

**CAMPUS DEVELOPMENT COMMITTEE (CDC)**

**MEETING MINUTES 4/4/05 (10:00 TO 12:00)**

**ROOM 271 - MARSHALL CENTER BRIDGE**

**Meeting Commenced at 10:05pm**

**In Attendance:**

**USF Campus Development Committee**

Andrew Aubrey  
Carl Carlucci  
Rod Casto  
Adrian Cuarta  
Barbara Donerly  
George Ellis  
Trudie Frecker  
Jim Grant  
Ron Hanke  
Patricia Haynie  
Sheila Holbrook  
Elizabeth Kaplon  
Bernard Mackey  
Jeff Mack  
Dan Powers  
Renee Seay  
Holly Schoenheer  
John Scott  
J.D. Withrow

**Guests:**

Vincent Ahern  
Kathy Bennett  
Guy Conway  
Linda Harper  
Norman Johnson  
Pat Kennedy  
Joe Synovec  
Chris Wagenheim

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## 1. Welcome – Ron Hanke

Ron Hanke opened the meeting at 10:00 a.m., and asked the Committee members and guests to introduce themselves. Mr. Hanke noted that we are meeting today to review four presentations:

1. Marshall Center Expansion Proposal
2. Land Use Request for NES Public Art
3. Lakeland Campus Master Plan Update
4. Tampa Campus Master Plan Update

**Approval of Minutes from 1/11/05 CDC meeting.** A motion was made, and seconded, and the Committee voted unanimously to approve the minutes.

## 2. Marshall Center Expansion Proposal. Mr. Guy Conway (Director Student Affairs) and Mr. Joe Synovec (Assistant Director Student Affairs) were introduced to make the Marshall Center Expansion Proposal presentation.

### a. Proposal Presentation

Mr. Conway and Mr. Synovec requests approval of the proposed expansion in three phases. Phase I (to be built on the existing SEC site) would include the ballroom student organization rooms, food court, some meeting rooms, lounge spaces and a new sports grill. Phase II will provide a new student activities theatre, restaurant/coffee house, retail spaces, additional meeting rooms and lounge spaces. Phase III would be added on to the new Phase I structure.

According to the Council of Advancement of Standards in Higher Education, USF should have a student union of 340,000 gross square feet (10 GSF per student). The current combined square footage of the Marshall Center and the SEC is only 161,000 GSF with 55,000 devoted to the SEC that is not functional to the needs of the university. As a result, the primary usage falls to the Marshall Center's 106,000 GSF.

The Feasibility Study done by Williamson Dacar Associates & WTW in 2003 estimates that it would cost \$55 Million to expand and renovate the Marshall Center.

According to the timeline of the proposed project, the architects will be brought in next week to re-engage contract negotiations. There would be three phases of construction, with the SEC being torn down

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in December 2005, construction to begin in January 2006 and Move-in/Occupancy of the new building estimated in the 2<sup>nd</sup> quarter of 2008.

**b. Questions and Answers:**

Q: Is the CDC being asked to recommend both RDL1 and RDL2?

A: The feasibility analysis has been done. CDC is reviewing the study before it goes to the ACE workgroup. We are already in process of negotiating with the architect. There will not be any further studies, as the project is ready to move into the design phase.

Q: Is the CDC approving the land use?

A: Yes, with the understanding the SEC will be torn down.

**Motion:**

A motion was made, and seconded, and the Committee voted unanimously to make a recommendation to the ACE Workgroup to approve the Marshall Center Expansion. This will be placed on the ACE agenda for the May meeting.

**3. Land Use Request for NES Public Art:** Mr. Vincent Ahern was introduced to make the presentation for the Land Use Request for NES Public Art.

**a. Proposal Presentation**

Mr. Ahern indicated that there is a goal of the .5% of new construction budgets to be set aside for commissioning artwork. The goal of this art project was to create a gathering space for faculty and staff adjacent to the facilities.

Stacy Levy was selected and has presented a plan to use the area east of the NES facility and west of the sidewalk that is running north and south. The plan was redrawn to avoid conflict with future academic facilities. The drawing represents a "meander of the Hillsborough River" with its blue sidewalk. The design calls for 15-20 trees to be planted.

**b. Questions and Answers**

Q: What is the length of commitment for the use of land for this purpose?

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A: It is permanent, but can be adjusted. There is a clause for future University usage of the site for other purposes.

Q: Is this basically just a sidewalk with no artwork?

A: The design is to have the appearance and feeling of a river. The sidewalk would have seating elements.

Q: Was the original location abutting the greenway?

A: Yes, but the west side of NES presented problems for access of fire engines, so we asked the artist to adjust the location.

Q: Could this be done in the greenspace?

A: It would become a different project if we asked the artist to move the location. A number of studies have been done on this site for the Master Plan. It is prudent to stay back from the greenway.

Q: Is this being funded by the NES project?

A: Yes.

Q: What about the cost of maintenance – who pays?

A: The maintenance will be provided through the Public Art Maintenance budget. It is estimated that it will cost approximately \$500 every three years to repaint the sidewalk blue.

Q: Is there any lighting?

