

CAMPUS DEVELOPMENT COMMITTEE (CDC)
MEETING MINUTES 03/19/09 (3:00PM TO 4:00PM)
ROOM 2702 - MARSHALL CENTER

Meeting Commenced at 3:05pm

DRAFT

In Attendance:

USF Campus Development Committee and Advisors

Christopher Akin
Adrian Cuarta
Ashok Dhingra (on behalf of Jim Grant)
Joe Eagan
George Ellis
Rob Fischman
Trudie Frecker
Sheila Holbrook
Jim Hyatt
Hank Lavandera
Barton Lee
Richard Lyttle
Jeff Mack
Alice Murray
Lelia Proctor
Holly Schoenheer

Guests:

Elizabeth Lyon-Hall
John White

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1. Welcome – Joe Eagan

Joe Eagan opened the meeting at 3:05pm and indicated that the committee would be discussing three items to consider for approval and recommendation to ACE: the Lakeland Master Plan amendment and the Master Plan Updates for the St. Petersburg and Sarasota campuses.

Attendees introduced themselves.

Clarification to the agenda was made concerning the St. Petersburg Master Plan Update. Since all the documentation was not posted on the CDC website, following the presentation to CDC today, the committee will have a week to review the additional information. At that time a conference call will be scheduled to vote on recommending the 2005 St. Petersburg Master Plan Update to ACE.

- 2. Approval of minutes:** A motion was made and seconded to approve the minutes from the September 18, 2008 meeting. Motion was passed unanimously.

- 3. Lakeland Campus Master Plan Amendment.** Dr. Alice Murray was the presenter. Dr. Murray had three copies of the proposal from Calatrava that were distributed for committee review, along with copies of today's PowerPoint presentation.

Dr. Murray reviewed the growth of USF Polytechnic, from campus-sharing with Polk Community College, to its current need for a new campus, the donation of land on I-4 and the Polk Parkway, and the re-naming of the campus (making it the first polytechnic in Florida).

An update was provided on the selection process. The Architect/Engineering RFQ specified that the university was looking for an iconic "starchitect" (EX: Pei, Wright). Twenty four submittals were received, most partnering with those types of iconic firms. Presentations were at the end of January, and negotiations with Santiago Calatrava/Festina Lente should be complete within the next couple of weeks.

The CM selection committee should convene in the next few weeks. There has been a small delay as the NY attorney does not understand that the term "green field" means that there is no previous development of any kind on the land. The Corps of Engineers study should be complete by the end of the summer, and the SWFMD application was submitted last July.

The Master Plan that was presented to the BOT in 2006 indicated that the building would be centered on the property. At that time, the campus had not

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been renamed and they were not looking for an iconic architect. The campus will now be a catalyst for the region and needs to be more visible. Polytechnic will be a showcase institution for USF and the Central Florida region. Relocation of the building from the center of the property to the edge of the natural clearing at the northwest corner will provide visibility from I-4, and will expand the natural opening for access to the rest of the campus. Relocation of other building sites will be requested at future CDC meetings.

Questions & Answers:

Q: Has there been consideration of the cost implication of putting the building a significant distance from the rest of the campus (water lines, etc.)?

A: Linkages are being studied with Calatrava. The water and sewer lines are closer to the new site. We do not have a Central Plant built now, so the cost of chilled water lines are not currently known, but may not be more than what they would have been at the central location.

Q: What is the size of the project in square feet?

A: The project is 150,000 GSF, with a net of 100,000 square feet.

Q: What are the academic programs that will be housed in the new building?

A: Information Technology, Business, Engineering (Engineering Manufacturing in particular). Another potential program would be high technology. College of Education will remain at the present location.

Q: What is the benefit of the sight line for the I-4 location?

A: There is a great view from the east; also a good view from the west which should encourage people to look at the campus. The Polk Parkway has an overpass that obstructs the view of campus.

Q: Where is the vehicular entrance to campus?

A: There is no change. The entrance will still be by the Research Park.

