



COMMITTEE ON FACILITIES AND CAPITAL INVESTMENTS

Pre-Meeting Minutes

Virtual Meeting

May 14, 2024

Time Convened: 9:30 a.m.

Time Adjourned: 10:08 a.m.

Committee and Board members present:

David L. Brandon (Committee Chair), John E. Brinkman, Richard P. Cole, Christopher T. Corr, Morteza "Mori" Hosseini (Board Chair), Daniel T. O'Keefe, Rahul Patel (Board Vice Chair), Marsha D. Powers, Danaya C. Wright, and Anita G. Zucker.

Others present:

Ben Sasse, President; Scott Angle, Provost and Senior Vice President for Academic Affairs; Melissa Curry, Vice President for Human Resources; Dan Dillon, Vice President for Marketing and Senior Advisor; Elias Eldayrie, Vice President and Chief Information Officer; Amy Hass, Vice President and General Counsel; Taylor Jantz, Interim Chief Financial Officer; Mark Kaplan, Vice President for Government and Community Relations and University Secretary; David Kratzer, Senior Vice President for Construction, Facilities, and Auxiliary Operations; Maria Gutierrez Martin, Interim Vice President for Advancement; Stephen Motew, President and System Chief Executive Officer of UF Health; David Nelson, Senior Vice President for Health Affairs; David Norton, Vice President for Research; Mary Parker, Vice President and Chief Enrollment Strategist; Raymond Sass, Vice President for Innovation and Partnerships; Jim Staten, Senior Advisor to the President; Scott Stricklin, Director of Athletics; James Wegmann, Vice President for Communications; Heather White, Vice President for Student Life; Robert Hervey, Vice President of Real Estate and Facilities for UF Health Jacksonville; Colt Little, Associate Vice President for Enterprise Projects and Senior Counsel; Cydney McGlothlin, Assistant Vice President for Planning, Design & Construction and University Architect; members of the University of Florida community, and the public.

1.0 Call to Order and Welcome

Committee Chair David L. Brandon welcomed everyone in attendance and called the meeting to order at 9:30 a.m.

2.0 Roll Call

Senior Vice President David Kratzer conducted a roll call, and all Committee members were present, except Trustees Ridley and Zalupski.

3.0 Review Draft Agenda for June Meeting

Committee Chair Brandon noted the pre-meeting is for discussion only and no action will come to the Committee. The following items were addressed by the Committee:

3.1 Review Draft Minutes

- **March 7, 2024**

Committee Chair Brandon reminded committee members to review the draft minutes prior to the board meeting in June.

3.2 Review Action Items

- **FCI1 Construction Projects Budget Amendments**

SVP Kratzer stated the Construction Projects Budget Report is provided to the Board on a quarterly basis to provide an update on university wide construction activity and highlight any changes to those projects. Any amendments to approved budget thresholds must be presented to the Board for approval. He reviewed the eight budget amendments provided in the action item.

Board Chairman Hosseini asked for clarification on the additional \$2.1M amendment request for the Whitney Laboratory for Marine Bioscience. SVP Kratzer stated the funds are from an existing state appropriation and interest, which would bring the project total to \$41M. Board Chairman Hosseini requested a detailed expense breakdown and SVP Kratzer agreed his team will provide it. He emphasized we cannot pay more than what the State has allocated. Provost Scott Angle noted the new Director finalists for the Whitney Lab were being interviewed by the President today. Board Chairman Hosseini commented that is great news and the Whitney Lab is an amazing place.

Committee Chair Brandon asked Interim Chief Financial Officer Taylor Jantz to confirm if the amendment request of \$2.1M for the Whitney Lab is from existing state appropriations & interest and if the amendment request of \$4.9M for the Honors College is from bond interest funds. These two project amendment requests are not cost overruns we are seeking new additional funding for. We are requesting to appropriate the accrued interest funds from these two projects to cover their additional costs. Interim CFO Jantz stated he will follow-up to confirm. Committee Chair Brandon added as we true up the numbers for the Honors College project, there will be a leftover tranche of funds. He asked Board Chairman Hosseini to confirm if the Florida Board of Governors (BOG) stated we will be allowed to use those leftover funds towards our other student housing deferred maintenance. Board Chairman Hosseini confirmed that is correct. Committee Chair Brandon noted the final number of leftover funds from the Honors College project will be included in the report for the June meeting. Additionally in the June report, we will confirm if the leftover ESCO bond funds for the Holland Law project can be used for other ESCO eligible projects on campus.

SVP Kratzer commented on the great collaborative work between multiple offices in Business Affairs and the CFO Office to ensure we have solid true numbers as we progress our projects through all the phases of planning, design, and construction and we do not expend more funds than we have.

Board Chairman Hosseini expressed his congratulations to Committee Chair Brandon for his hard work leading the charge on managing UF's construction budget of over \$.5B and helping us deliver under budget on actual cost for many projects. Committee Chair Brandon added this is a team effort of collaboration of multiple offices across campus to create this system to provide transparency for the Board and improve overall operational efficiency.

- **FCI2 Fixed Capital Outlay Legislative Budget Request for Fiscal Year Ending June 30, 2026**

SVP Kratzer stated the BOG requires each university to annually submit a fixed capital outlay budget by July 1. This budget submission is used by the BOG to develop their annual Fixed Capital Outlay Legislative Budget Request for the next fiscal year. Our preliminary FY2025-26 fixed capital outlay budget is in progress and will be provided for review prior to the June meeting. Three key items to be included in the budget submission are the following: Five-year Capital Improvement Plans for PECO Eligible Project Requests, CITF Projects, and Non-State Supplemental Funding.

