

CAMPUS DEVELOPMENT COMMITTEE (CDC)
MEETING MINUTES 11/10/09 (11:00AM TO 12:00PM)
ROOM 2702 – MARSHALL STUDENT CENTER

Meeting Commenced at 11:05am

DRAFT

In Attendance:

USF Campus Development Committee and Advisors

Christopher Akin
Rod Casto
Guy Conway
Adrian Cuarta
Ashok Dhingra
Barbara Donerly
Joe Eagan
George Ellis
Rob Fischman
Trudie Frecker
Patricia Haynie
Sheila Holbrook
James Hyatt
James Grant
Hank Lavandera
Richard Lyttle
Jeff Mack
Bob MacLeod
Alice Murray
Lelia Proctor
Holly Schoenherr
David Smith
Christian Wells

Guests:

Richard Green
Pete Karamitsanis
John White

1. Welcome – Joe Eagan

Joe Eagan opened the meeting at 11:05Am and indicated that the committee would be discussing two items to consider for approval and recommendation to ACE and two informational items to review and forward to ACE. Attendees introduced themselves.

- 2.** Motion was made to approve the minutes of the March19, 2009 meeting and the May 14, 2009 conference call that followed additional review of information for the St. Petersburg campus. Motion was seconded and approved unanimously.

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3. **USF St. Petersburg Multi-Purpose Student Center, 2005 St. Petersburg Campus Master Plan Minor Amendment**, Presented by Ashok Dhingra: The original concept for the Student Center was to utilize the 1st floor for services and a food court, the 2nd floor for office space for student government and services, and the 3rd floor for conference and meeting rooms. All revenue generating rooms/functions will be in the Campus Activity Center. The 2nd floor is now a multi-purpose area.

The campus is 100 beds short of what is currently needed (this year 35 potential occupants were requested to withdraw their request for rooms). When the project is built, there will be 196 beds, with full occupancy. St. Petersburg is requesting that the present location be modified as a “Multi-purpose Student Center”, with the 1st floor reserved for management and 7 floors as housing. The students have unanimously approved the modification of the project – a 35,000 Sq. Ft. project. The present shell structure of the Campus Activity Center at the location of 6th Avenue and 2nd Street is an ideal location for people to park and have access to campus.

St. Peterburg is requesting approval for the project as a Multi-Purpose building, not a Student Center project.

Q: What is currently in the Activity Center, that will turn into offices?

A: It presently is the basketball court, which will move and become an outside court.

Q: Won't the aspects be complicated in renovation design?

A: Building the Student Center on one side in a secure area, so the facilities are almost independent. Clarification: relocation of Student Services, Phases II and III of the original Master Plan, are now Phases III and IV, currently designated as Residence Hall.

Q: Is this additional housing space?

A: Yes.

Q: Even though this is revenue generating, it is not a bonded project. Are you looking for Student Fees?

A: It would require a \$13 fee to build. At present we shouldn't talk about approving a fee, but wait for the Legislature's approval, then talk to the BOT. Fee will be used with the fees from Housing to pay for the project.

Motion:

Motion was made and approved to advance the St. Petersburg Master Plan Minor Amendment to ACE.

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4. **USF Polytechnic Campus Master Plan Update**, presented by Dr. Alice Murray: Polytechnic wanted the existing Master Plan to be reviewed by the A/E selected for the project, to insure the best benefit to the campus. The original plan had the building oriented to the south end of the site – toward Village Center, south of campus. There was minimal visibility from I-4. Construction was to begin in 2007, but funding, permitting, and accessibility to the site has caused delays. During the search for an A/E all the companies indicated that the campus was not aligned properly, that it needed visibility from I-4. There is a lot of natural vegetation that needs to be cleaned up for sustainability and create space that is sensitive to the environment and provide better use of resources, build a green campus.

The currently approved Master Plan showing the alignment of the site was shown and then the new proposal for orientating the site to the west.

An update of projects surrounding the USF campus site was provided. The Williams Company is delayed in developing their 4000 acre tract and have applied for a 5 year extension, but they are trying to sell the property; the east/west extension roads and loop roads have not yet been built. The FL DOT, partnered with the City of Lakeland will begin construction of a road project in march of 2010 with completion scheduled for 2012. The Polk Parkway is scheduled for groundbreaking in January 2012 with completion in the Spring of 2012. Polytechnic representatives are attending all meetings concerning roads. The high speed rail proposal contains a campus stop, but it is adjacent to campus, not on campus. Pace road is complete to the Polk Parkway and an easement has been signed to give property to the City of Lakeland for the loop road. There will be 4 lanes from I-4 to the main entrance of campus.

