Campus Master Plan:

The 2002 Tampa Campus Master Plan Update indicates the same location for the Marshall Center Expansion as proposed in this request.

The Marshall Center will maintain its prime central location on campus, which is adjacent to the Bookstore, Student Health Center, Residence Halls, Student Services Building and the MLK Plaza; at the crossroads of the campus.

The North-South pedestrian axis is obstructed by the location of the Special Events Center. One must walk around the windowless SEC in order to remain on the major north / south axis. This axis has been a strong orienting factor from the Fletcher entrance to the south, the Fowler entrance to the north, as well as from the MLK Plaza and campus interior. However, as visitors and potential students approach the blank wall of the SEC, they have no sense that there is a student center on the other side. The re-opening of the spine to visual and pedestrian movement will be a major improvement to campus way finding, which redefines the pedestrian boulevard and strengthens the Campus Master Plan.

The multitude of daily visitors who arrive on the USF campus via Fletcher Avenue and North Palm it has become one of the primary entrances to the campus and must be planned with a more appropriate message of arrival for the University of South Florida. This project creates a new image for the institution by planning an outdoor arrival plaza, surrounded by a new attractive University Center that welcomes students, visitors and the Florida community to USF.

9. Maintenance Requirements:

It is estimated that there will be an approximately \$400,000 increase in the costs for utilities, maintenance, additional custodial staff and supplies.

These additional costs will be funded from the existing Marshall Center Enhancement Fee currently being assessed.

RDL 2 Form – Marshall Center Expansion

Date Submitted:	3/18/05
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ACE Workgroup date:	April 27, 2005
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Address	CTR 246
Telephone	4-5400
Email	gconway@admin.usf.edu

2. Description of Project alignment with USF Mission and purpose of Project:
<p>This project is a major expansion and renovation of the Marshall Center (Student Union) at USF. It includes the design of a new 128,000 gsf addition to provide enhanced retailing, dining, conferencing and student organizations space. This expansion will be constructed as Phase I of the project and will occur on the site of the existing Special Events Center, which will be removed. In the subsequent Phase II there will be a major renovation of the existing facility to improve its outdated interior services and public spaces and includes the addition of a new student activities theatre. Suggested site improvements include revised pedestrian and parking areas, which complement and reinforce the objectives of the overall Campus Master Plan.</p>

3. Physical Boundaries (graphics attached)
West Holly / North Palm to the North MLK Plaza to the South Cedar Circle to the East and West

4. Acreage: Current SEC site is approximately 2 acres

5. Net square footage: 152,505 nsf

6. Gross square footage: 228,758 gsf

7. Funding Source: Student Fees: Marshall Center Enhancement, Activity and Service Fees, and Capital Improvement Trust Fund Fees (CITF)
<p>Student Fees (Specifically the existing Marshall Center Enhancement Fee) will be utilized to “payback” a bond issuance to fund the project or a developer who will “build and lease back” to the university (as was done for the Research Park Project).</p>

8. Construction budget:		
	Construction	Total Project
	Phase I	\$ 27.0 million
	Phase II	<u>\$ 16.7 million</u>
	Total	<u>\$ 43.7 million</u>
		\$55.1 million

9. Scope of Project:

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the major north / south axis. This axis has been a strong orienting factor from the Fletcher entrance to the south, the Fowler entrance to the north, as well as from the MLK Plaza and campus interior. However, as visitors and potential students approach the blank wall of the SEC, they have no sense that there is a student center on the other side. The re-opening of the spine to visual and pedestrian movement will be a major improvement to campus way finding, which redefines the pedestrian boulevard and strengthens the Campus Master Plan.

Due to the multitude of daily visitors who arrive on the campus via Fletcher Avenue and North Palm it has become one of the primary entrances to the campus and must be planned with a more appropriate message of arrival for the University of South Florida. This project creates a new image for the institution by planning an outdoor arrival plaza, surrounded by a new attractive University Center that welcomes students, visitors and the Florida community to USF.

11. Maintenance requirements and funding source for maintenance:

It is estimated that there will be an approximately \$400,000 increase in the costs for utilities, maintenance, additional custodial staff and supplies.

These additional costs will be funded from the existing Marshall Center Enhancement Fee currently being assessed.

13. Schedule:

For Phase I

Contracting Activities

- Execute A/E Contract March - April '05
- Select Developer / Construction Manage April – July '05

Design Activities

- Schematic Design May – August '05
- Design Development Sept – Dec '05
- Develop Demolition of SEC Oct – Nov '05

Bid Packages

- 50% Construction Documents Jan – April '06
- Develop Early Site Work Nov '05 – Feb '06
- 100% Construction Documents May – Sept '06

Construction Activities

- Demolition of Special Events Ctr. Dec '05 – Feb '06
- Early Site and Utility Bid Packages March – Sept '06
- Building Construction Oct '06 – Feb '08

Move – In / Occupancy Phase I

March – May '08

For Phase II

Move – In / Occupancy Phase II

2010?

14. Parking displacement/load and traffic impact:
 Project will eliminate vehicular traffic on Cedar Circle which currently “cuts through” the MC and SEC.
 Project will eliminate (25) metered parking spaces on Cedar Circle adjacent (south) of the SEC.
 Project will impact several shuttle bus routes with the elimination of Cedar Circle. However, the project will include a new circular drive north of “new building” as drop off point for guests and possible stop for shuttle buses.

15. Impact to existing locations and capacity of:

Trees: One or two trees on the north side of the SEC may be impacted.

Stormwater: There are 15" storm water lines on both the east and west side of the existing Marshall Center. These lines pick up storm water from the SEC and paved areas and carry it south of the Marshall Center where it will tie into a 30"/36" line flowing east. Relocation of these lines may be necessary depending on the placement of the new structure. Major storm water line relocation is not anticipated.

Chilled Water: There is a 12" chilled water line running east-west along the north side of the Marshall Center. At the east end of the Marshall Center this line runs to the north and services the SEC and then ties into the chilled water loop south of the parking structure. This line may need to be relocated depending on the specific placement of the new facility north of the Marshall Center.

Electrical: Power runs north – south along the west side of the Marshall Center and SEC. The main power feed will be from this location.

Telecommunications: To Be Determined

Potable Water: There is a 12" potable water line running east to west between the Marshall Center and SEC and through lot 5A. Placement of the new building north of the Marshall Center will require relocation of this line. The line could be re-routed to the north of the new building and tie back into the 10" water line running north – south, east of lot 5A. Approximately 750 linear feet of 12" water line would need to be relocated.

Sanitary Sewer: There is a 12" gravity sewer east of the Bookstore extending into lot 5A with a 6" lateral to the SEC. The 12" line could serve the new building north of the existing Marshall Center. No relocation would be necessary.