A: No, the project is less than \$60,000.

Q: What is the timeframe?

A: We will have the construction documents by October 2005.

Q: What is the Master Plan future development of the area?

A: The potential Inter-Disciplinary Science Teaching and Research Facility for Arts & Sciences is on the CIP list, and has been for many years. If funds are approved in the future for that facility, that could affect the site.

Q: Does the artist have the drawing for the NES building?

A: Yes, a drawing of the NES building was sent to Stacy Levy so the artist had it as a point of reference for the project.

### **Motion:**

A motion was made, and seconded, and the Committee voted unanimously to recommend approval of the proposal.

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**4. Lakeland Campus Master Plan - Update**

Dr. Bernard Mackey provided an update on the Lakeland Campus Master Plan. In 2002, funds were allocated for the initial planning for a new campus.

Of the five landowners who were interested in donating land for the campus, the Williams Company site was selected and will be the largest value of donation made to USF.

Due to requirements in the contract with the Williams Company, there is a very aggressive schedule. May 23, 2005 is the deadline for Reynolds Smith & Hills to distribute the draft documents to the CDC and ACE. Goal is to have the Campus Development Agreement presented to the UBOT at the November 21, 2005 meeting.

**5. Tampa Campus Master Plan – Update**

The Tampa Campus Master Plan Update overview was provided by the WRT consultants, Alyn Pruett and Silvia Vargas. The Update is very comprehensive and consists of 18 elements, 8 of which are required. These range from Academic Mission to Coastal Management.

The consultants' timeline began in March 2005 with this Update of the 2002 Master Plan, with documents to be presented to the BOT in early 2006. There are four phases, with the consultants being in the early stages of Phase I of the process (discovery, outlining existing conditions and future requirements). Phase II will address alternatives and options to develop the preferred concept. Phase III is the plan implementations. The plan then goes out for public comment and agency review (a 90 day process). The consultants will return before the CDC meeting in late May to talk about the Alternatives. Phase IV presents the Master Plan to the BOT. A list of Master Plan vision questions for the President's Cabinet was distributed.

**Questions and Answers:**

Q: What is the status after the BOT approves – does anyone else have to approve the Master Plan?

A: If there is a concurrency funding request from the state, then the Master Plan will have to go to Tallahassee.

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Q: Has the Legislature been approving funding?

A: Funding has been paid through the Concurrency Trust Fund's revenue generated by the gas tax, but there is an issue about that type of funding continuing. Universities are discussing how that money would be replaced.

Q: Concerning future land use, height and density, what are the guidelines that we will apply for land use as we go forward. Will the Master Plan address the campus no longer having vacant land to use as the years progress?

A: Alyn Pruett indicated that this is an increasing topic on many Master Plans. Campuses are concerned about how much density they can handle. USF as a high ratio of open space vs built space in comparison to other universities. However, USF has a significant number of acres that are not developable.

Q: Does the Research Park fall under the Master Plan?

A: It falls under a DRI with the City of Tampa, but USF will integrate pedestrian connections

Q: What is the status of the golf association in relation to the Master Plan?

A: They will submit an RFP.

### **6. General Discussion - Informational Items**

It was indicated that the BOT is going to recommend taller buildings with smaller footprints. Project funding levels add complexity to the height of buildings. NES is 60,000 gross square feet and 4 stories tall – small for an increasingly dense campus. It has become increasingly hard to get funding for large projects. Preservation of the greenway is important. Combine smaller projects into one building to maximize height, funding and operational dollars (interdisciplinary buildings). There are three developers on the Board and they are very focused on the amount of land available for building. Important that the Master Plan show we are no longer a big, open campus; that there is not a lot of available space. Other universities are escalating fees to counteract costs.

Parking conversion is very expensive. We would have to more than double the current rates to make parking self-sufficient if most of our parking lots are replaced with structured parking. Parking garages are being built for 1500+ spaces because that size offers efficient capacity for the footprint. We should try to budget projects to replace parking (\$8500 per space to the budget).

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The graphic board of Parking Garage III was displayed. This garage will accommodate 1500+ cars, six stories tall, with a future possible connection to the Center for Advanced Healthcare. This Parking Garage will be presented to President Genshaft on Thursday. The garage is going out for bids in July, is on budget and will open in the summer of 2006.

Stormwater capacity needs to be addressed to accommodate future development. If we build on green space, we have to replace watershed. Anywhere we build, we have to compensate for impervious area. What isn't realized when you look at greenway is the watershed/runoff.

### **Other Comments**

N. Palm has a very dysfunctional flow. The development of the Marshall Center should address some of this problem.

Off-campus transportation planners requesting 10-12 acres for a transportation node have contacted USF. They have been told that this is not possible. Intermodal transfer center planners have a hearing in the near future on six sites, including USF.

Student Government representative requested that a bridge walkover be considered to relieve some of the traffic issues near the Sundome. These types of structures are only feasible if they are bridging a parking garage to another building.

### **7. Next Meeting**

The next meeting will be scheduled for the 3<sup>rd</sup> or 4<sup>th</sup> week of May.

### **8. Adjourn**

Meeting adjourned at noon.