

RDL 2 Form

Date Submitted:	March 22, 2007
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ACE Workgroup date:	April 5, 2007
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1. Requestor:	Patricia Haynie, USF Physicians Group, USF Health
Address	
Telephone	
Email	

2. Description of Project alignment with USF Mission and purpose of Project:
This new building will accommodate physician and faculty offices and the USFPG functions that support the physicians, faculty and staff working in the CAHC. This close proximity to the CAHC will provide a more functional and efficient location for the physicians treating patients in the new CAHC. The selected site is consistent with the adopted 2005 Tampa Campus Master Plan Update.

3. Physical Boundaries (graphics): The proposed Medical Faculty Office Building is located on the USF Tampa Campus, and the site is bounded on the west by USF magnolia Drive, on the south by USF Holly Drive, on the east by USF Laurel Drive, and on the north by a line 175 feet north of the centerline of USF Holly Drive.
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4. Acreage: Approximately one (1) acre
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5. Net square footage: Approximately 71,500 net assignable square feet (nasf).
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6. Gross square footage: 100,593 gsf

7. Funding Source: The USF Financing Corporation will enter into a triple net lease agreement with Medical Services Support Corporation, as lessee of the Project. Pursuant to the lease agreement, MSSC will be obligated to pay rent in an amount equal to the annual debt service due on the Certificates. In addition, University Medical Service Association will enter into a lease guaranty agreement further securing the obligations of MSSC under the lease agreement.
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8. Construction budget: \$18,094,954

9. Project budget: \$21,434,198

10. Scope of Project: The new building will be a five-story structure of approximately 100,593 gross square feet yielding approximately 71,500 net assignable square feet (NASF). The FOB will be connected to central utilities within the confines of the site. The exterior design will complement the CAHC with a similar material and color palate. Convenient food service will be provided in the CAHC. Interior finishes will be Class A Finish for leased office space.

11. Impact to Campus Master Plan: The location of the Medical Faculty Office Building is identified in the 2005 Tampa Campus Master Plan, and the gross square footage is accounted for in the tabulation of space for the Health District.

12. Maintenance requirements and funding source for maintenance: State POM maintenance and operations funds will be requested. Any remaining expenses will be paid by USFPG as required.

13. Schedule: Design will begin in April 2007. Construction will begin in September 2007. Project will be complete in December 2008 for Occupancy in January 2009.

14. Parking displacement/load and traffic impact: The parking impacts for this project are accommodated in the Laurel Drive Parking Facility (Garage #3) based on the original parking plans for this area. The anticipated parking load for the project is approximately 330 spaces. The Laurel Parking Facility has a capacity of 1490 spaces with temporary allocation for students and reserved spaces. These space assignments will be reevaluated prior to the opening of the Medical Faculty Office Building to ensure capacity for this project.

15. Impact to existing locations and capacity of:

Trees: A minimum number of trees will be impacted. Landscaping will include replacement of trees per the campus standard.

Stormwater: The project will incur the use of stormwater credits per the Master Stormwater Plan. Sufficient capacity currently exists. Infrastructure stormwater projects will replenish this capacity.

Chilled Water: The project will be served from the Northwest Satellite Chiller Plant and connected to chilled water lines existing at the site. This project will affect system capacity. The infrastructure utility plan includes increasing capacity at the Northwest Plant.

Electrical: Project will be connected to existing service at the site.

Telecommunications: Project will be connected to existing service at the site

Potable Water: Project will be connected to existing service at the site

Sanitary Sewer: Project will be connected to existing service at the site