- **FCI3 Facilities Spending Plan for Fiscal Year Ending June 30, 2025**

SVP Kratzer summarized the seven PECO and eleven CITF projects which total \$248M in appropriations the State Legislature awarded UF this year.

Committee Chair Brandon emphasized the \$45M in funding for the Florida Semiconductor Institute reflects the hard work in Tallahassee by Board Chairman Hosseini, President Sasse, Vice President Mark Kaplan, and our Board members. He asked for clarification on if the total funds should be \$45M or \$80M. SVP Kratzer clarified \$45M is for construction and \$35M is for the institute itself and Board Chairman Hosseini confirmed.

- **FCI4 Five-Year Educational Plant Survey**

SVP Kratzer stated an Educational Plant Survey (EPS) is required to be conducted once every five years for all public educational entities in the State of Florida, including state universities, per Section 1013.13 of the Florida Statutes. A UF Survey Team was created to ensure all requirements were satisfied. Additionally, we collaborated with several of our sister state universities (UWF, UCF, UNF, FAMU, and FGCU) to continue to foster our partnership across the state. This survey is a tool the BOG uses to evaluate square footage under each category within our campus.

- **FCI5 UF-698 Center for Applied Artificial Intelligence (IFAS) Design Team**

SVP Kratzer shared three design teams were shortlisted based upon their qualifications for the Center for Applied Artificial Intelligence (IFAS). The UF selection committee conducted interviews on February 21, 2024 and ranked the teams. The Committee will be asked to approve the final negotiations contract for the top ranked design team in June.

Provost Angle noted this is a high priority IFAS project for our UF community in the southeast region of the state. Our goal is to make Florida the "Silicon Valley of Agriculture" for the country and this center would be a big step forward. Board Chairman Hosseini echoed Provost Angle's comments. He added the importance of us to lead the way and artificial intelligence in agriculture will play a big role in the future of our country and state. We need to think big now and look to what we need in the future.

- **FCI6 UAA-62 Ben Hill Griffin Stadium Construction Management Team**

Committee Chair Brandon reminded the Committee the design team for the Ben Hill Griffin Stadium (BHG) multi-phase renovation project was approved last year. This action item is to approve the BHG construction management team. Athletic Director Scott Stricklin noted we are currently in an information gathering phase. This is a pre-construction attempt to set programming authority to proceed through advanced schematic design with anticipated completion by late fall. He added market studies and survey emails were sent to football season ticket holders to gauge opinions on potential premium products and other things they would like to see in the stadium.

President Sasse echoed we are not building now, only planning. He shared three distinctions to keep in mind for this project: 1. between planning and post-planning structural spend, 2. between the stadium proper and stadium adjacencies, and 3. disruptions to athletics (NCAA, NIL, etc.). Committee Chair Brandon echoed President Sasse's comments.

- **FCI7 UF Health Florida Surgical Center Orthopaedic Surgery Expansion Construction Management Team**

Board Chairman Hosseini shared this expansion project was originally presented to the Technical Review Committee (TRC) with only 20% of plans completed. At that time, the TRC denied the project because the outlook on cost and the plans were not clearly defined. The project was brought back to the TRC with 80% completed fixed cost. Our UF staff did an amazing job with negotiating fees to obtain one of the top construction companies in the business to engage with us at a fixed cost. This is one of the best deals UF has ever negotiated. If the Board approves the construction management team, the plans will be 100% complete and the project will be ready to begin.

Vice President of Real Estate and Facilities for UF Health Jacksonville Robert Hervey expressed his gratitude to everyone involved from start to finish. From the eight solicited construction management team bids, three were shortlisted based on their qualifications and presented to the TRC to review and approve. Robins and Morton was selected to begin negotiations with on general conditions and fee structure. Negotiations were successful and they also provided us additional savings. Committee Chair Brandon echoed Board Chairman Hosseini's comments. He added Robins and Morton is a highly reputable construction management firm in the industry. This firm would be a solid addition to the internal group of firms we are building for the university to partner with on future projects.

Board Chairman Hosseini expressed his gratitude to VP Hervey and his team for not giving up on this project when it was initially turned down and for the amazing job with negotiations to acquire one of the top construction management firms at the best price.

- **FCI8 Naming: TBA**

Interim Vice President Maria Gutierrez Martin announced this Naming will be for our current Architecture Building to be named Jonathan and Melanie Antevy Hall. Per our naming policy, UFF has received 20% of the gift. Our policy states the minimum gift requirement note pledges should not exceed 5 years, but this gift does. However, this gift is in good standing and the Board will be

asked for approval. Committee Chair Brandon noted the information for this Naming is in process and the packet of materials will be provided to the Committee for review before the June meeting.

3.3 Review Discussion Items

- **Updates**

Committee Chair Brandon noted updates will be provided at the June meeting for the following:

- Campus Construction
- Facility Services/Housing Shared Services
- Construction Policy and Regulation

4.0 New Business

There was no new business to come before the committee.

5.0 Adjourn

There being no further discussion, Committee Chair David L. Brandon adjourned the meeting at 10:08 a.m.

DRAFT