There is a change to the Data Analysis; Elements pertaining to Academics. The mission change to Polytechnic is approved for Interdisciplinary focus.

Polytechnic is pursuing separate SACS accreditation.

In the Design Element there is a realignment of the facilities to the central lake area northwest to southeast diagonally.

The increase in enrollment does not occur until after the 10 year plan. The Campus Development Agreement will have to be redone by 2015. Polytechnic will provide a letter to Facilities Planning and Construction.

Architectural Design Guideline Standards for Polytechnic will be created and established for the new campus. Landscape Guidelines will be created to maintain the integrity of the lake and natural environment.

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- Q:** Evolving issue concerning an insufficient amount of time to look at the documents: summary of Elements, what is the significant change in the Master Plan, is the 1st building the same size and scope?
- A:** The building is slightly smaller.
- Q:** It looks like a lot of trees are being taken out.
- A:** There is just a shift of the tree area.
- Q:** We don't have the impact on capacity. Not enough time to look at the impacts. Our Civil Engineer could not look at the lake impact.
- A:** SWFTMD has to review, they are aware, but haven't seen the drawings. Polytechnic is meeting this afternoon with SWFTMD and the Corps of Engineers. In the preliminary view, the hydrology is better, there is ADA access, and the City of Lakeland believes the pathways are improved.
- Q:** To move forward, CDC needs all the facts. We need to be careful what we recommend to ACE. Are we recommending a "concept" or moving forward a Master Plan approval. We need to make certain that all the grounds are covered. We might be able to move this forward as a "concept", pending completion of the Elements.
- A:** We haven't done a "green field" site before. Can we get approval on the layout from the University, then go to the agencies for their approval.
- Q:** What is Trustee Arnold's expectation of what CDC forwards to him. Should we send anything in "concept", as it doesn't move things forward. Has it been completely reviewed? Can Polytechnic move forward if this is approved as a "Concept" by ACE?
- A:** Per legal counsel, this would not be a problem if it is approved in concept, subject to the agencies review and approval. We would need a complete Data Analysis for the 2010 Update. We would recommend that they accept as a "concept", not a Master Plan approval. This would be consistent with the Sarasota Master Plan presentation that was forwarded to them.
- Q:** Approval of the Master Plan triggers formal agency reviews.
- A:** Triggers have to do with square footage and there is no change.
- Q:** In order to provide the committee with time to look at the documents and review the triggers, be comfortable with the document, and have the Civil Engineer review the document, what is the committee comfortable with? Legal Counsel's opinion or delay advancement and have additional time to study the document?

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A: There is no lock-in with the Master Plan development to date – they can made modifications upon review. Recommend Legal Council’s statement to get the ball in motion as a “Conceptual Development Plan” for the new proposed scheme.

Q: What if you cannot get additional funding to build the lake?

A: A portion would have to be built. It can be done in sections.

Motion: Motion was made and approved to move the Polytechnic Master Plan Update forward to Ace, pending internal and external agencies review of the revised concept, as a Conceptual Development Plan, as presented to the Board on October 22, 2009.

5. Morsani Center for Advanced Health Care Build-out, presented by Richard Green: The Center opened last July, with 3 of the 6 floors finished out. They propose building out the 4th floor for the Diabetes Center, and clinic facilities that will be moving from Bruce B. Downs. It will approximately \$6 Million build-out, that will begin in the winter.

Q: Has there been a analysis of new traffic due to the Diabetes Center?

A: Planning has been done with Parking & Transportation and they have approved. The 1st floor of the Laurel garage is designated for patients. When there are additional floor build-outs, they will have to address parking. In the Master Plan the entire building was counted as clinic area.

Because of the cost, this is considered a major project, so it is being forwarded to ACE as an informational item.

6. Wellness Project Site Plan Update, presented by Lelia Proctor: This project required a minor Master Plan amendment, due to a slight modification in the location. It is a CITF funded project. The new modification will assist the functions of Recreation and Dining with more usable and functional space.

This project is being forwarded to ACE as an information item.

Meeting adjourned at 12:30PM