Q: Where will the parking be located – will it be adjacent to the building in the cleared area?

A: Yes, and will be a gravel lot. There will not be a significant amount of money spent on the parking lot.

Motion:

Motion was made and seconded to approve the recommendation of the Lakeland Master Plan Amendment to ACE. Motion passed unanimously.

4. **2005 St. Petersburg Campus Master Plan Update.** Ashok Dhingra was the presenter.

CAMPUS DEVELOPMENT COMMITTEE (CDC)
MEETING MINUTES 03/19/09 (3:00PM TO 4:00PM)
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The link to the back-up materials did not get posted to the CDC website. Following the presentation today, the committee will not vote on whether to approve the update and advance the item to ACE. In order to provide the committee with enough time to review the information, the link to the materials will be posted and then sent to the committee, and a week later a public conference call will be scheduled.

Enrollment grew by 6.3%, with a current Master Plan headcount of 5196. At this point it is unknown if enrollment will be capped. A student/faculty ratio of 60/40 will still need to be maintained.

The enrollment projection is reflected in the requirements for space, parking, housing, and changes in the usage of various buildings. The current Development Agreement with the City of St. Petersburg is in effect until 2011.

The space required is 550,000 sf; with existing 359,908 sf there is a shortfall of 190,692 sf. The CIP request for 09/10 contains a request for an additional 134,000 sf. Then addition shortfall of 56,692 sf could be made up with the Student Multipurpose Building containing 61,000 sf.

Assuming a 15% headcount needed for Housing, there is a requirement for 826 beds. Currently there are 756 in Phases 1-3, and a waiting list this year for rooms. There is a need to look at commercial housing, and the President has recommended that a 4th and 5th floors be added to add 100 beds.

Parking spaces required for students, faculty and staff amount to 2017, with a current supply of 1867 spaces. The additional 150 spaces will be accounted for with the Phase II garage.

Several campus changes were indicated from the previous Master Plan including the proposed 6-story Science and Technology Building (only two stories will be build in Phase I), a Campus Activity Center, and the Dali Museum purchase (which will become the College of Business if they get a donor). NOAA is currently using the first and second floor of that facility. The new Central Lawn project unifies the campus and also provides a wireless networking area in addition to the seating area and fountain.

In the 6th Avenue & 2nd Street housing area, the City of St. Petersburg agreed to remove the parking meters at a cost of \$100/meter rather than the normal \$1100/meter.

Motion:

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A vote on recommendation to ACE will be postponed until the committee has had additional time to review the documents. A public conference call will be scheduled rather than a formal meeting.

5. 2005 Sarasota Campus Master Plan Update. Rick Lyttle was the presenter.

A brief history of the Sarasota/Manatee campus was provided, beginning with its founding 37 years ago as New College and extending to its current relocation to the area formerly known as the Crosley Estate.

There are three universities represented within $\frac{3}{4}$ of a mile along South Bayshore Drive: FSU/Asolo, New College, and USF Sarasota/Manatee. Although the University opened its doors at the new location in 2006, USF still shares the library, fitness center, and the conference center with New College. The green field site area was challenged in court until 2004 before the University was given permission to build.

The Conceptual Development Plan began in 2007 to incorporate the property indicated on the Property Acquisition Map: Parcels A (an old Howard Johnson's), B & C (which were used car dealerships). These parcels will be developed as a "University Village" concept that will include retail and student housing (housing may be a public/private partnership). The plan is to develop corridors within the campus property so the faculty, staff and students do not have to go out on Hwy. 41 to go from one part of campus to another. There is a PECO request for property acquisition to link the campus and complete the assessment phase.

The next academic building that needs to be developed will be for Hotel Management and will also contain general College of Business classes.

Questions & Answers:

Q: How will BOG proposed changes in the CIP impact the 09/10 document?

A: The changes will be corrected with the BOT December update.

Motion:

Motion was made, seconded and approved unanimously to recommend the 2005 Sarasota/Manatee Campus Master Plan Update to ACE.

6. Meeting was adjourned at 4:15PM.